

PRESENTING THE ANI COMMUNITY (SST)



SUSTAINABILITY LEVERAGING COMMUNITY
HYEPROSPECT



Yerevan, June 2022

Introduction

We Aim to Build Innovative, Sustainable, and Inclusive Communities in Armenia.
First Ani Community's Build-up at Abovyan is Planned for 2022-2028

The Ani Community Sustainable Leveraging Community is a First of its kind:

Built-up from scratch as a sustainable community:

- Renewable energy,
- Recycling of water, sewer, and waste,
- Urban farming and self-sustainability during disasters,
- Green areas up to 34%,
- Green Transport;

Specially made as a Disaster-Resilient Habitat:

- Disaster Risk Minimization Community Center,
- Anti-Disaster Construction and infrastructure,
- Rehabilitation Medical Center,
- War Shelters;

Specially designed for innovation: *a giftedness enhancement and realization flow*

- Includes a university and an open media center for knowledge management and forwarding,
- Twin Techno Parks specialized in Agro-Sciences and High Technologies,
- Incubators and Startup Enhancement Services,
- A Prototyping Center,
- A Center of QM and Certification Labs;

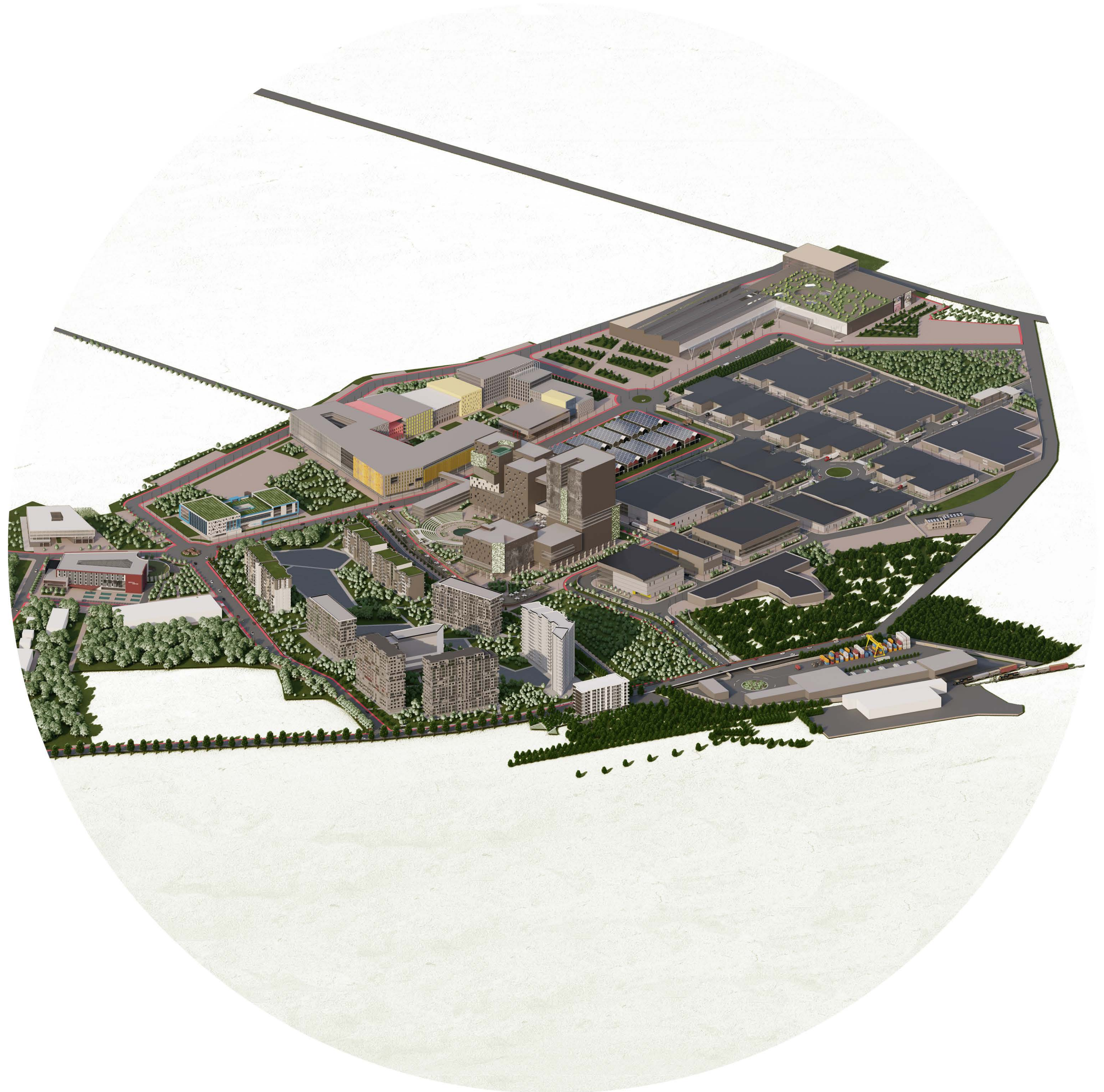
Specially Designed for Export:

