



ARRIS A.N INVESTMENTS

VISION

Industrial parks are an important aspect of helping Algeria reach their goal of becoming an industrial country and BRICS member. While there are some industrial parks in the country, those that are available do not meet standards for efficiency.

How can Algeria reach its goal if industrial parks are not available? There are not many parks available, and those that are available do not meet standards for better efficiency.

The international guideline stipulates that 10% of active workers in developing countries should be active in the industry field. To reach this rate, Algeria needs to start now with a minimum of one big industrial park by a port or an airport. Algerian government has granted large lands to large industrialists, but this still leaves many pending requests for the industrial area unsatisfied.

ARRIS A.N Investments is transforming substantial raw land to smaller industrial properties, building factories, and providing full services under high international standards.

Am Investments will address the vital need for essential industrial parks.

ARRIS A.N INVESTMENTS

ARRIS A.N Investments was founded in 2019 to deliver healthcare equipment and hospital engineering in Algeria. The business partners with construction companies to offer turnkey hospitals and clinics.

In 2021, the opportunity to invest in land for industrial parks was recognized. The CEO of ARRIS A.N Investments was serving as a consultant for the Algerian government supporting a pharmaceutical industry building and development initiative. Through this engagement she identified the business opportunity connected to industrial parks, and the significant impact it would have on the local economy and social development.

Over the past few years, the company has conducted project preparations while waiting for funding and legal parameters to be established. Target customers will be industrial investors, ranging from local businesses to international firms, as well as banks for leasing land to their clients

CHALLENGE

Algeria is aware that it must diversify its economy and become an industrial country to be accepted as a Brazil Russia India China South Africa (BRICS) country. During the fifteenth summit in August 2023, six new countries were granted BRICS membership.¹

Today 90% of Algerian revenue is based on the export of oil and gas. In the next 5 years, Algeria should transform its economy and reduce importation to create a minimum wealth of \$15 billion USD per year through local production. The government is collaborating with investors to create new industries and new manufacturers. Laws and regulations have been changing since 2021. International brands are obliged to have their manufacturers in Algeria, and local

brands are obliged to meet international standards to pass the audit report before Algeria's new candidacy for BRICS.

SOLUTION

ARRIS A.N Investments is transforming substantial raw land to smaller industrial properties, building factories, and providing full services under high international standards. There is a substantial opportunity to embrace this dynamic and be among the first investors in creating a full services industrial park under

¹ <https://www.cfr.org/councilofcouncils/global-memos/brics-summit-2023-seeking-alternate-world-order>

international guidelines published by The United Nations Industrial Development Organization (UNIDO) in 2019.

Limited availability of industrial land offered by the private sector in Algeria creates significant demand across different cities, pushing up the price as compared to other types of property. As an added value, ARRIS A.N Investments is the only private company offering industrial sites with options for full ownership or leasing. Buyers will be private investors, and the banks will organize the industrial real estate for lease.

COMPETITION

While there are landowners, none of them are structured or capable of delivering the industrial parks required by the market. ARRIS A.N Investments will lead the market with a near-monopoly for many years. The primary competition will come from real estate agencies and public agencies supporting investment in the field.

Real estate agencies are not landowners and lack service, connection, and added economic value. None of the real estate agencies specialized in industrial land, and they are unable to deliver the land with the same quality and location as ARRIS A.N Investments.

Public agencies supporting investment in the industry struggle with many of the same challenges as the real estate agencies. In addition to the lack of land ownership and services offered, they are restricted in the types of industries and requests they can accept.

