

DEVELOPED BY
**AstraLand
Indonesia**
Astra Property | Hongkong Land


AMMAIA
ECOFORREST

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AMMAIA
ECOFORREST



LIVING TODAY
FOR A BETTER TOMORROW





THE VISIONARY ECOFOREST

Ammaia Ecoforest is a visionary residential project developed by Astra Land Indonesia, a company dedicated to improving people's lives by building high-quality homes.

Astra Land Indonesia pioneers a novel developmental approach, emphasizing the environment for future generations' prosperity.

The development begins with cultivating a thriving ecological setting across expansive green spaces, elevating local living quality and microclimate.



Ammaia Ecoforest aims to improve the neighborhood's well-being, revitalize natural ecosystem richness, and emphasize holistic practices that protect and restore the region's ecosystem and sustainability.



The tall trees will line the street and boulevard at Ammaia Ecoforest, creating a canopy, giving the space an aesthetically pleasing and calming effect and improve the connection between the neighborhood and nature. This boulevard will become the elegant eco corridor gateway, a memorable and unique welcome statement to Ammaia Ecoforest, and a relaxing component for the vibrant commercial strip along the boulevard.



The community parks and spaces within Ammaia Ecoforest are designed to inspire a healthy lifestyle. These parks, the Forest Belt of Ammaia Ecoforest, unify the whole neighborhood and have a unique character that differentiates one zone from another.



TOP - The greeneries around Ammaia Ecoforest residence help you to enjoy life in a healthier environment.
 LEFT - The water plaza open space is tranquil space you will love to spend time at.

The Forest Belt is a captivating experience for the community to spend time with their loved ones. The playful scent of the flowers while jogging, enjoying precious moments in the Green Communal Area, refreshing play in the Water Plaza, edible plant harvesting in the Food Forest, a romantic stroll along the colorful meadow trails, or just enjoying the serenity of the Eco Pond.



TOP - The Forest Belt stretches along the Ammaia Ecoforest, providing great space to spend quality time with your family.

BOTTOM - Enjoy every corner of our Forest Belt with beautifully designed facilities for you and your family.



Stroll and jog amidst the Forest Belt, embracing an enhanced environment for an elevated quality of life.



The Harvest Forest within Ammaia Ecoforest offers fresh, organic produce and cultivates a sense of a more profound connection with the environment.





The majestic Eco Pond will give you and your family a special moment to share family time.



THE FOREST HOUSE

The Forest House is a central clubhouse, wellness, and commercial center that provides diverse programs and lifestyle activities. A beautiful water plaza lies in front of the Forest House. It will be the perfect place for people to come together and enjoy nature while participating in sports and other community activities.



1. LIFESTYLE CENTER
2. CLUB HOUSE
3. RETAIL WALK
4. WATER PLAZA
5. ENCHANTED PLAZA
6. SERENE LAWN
7. PET PARK
8. OUTDOOR FITNESS
9. VIBRANT PLAYGROUND
10. ECO POND
11. THERAPEUTIC TRAILS
12. FOREST TRAILS
13. AROMATIC TRAILS
14. HARVEST FOREST
15. FOREST SQUARE
16. PLAY PARK



AMMAIA ECOFOREST MASTERPLAN

Ammaia Ecoforest encompasses 50 Ha of lush land, where our primary objective is to enhance the community's overall wellness, revitalize the natural ecosystem's diversity, and promote holistic approaches that safeguard and rejuvenate the area's ecological balance and sustainability.