- Free Economic Zone (FEZ),
- Industrial Zone (IZ),
- A business center,
- A “One-Stop-Shop” Service Provider (incl., Banking and other business services),
- A logistic HUB that integrates an open free customs warehouse to the lot,
- A Fairs and Expo Center,
- A Hotel;

Specially Designed for a High-Quality Life:

- Residential area,
- Security Services,
- Kindergartens & High-school,
- Leisure and Shopping Venues.

The community will harbor 10,000 permanent residents, and at least as much daily workers and students.



Potentials of Growth and Development of Lands

Location:

40.272427, 44.609426

Distances:

7 km from Yerevan,

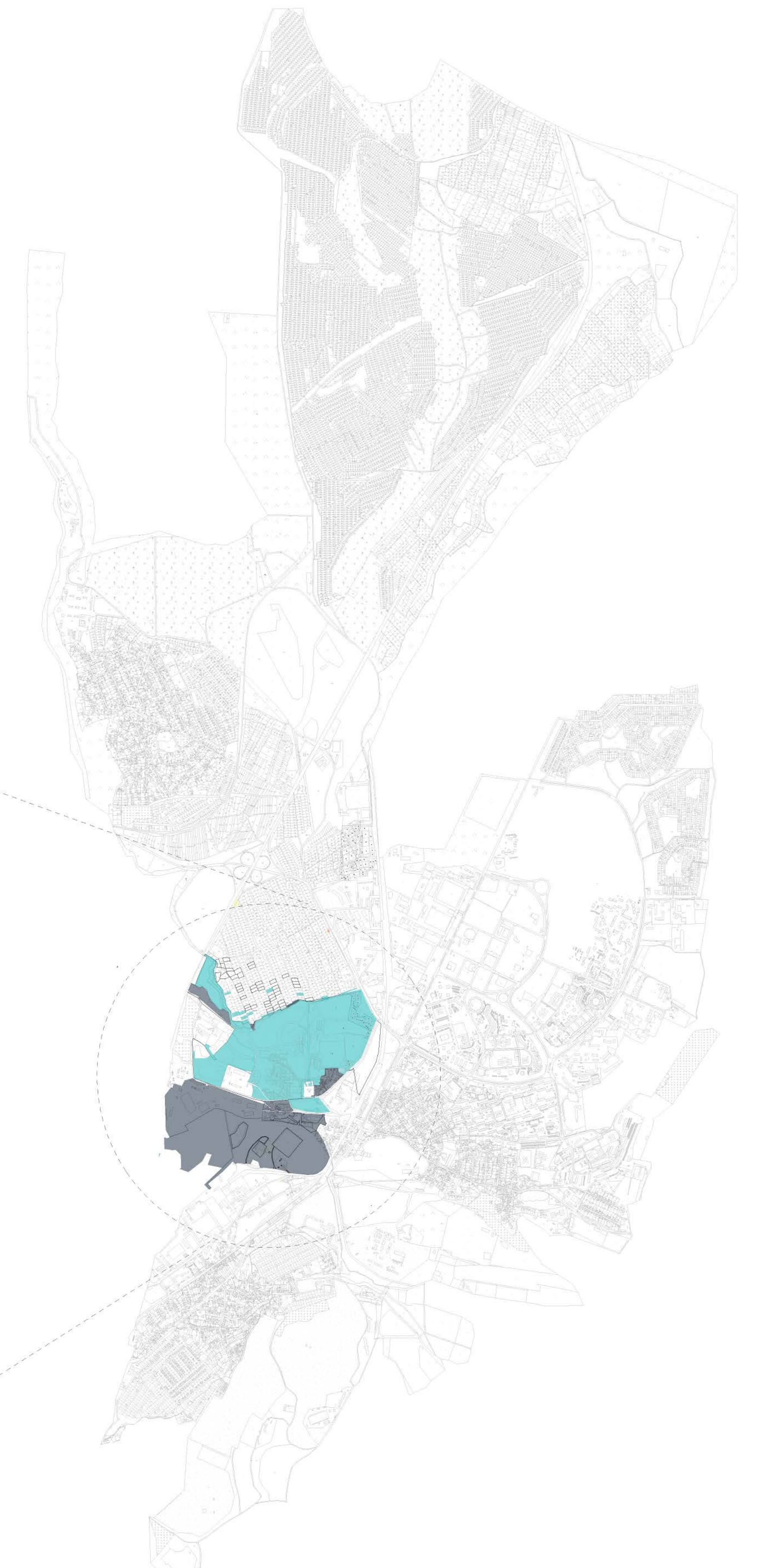
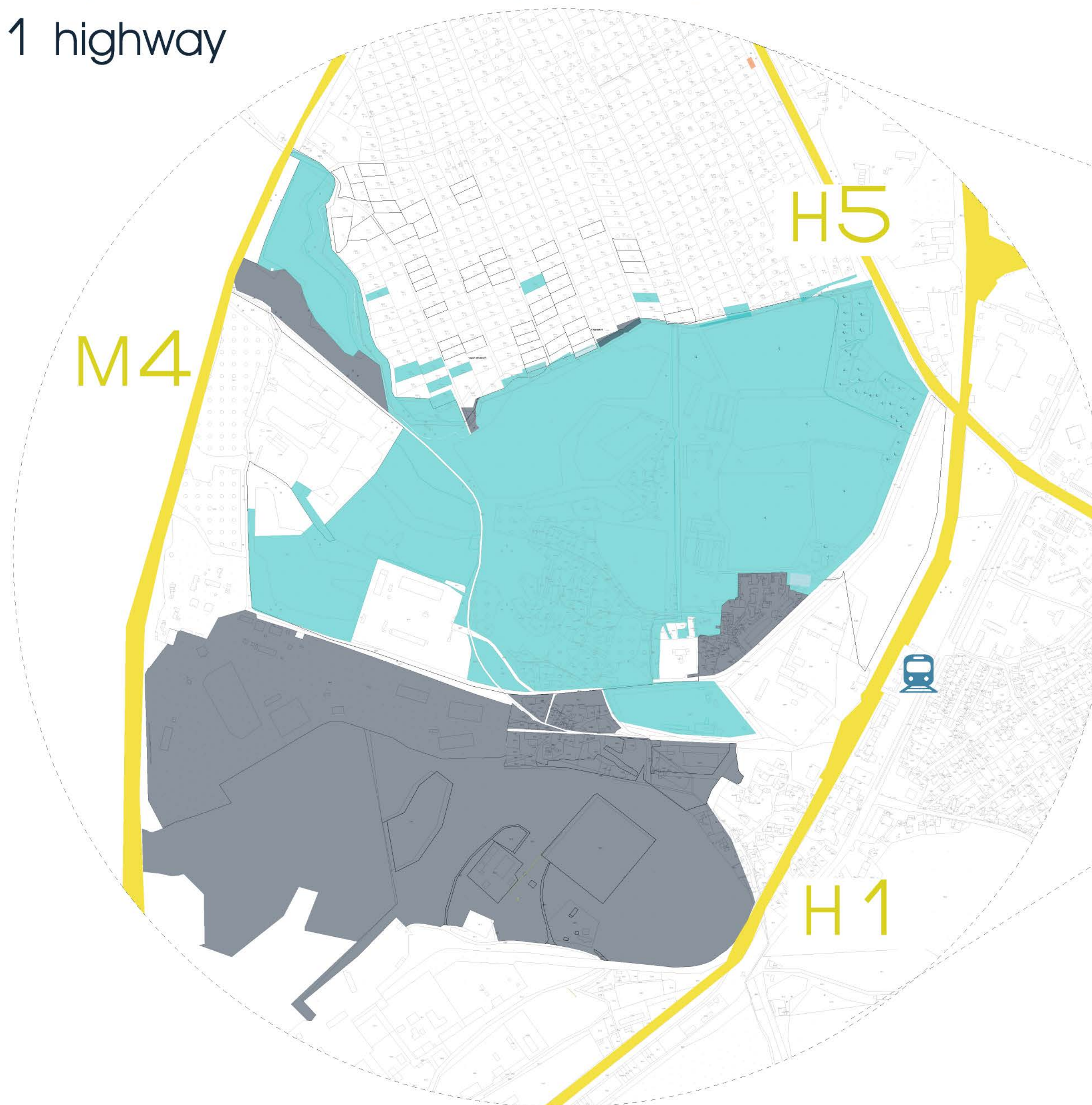
14 km from Yerevan Int'l Airport,

