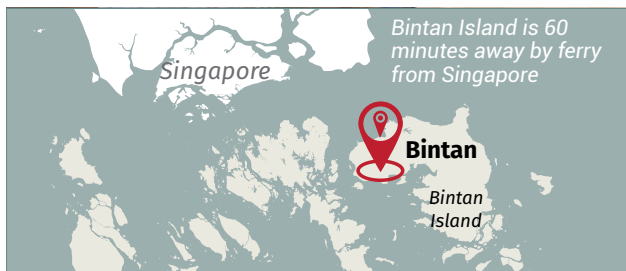
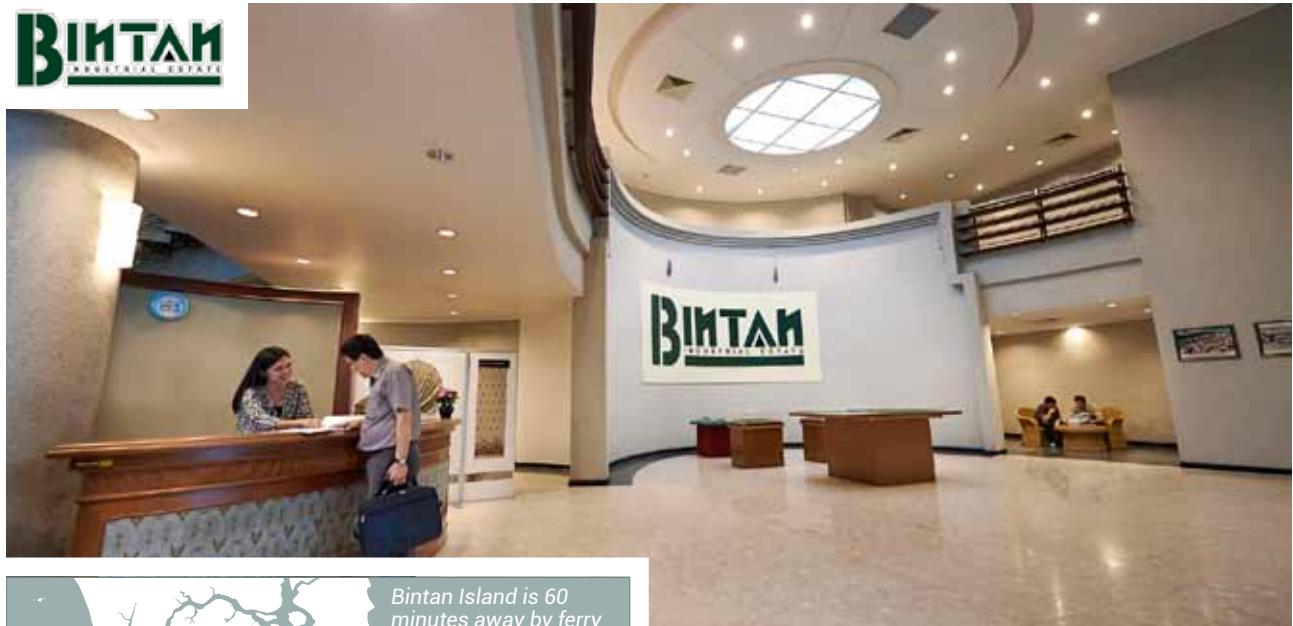


Bintan Industrial Estate



Bintan Industrial Estate is owned by Gallant Venture Ltd, a public-listed company in Singapore. Gallant Venture is a commercial development and management group in Riau Archipelago and an integrated master planner for industrial parks and resorts in Batam and Bintan. The major shareholders include Salim Group from Indonesia and Sembcorp Industries Ltd from Singapore.

Bintan Industrial Estate is the only industrial estate in Bintan and span across 270 hectares at the south-western part of the island. It is a rare sea-fronting industrial estate with up to 4,000 hectares of expansion potential. Within its premises, tenants enjoy access to a container port with international port-of-call status, dedicated customers, immigration and quarantine (CIQ) facilities as well as an exclusive passenger ferry terminal. These translate into secure, smooth and timely facilitation of freight shipments, which is mission-critical to just-in-time production schedules. The industrial estate also houses a range of ready-built factories that are suitable for warehousing and distribution to Singapore.

As a self-contained development, Bintan Industrial Estate offers full lifestyle facilities from accommodation and amenities to recreational and leisure options. Much thought has been put into ensuring that its tenants enjoy all the modern conveniences while living in a lush, tranquil environment.

The estate is completed by its excellent and professionally managed supporting infrastructure, amenities and total customer service solutions.