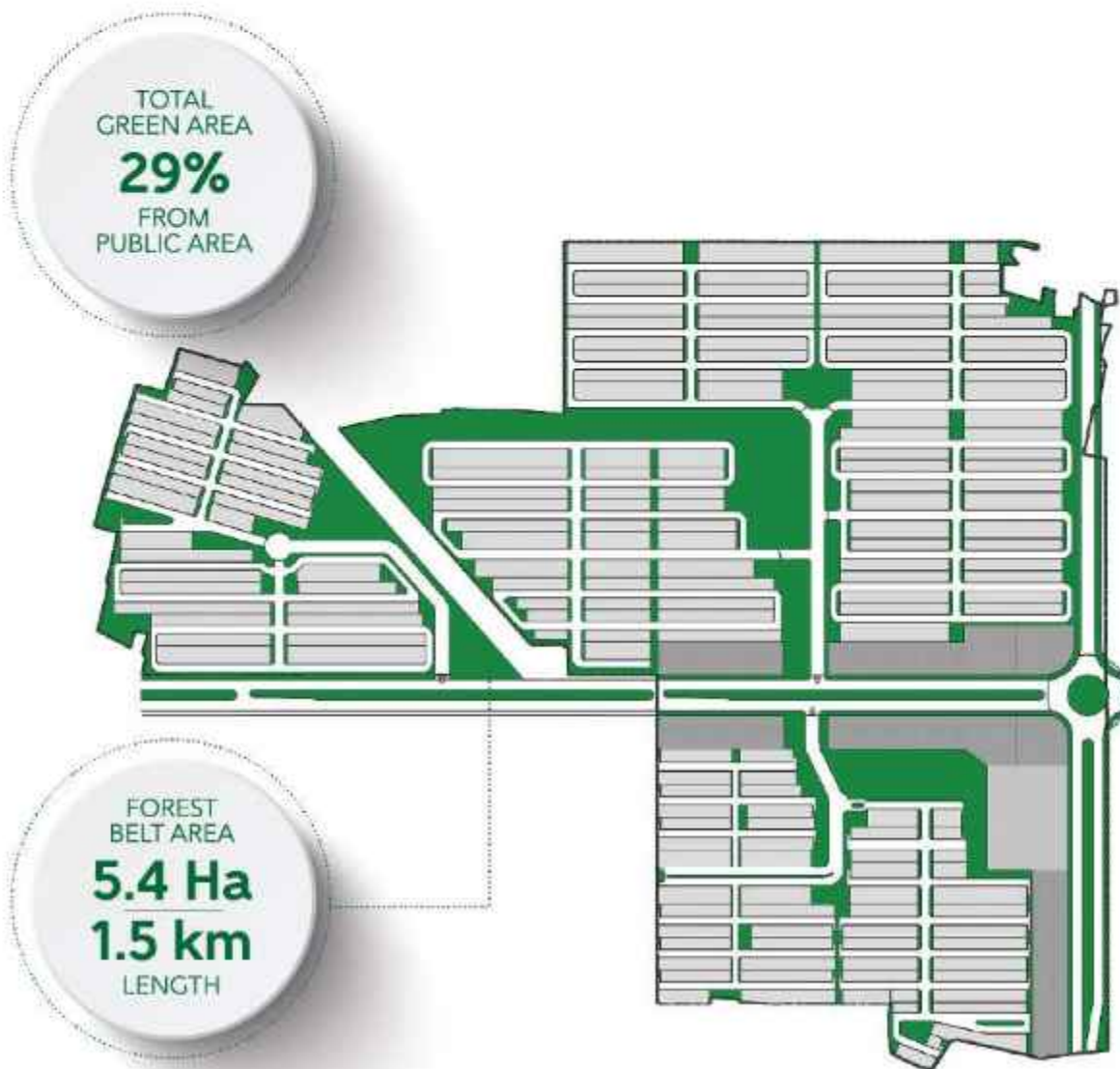