13 km from Ashtarak (the North-South Corridor).

Strategically Located:

- From the Western side it is adjacent to the M-4 (Yerevan-Sevan-Tbilisi) freeway;
- From the Eastern side it is adjacent to the H-1 highway of national significance which crosses Abovyan city;
- A little further above the land passes the H5 highway that reaches Arzni while linking the M-4 to the H-1;
- The Abovyan railway station is located in proximity

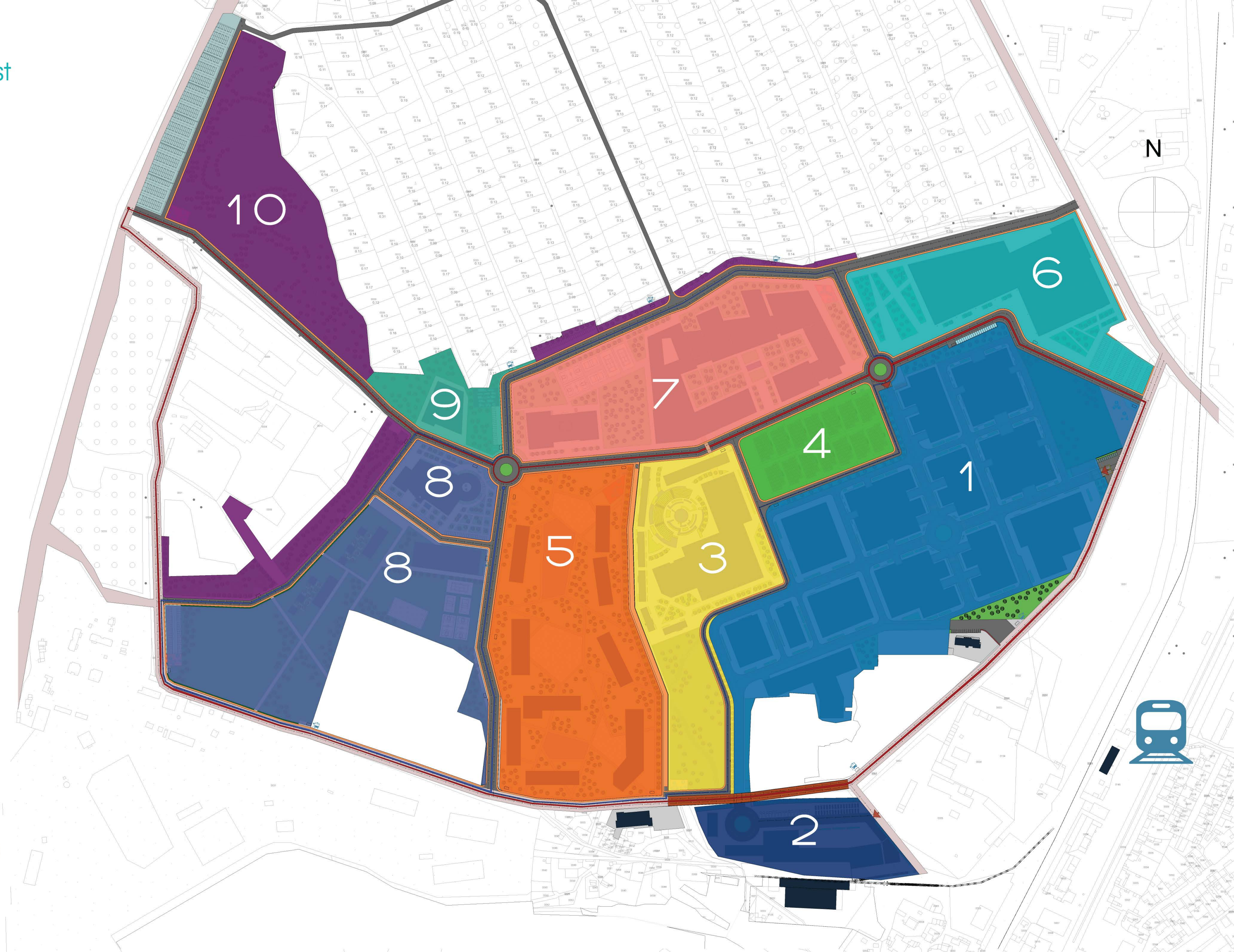
The Ani community is designed on a total land area of 160 hectares: 86.1 hectares already under urban planning and 85 hectares previewed for further expansion.