GENERAL INFORMATION		
Size		
Total Area	4,000 hectares	
Developed Area	270 hectares	
Vacant Area	3,730 hectares	
Expansion Option	-	
Plot Size	1 to 645 hectares	
Land Ownership		
Lease	Yes	
Price Indication	Yes	Information will be provided upon request
Acquisition/Purchase	No	-
Price Indication	No	-
Ready to use building		
Office Building	N/A	Data is not provided yet
Commercial Building	N/A	Idem
Factory Building	Yes	Semi-detached factory : 1,100 m ² Detached factory: 2,100 m ² Terrace factory: 504 m ²




MASTERPLAN




INFRASTRUCTURES


Road

	Main Road (width)	7 m
	Secondary Road (width)	7 m


Utilities

	Electricity	PT BIIE
	Capacity	21 MVA
	Occupied	-
	Type of cable network	Underground cable network

Natural Gas

	Capacity	-
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Domestic Water

	Capacity	225,000 m ³ /month
	Occupied	-


Waste Water Treatment


Available

Solid Waste Treatment

Available (sewage treatment)

Telecommunication

	Telephone	PT Batam Bintan Telekomunikasi
	Capacity	1,000 connection lines
	Utilized	-

	Internet	PT Batam Bintan Telekomunikasi
	Type	Copper Line Internet - Fibre Optic
	Speed	256 Kbps to 1 Gbps, beyond 1Gbps can be configured according to user requirement

Distance to

	Nearest Major City	13 km (Batam City) 62 km (Tanjung Pinang)
	Airport	20 km (Hang Nadim Airport)
	Seaport	0.5 km (Bintan Industrial Estate Port)
	Train station	-



UNIQUE FEATURES

A. Incentives

- Local government : Data is not provided yet
- Tax allowance : Data is not provided yet

B. ONE-STOP BUSINESS SERVICE

- Business License Application
- Manpower Management and Recruitment
- Immigration Clearance
- Logistics Management
- Security and Maintenance

C. Supportive Facilities

- Banks
- Workers' Dormitory
- Town Centre
- Food Centre
- Bintan Inti Executive Village offers different housing options including bungalows, studio apartments and condominiums together with clubhouse facilities.
- Bintan Resorts International Airport located within the Industrial Estate (Under Construction)

D. Benefits/Advantages

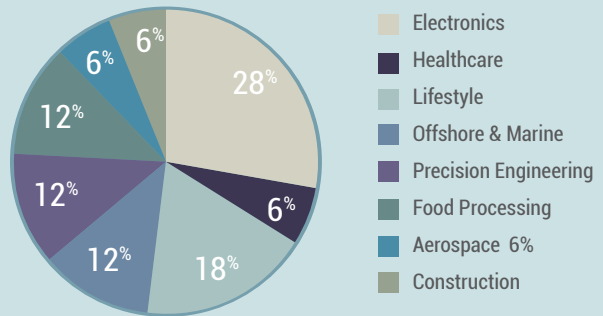
1. The industrial estate is a National Vital Object which has first priority from the authority to render security assistance in the event there is any disruption to the estate operation.
2. The industrial estate is selected to adopt Kemudahan Investasi Langsung Konstruksi (KLIK) facility that provides a one stop service to assist investors in applying for licenses and permits to setup their operations and construction of their facility.
3. Enjoy doorstep access to to a container port with international port-of-call status.
4. 24-hours uninterrupted power and water supply generated by the industrial estate.
5. Close proximity to Singapore – Daily ferry between Lobam (Bintan Island) and Tanah Merah Ferry Terminal.
6. 45 minutes' drive away from Bintan Resorts, an award-winning integrated beach resort destination.
7. 24/7 security patrol
8. Factories are designed according to Singapore industrial factory specification
9. Free Trade Zone with import-duty exemption on raw materials and equipment for exporting industries and value-added tax (VAT) exemption.
10. Dedicated Halal and Food-Processing Zone, Offshore-Marine Center and upcoming Bintan Aerospace Park.

E. Salary Info

Salary : USD 230 (IDR 3,112,618)



DISTRIBUTION OF INDUSTRY



CONTACT

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HarbourFront Tower Two,
Singapore 099254

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Bintan 29154, Indonesia

Phone: +65 6389 3535

Email: Industrialparks@gallantventure.com
www.gallantventure.com

AT THE FOREFRONT, FROM THE SEAFRONT

A sea of opportunities awaits at Bintan Industrial Estate



Spanning 270 hectares, Bintan Industrial Estate is a rare sea-fronting industrial estate with up to 4,000 hectares of expansion potential. Within its premises, companies have access to a container port with international port-of-call status, a dedicated customs, immigration and quarantine (CIQ) facilities as well as an exclusive passenger ferry terminal. These translate into smooth and timely facilitation of freight shipments, which is mission-critical to just-in-time production schedules. Like its sister company, Batamindo Industrial Park, the estate is also complete with supporting infrastructure, amenities and total customer service solutions.

www.bintanindustrial.com

**Detached Single Storey
with Mezzanine Floor** 2,100sqm

**Single Storey
Semi-Detached** 1,100sqm

Single Storey Terrace 500sqm



CONDUCTIVE INVESTMENT CLIMATE

- Exciting new developments including a new airport and an Offshore Marine Centre at Bintan Industrial Estate
- Unique seafront development includes a dedicated container port, ferry terminal and CIQ facilities
- Large land parcels are available
- Connectivity to the world via Singapore
- Fast start-up at Bintan Industrial Estate, a self-contained development with plug-and-play infrastructure
- Cost-competitive advantage gleaned from Bintan's competitive land prices and labour costs
- Free Trade Zone Tax and trade incentives with major markets, supported by governments in the region