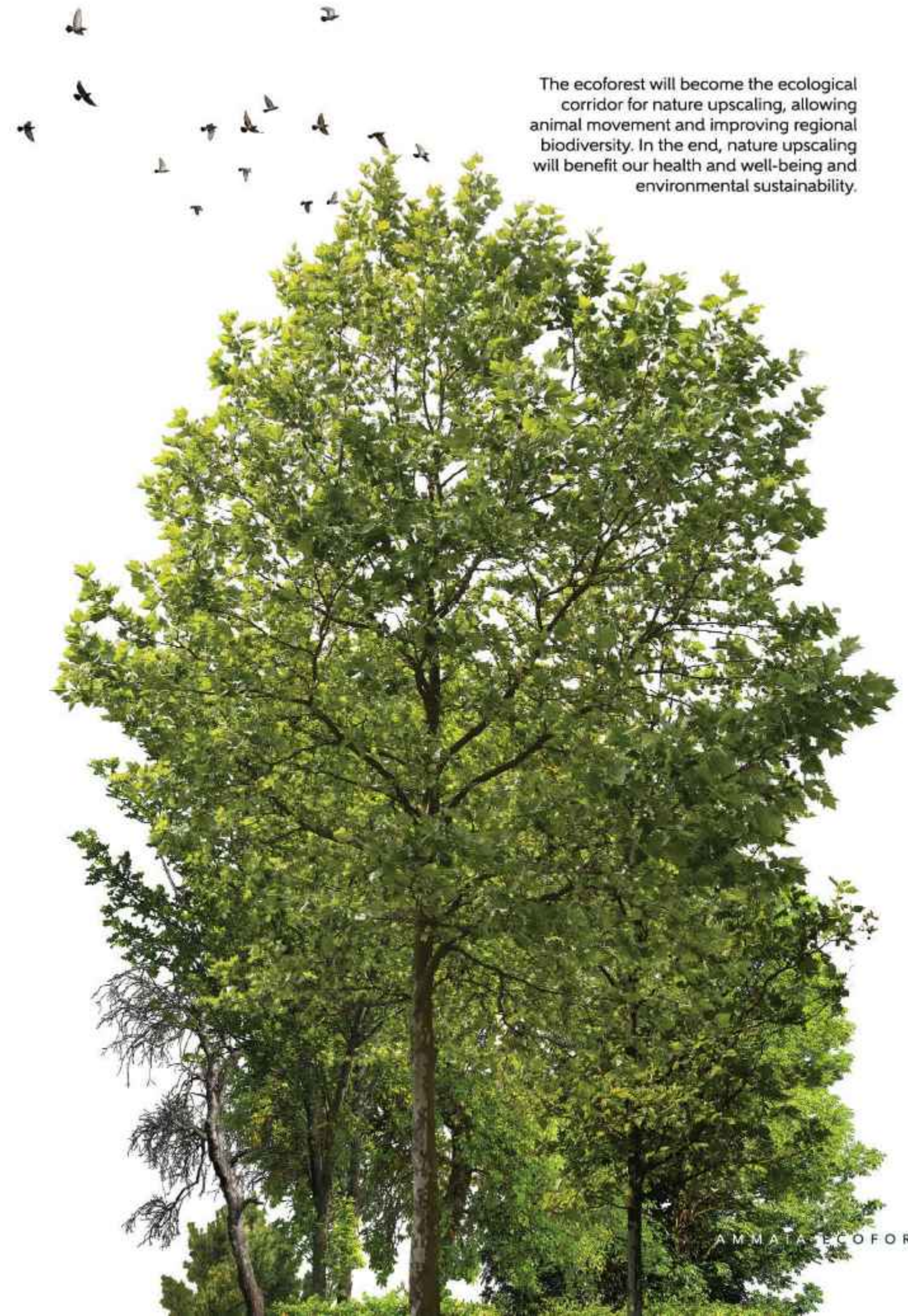