PLAN

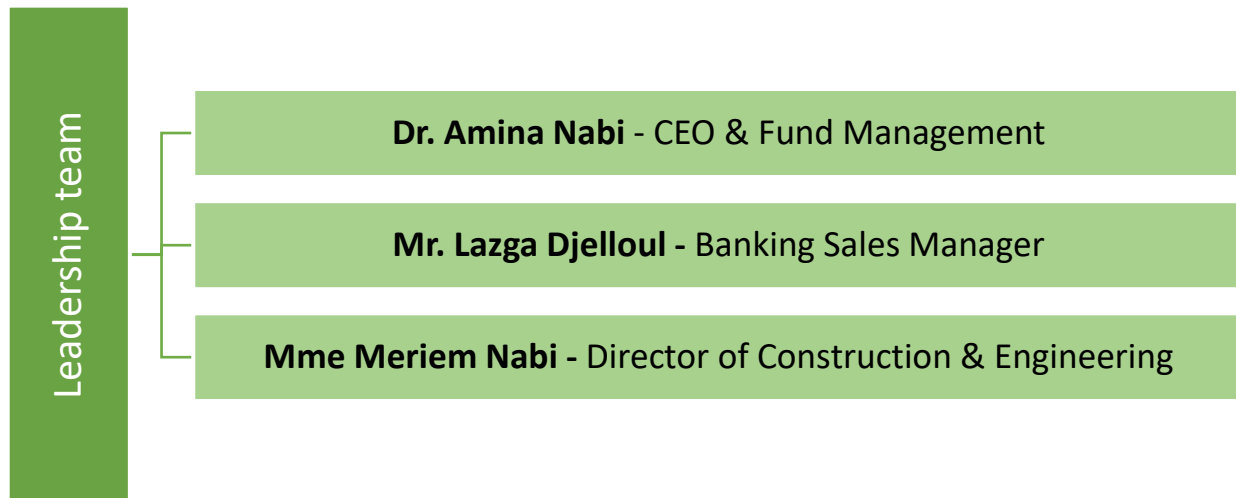
The target customers are strong businesses on waiting lists for industrial land to rent or purchase. ARRIS A.N Investments will attract new investors to Algeria by making it an easy process to establish a new industrial facility. Continued expansion for the concept is available throughout Algeria.

In addition to delivering needs for businesses, ARRIS A.N Investments will drive economic growth and opportunities with the industrial park strategy.

Creating local industry is a focused initiative in Algeria at the moment and it is a driving force throughout the country. Collective government strategies and political movements are all progressing in this direction at an accelerated pace.



TEAM



MILESTONES



FINANCIALS

Principal Amina Nabi is seeking \$450 million to progress with purchasing suitable properties for industrial parks. Investors will enjoy 20% equity in ARRIS A.N Investments.

Operating Statements	Year 1	Year 2	Year 3	Year 4	Year 5
Revenue					
Rent - Manufacturing	0	0	13,600,000	20,400,000	34,000,000
Revenue	0	0	13,600,000	20,400,000	34,000,000
Cost of Goods Sold	0	0	0	0	0
Sales - Industrial Park	0	0	72,000,000	36,000,000	72,000,000
Revenue	0	0	72,000,000	36,000,000	72,000,000
Cost of Goods Sold	0	0	0	0	0
Rent - Commodities	0	0	340,000	510,000	850,000
Revenue	0	0	340,000	510,000	850,000
Cost of Goods Sold	0	0	0	0	0
Rent - Dry Port	0	0	0	500,000	750,000
Revenue	0	0	0	500,000	750,000
Cost of Goods Sold	0	0	0	0	0
Services	0	0	4,644,000	7,002,000	11,664,000
Revenue	0	0	4,644,000	7,002,000	11,664,000
Cost of Goods Sold	0	0	0	0	0
Net Revenue	0	0	90,584,000	64,412,000	119,264,000
Operating Expenses					
Administration fees	0	0	1,200,000	1,900,000	1,938,000
Management	5,000,000	5,100,000	5,202,000	7,000,000	7,140,000
Marketing and staff	5,000,000	5,100,000	5,202,000	7,000,000	7,140,000
Total Operating Expenses	10,000,000	10,200,000	11,604,000	15,900,000	16,218,000
Pre-Tax Income	-10,000,000	-10,200,000	78,980,000	48,512,000	103,046,000
Source and Use of Funds					
Source of Funds					
Investment	300,000,000	150,000,000			
Use of Funds					
Land acquisition and construction	-200,000,000	-186,000,000	0	0	0
Investor distribution (20% Pre-Tax Inc)	0	0	-15,796,000	-9,702,400	-20,609,200
	-200,000,000	-186,000,000	-15,796,000	-9,702,400	-20,609,200
Operating Income/ (Losses)	-10,000,000	-10,200,000	78,980,000	48,512,000	103,046,000
Total Operating Expenses	-210,000,000	-196,200,000	63,184,000	38,809,600	82,436,800
Net Change	90,000,000	-46,200,000	63,184,000	38,809,600	82,436,800
Cash at Beginning of Period	0	90,000,000	43,800,000	106,984,000	145,793,600
Net Change	90,000,000	-46,200,000	63,184,000	38,809,600	82,436,800
Cash at End of Period	90,000,000	43,800,000	106,984,000	145,793,600	228,230,400



CONCLUSIONS

The team at ARRIS A.N Investments is working to establish a dynamic solution for industrial parks in Algeria. Principal Amina Nabi is seeking \$450 million to progress with purchasing suitable properties for industrial parks. Investors will enjoy 20% equity in ARRIS A.N Investments.

ARRIS A.N Investments will deliver essential industrial parks serving global businesses, for the benefit of Algeria.

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5th Avenue Capital
Private Funding from \$10M to \$2B