HOW WE IMPROVE THE NEIGHBORHOOD TO IMPROVE OUR LIFE

Living in Ammaia Ecoforest is a unique experience prioritizing nature and healthy living. The 5.4 Ha Forest Belt stretches along the development, giving all the residents a good place to enjoy healthy activities. Around 30% of public space has been dedicated to green areas.

It is much more appealing to do errands on foot or meet outside under the shade of a tree than to walk through hot concrete and polluted air. At the same time, the trees could lower the neighborhood's temperature, thus lowering both heating and cooling requirements and helping prevent excessive energy use.

The ecoforest will become the ecological corridor for nature upscaling, allowing animal movement and improving regional biodiversity. In the end, nature upscaling will benefit our health and well-being and environmental sustainability.

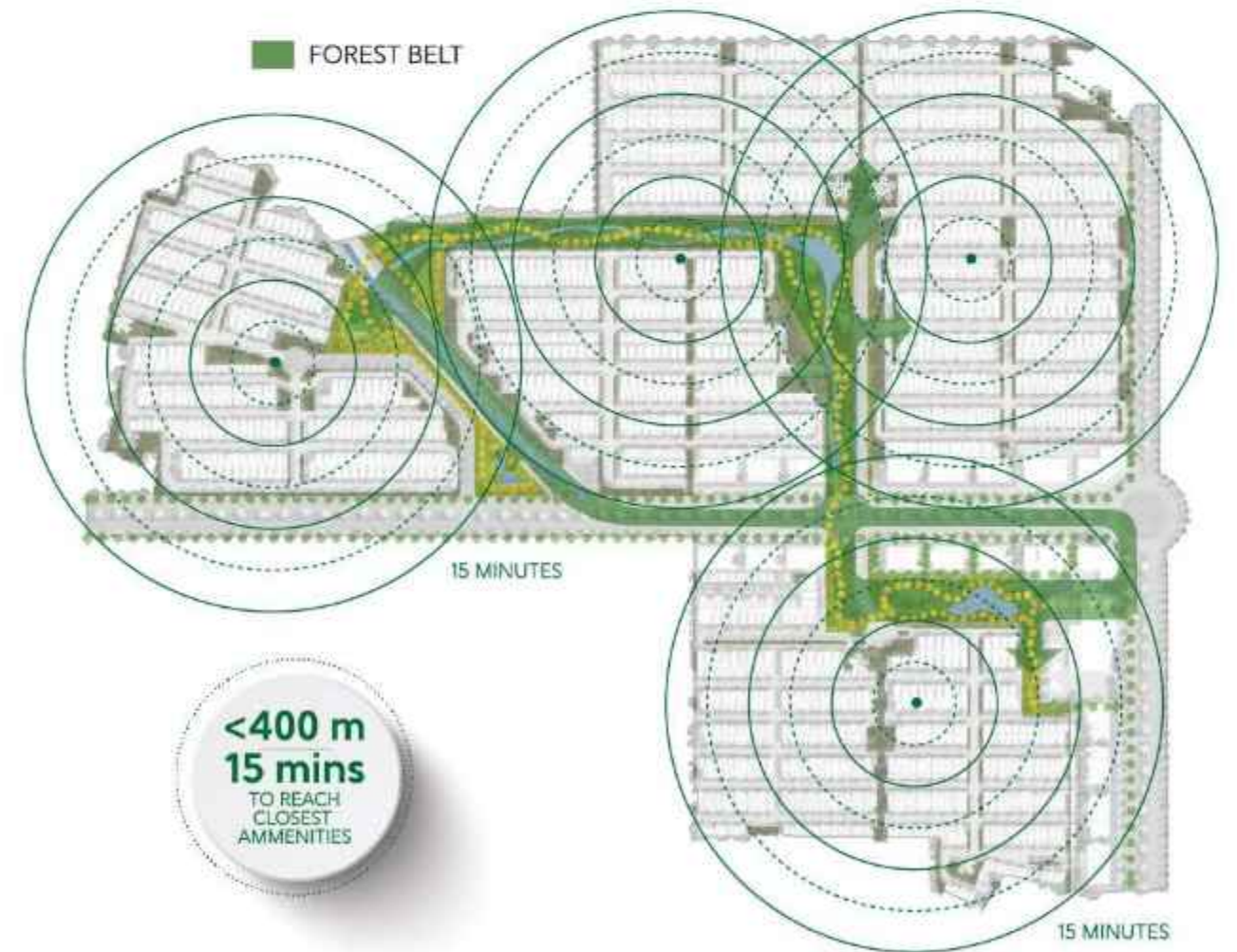
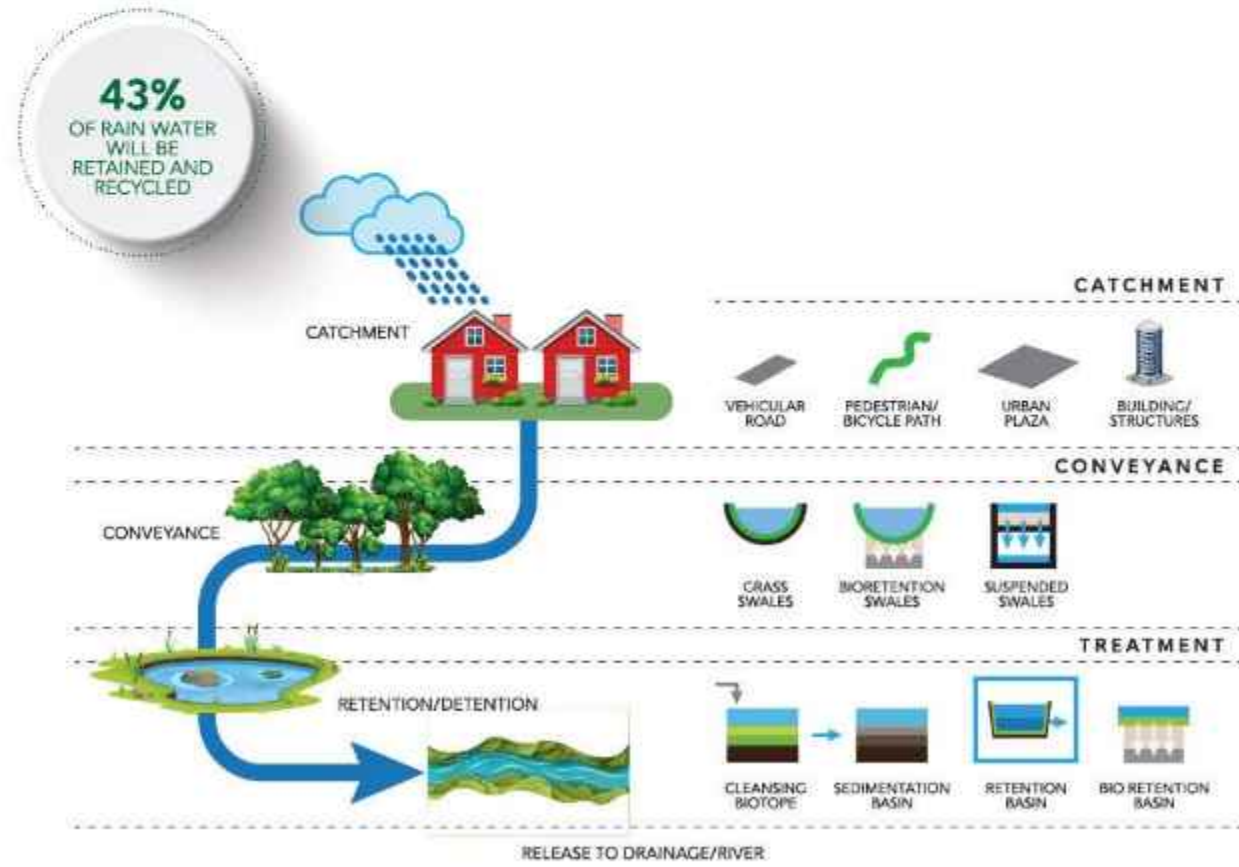


HOW WE DESIGN CONNECTIVITY TO IMPROVE YOUR WELL BEING

HOW WE DESIGN TO HELP CONSERVE THE WATER

Our Forest Belt has been thoughtfully designed to prioritize accessibility and sustainability. Essential destinations are conveniently reachable within a 15-minute walking or cycling distance. Additionally, our pedestrian pathway is adorned with abundant, continuous greenery to enhance the aesthetic appeal and contribute to the environmental benefits of the area. It is essential to note that the corridor is accessible to all forms of transportation and adheres to universal accessibility standards, promoting inclusivity and safety for all individuals.

Water Sensitive Urban Design elements will be implemented within the Ammaia Ecoforest development to passively decelerate, transport, and contain initial rainwater runoff, simultaneously purifying it. These naturally-driven, eco-conscious features are prime examples of sustainable rainwater control, carrying substantial environmental advantages.





HOW ECOFOREST BENEFITS ALL OF US



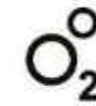
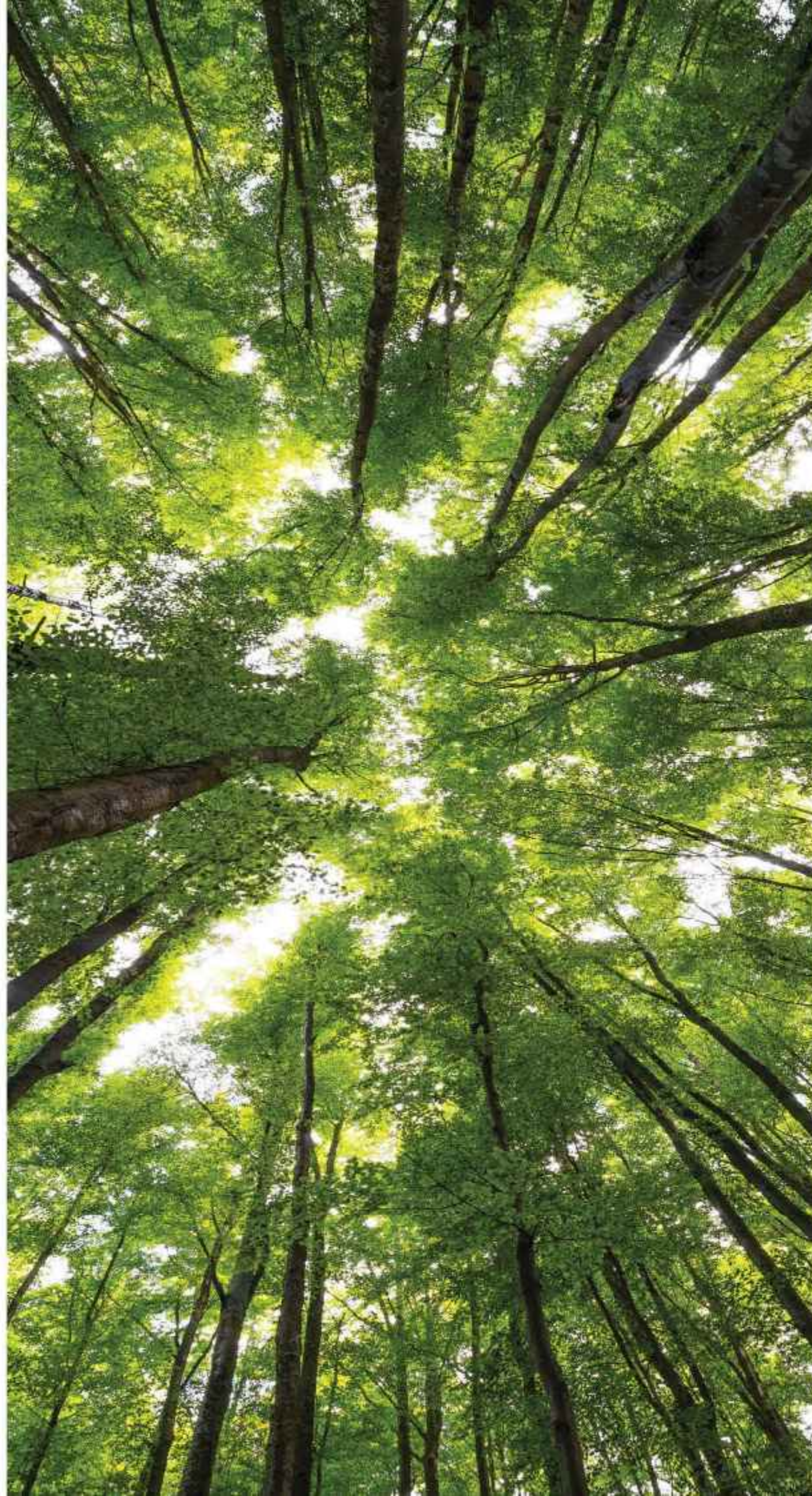
TREES FIGHT CLIMATE CHANGE BY ABSORBING GREENHOUSE GASSES.

Trees are vital for combating climate change, absorbing and storing carbon dioxide through photosynthesis. As natural carbon sinks, they curtail the buildup of this greenhouse gas in the atmosphere, which is crucial to combat the threat of global warming.



TREES IMPROVE MENTAL HEALTH AND BOOST PHYSICAL WELL-BEING.

Studies link exposure to better mental health. Being amidst trees to nature notably eases anxiety and depression symptoms, underlining nature's potential. Preserving and nurturing trees in our landscapes can thus enhance the well-being of all.



TREES PURIFY THE AIR, MAKING OUR BREATHING EASIER.

Trees are essential for pollution filtration, with optimal impact within 30 meters. Planting trees near urban sites, like highways and factories, could curb respiratory and cardiovascular diseases, which are responsible for 5% of global deaths.



TREES COOL DOWN THE ENVIRONMENT AND HELP SAFEGUARD IT.

Amid climate change, soaring global temperatures and prolonged heat waves, trees offer respite - their shade acts as natural cooling, easing temperatures. Energy use from air conditioning drops, reducing energy use.



TREES FILTER THE WATER, MAKING DRINKING SUPPLY CLEANER AND MORE RELIABLE

Trees store and filter over 50% of water essential for water supply. Rainfall capture, pollution removal, and gradual release enhance tap water quality and stability.



The development of Ammaia Ecoforest is a breakthrough in Indonesian property development. Astra Land Indonesia understands the challenge of climate change, and this development can help to mitigate local climate issues. As a world-class collaboration between Astra Property and Hongkong Land, Astra Land Indonesia realizes this is just a tiny step towards a better world, yet it is critical to begin with.



OUR LOCATION

*NOT TO SCALE





AMMAIA ECOFOREST SURROUNDING



BALARAJA AREA

- MCDONALD'S
- PLAZA BALARAJA DOWNTOWN
- RSUD BALARAJA
- SPBU PERTAMINA

CIKUPA AREA

- MASJID RAYA SUVARNA SUTERA
- GEREJA BETHEL INDONESIA
- KEDATON GOLF & COUNTRY CLUB
- SPBU SHELL
- ST LAURENSIA SCHOOL
- METRO HOSPITAL CIKUPA
- CITRA RAYA WATER WORLD
- MALL CIPUTRA TANGERANG

PASAR KEMIS AREA

- BATAVIA SPLASH WATER ADVENTURE
- PRIMARAYA HOSPITAL
- TARSISIUS SCHOOL
- PASAR MODERN MUTIARA KARAWACI
- SPBU PERTAMINA

TANGERANG AREA

- FUN PARK WATERBOOM
- HERMINA HOSPITAL
- SILOAM HOSPITAL LIPPO VILLAGE
- SUPERMAL KARAWACI
- PELITA HARAPAN UNIVERSITY
- IMPERIAL GOLF CLUB
- TANGCITY MALL
- METROPOLIS TOWN SQUARE



Astra is fully committed to maintaining its business sustainability and is highly passionate about becoming the pride of Indonesia. To strengthen Astra Group's value chain, Astra entered the property sector through the establishment of Astra Property. Astra Property initially started as a Division of Property at PT Astra International Tbk in 2013 before it became a separate legal entity and was launched as the 7th business pillar in 2016. Since then, Astra Property has formed ten subsidiaries, associated companies and joint venture entities involved in commercial and residential property developments, management and investment segments.

Astra Property is committed to elevate the quality standard of properties in every class as a contribution to enhance the quality of life for the society, as reflected in our existing projects. Presently, Astra Property has created portfolios that include an international Grade A Office Tower with Green Mark Platinum standard by Building & Construction Authority of Singapore, exclusive and premium high-rise apartments, a vibrant lake township with integrated facilities, high-rise & low-rise apartments in mixed-use complexes, along with property management services that emphasize the operational and service excellence.



Hongkong Land is a listed leading property investment, management and development group. The Group owns and manages almost 800,000 sq. m. of prime office and luxury retail property in key Asian cities, principally in Hong Kong and Singapore. Its Hong Kong Central portfolio represents some 450,000 sq. m. of prestigious office space in Singapore mainly held through joint ventures, and a 50% interest in a leading office complex in Central Jakarta.

The Group also has a number of high quality residential and mixed-use projects under development in cities across Greater China and Southeast Asia, including a luxury retail centre at Wangfujing in Beijing. In Singapore, its subsidiary, MCL Land, is a well-established residential developer.

Hongkong Land Holdings Limited is incorporated in Bermuda and has a standard listing on the London Stock Exchange, with secondary listings in Bermuda dan Singapore. The Group's assets and investments are managed from Hong Kong by Hongkong Land Limited. Hongkong Land is a member of the Jardine Matheson Group.



Astra Land Indonesia is a world-class collaboration between Astra Property and Hongkong Land. With a vision to be the most trustworthy diversified property investment and development company in Indonesia and a mission to enrich lives by providing the highest quality developments, Astra Land Indonesia continues their innovation in property development to be one of Indonesia's most prominent property developers.

**AstraLand
Indonesia**
Astra Property | Hongkong Land



TOBA LAKE VILLA AT ASYA



KELIMUTU CLUSTER AT ASYA



ARUMAYA - JAKARTA



TOBA LAKE VILLA AT ASYA



TEBET ECOPARK - JAKARTA



ANANDAMAYA - JAKARTA

DISCLAIMER

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The Conditional Sale and Purchase Agreement (CSPA) (also known as PPJB) shall form the entire agreement between the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the CSPA and shall in no way be modified by any statements, representations or promises made by us or our agents which are not embodied in the CSPA whether before or after the signing of the CSPA. All information, specifications, renderings, visual representations, measurements and plans are subject to change as and/or the relevant authorities may require. Any explanation concerning the CSPA and the development is for information purposes only, and it is recommended that potential Purchasers seek independent legal advice regarding the proposed purchase.