Urban Zoning Map

Urban planning by zones of the first
86.1 hectares:

- 1 Ani FEZ / IZ
(Free Economic Zone) 17.5ha,
From total 20.7%
- 2 HyeHUB Logistics Center 2.6ha,
From total 3.1%
- 3 HyeTech Park (Technopark) 5.8ha,
From total 6.7%
- 4 Ani Agro-Park / HyeRanch 2.1ha,
From total 2.5%
- 5 Residential Quarters 9.5ha,
From total 11.2%
- 6 Abovyan Fairs and Expo Center
5.5ha,
From total 6.5%
- 7 Ani Learning Center 8.2ha,
From total 9.7%
- 8 Medical and Health Center 8.5ha,
From total 10%
- 9 Community Center 1.5ha,
From total 1.8%
- 10 Other 7.7ha,
From total 8.9%
- Roads (including pedestrian, bike
lanes, bus lanes and car roads) 17.3
ha,
From total 20%



General plan

[Ani FEZ / IZ](#)

17.5 ha,
Buildings - 72.760sqm (41.5%),
Open spaces - 36.611sqm (20.9%),
Green areas - 21.907sqm (12.5%)

[HyeHUB Logistics Center](#)

2.6 ha,
Buildings - 6.407sqm (24.3%),
Open spaces - 13.624sqm (51.7%),
Green areas - 567sqm (2.2%)

[HyeTech Park \(Technopark\)](#)

5.8 ha,
Buildings - 17.445sqm (29.9%),
Open spaces - 21.105sqm (36.1%),
Green areas - 19.865sqm (34%),
Water - 1250sqm (2.1%)

[Ani Agro-Park / HyeRanch](#)

2.1 ha,
Buildings - (greenhouses)
Open spaces - 1.492sqm (7%),
Green areas - 19.788sqm (93%)

[Residential Quarters](#)

9.5 ha,
Buildings - 16.194 (17%),
Open spaces - 27.365sqm (28.8%),
Green areas - 50.398 (53.1%)
Water - 14.663sqm (15.4%)

[Abovyan Fairs and Expo Center](#)

5.5 ha,
Buildings - 25.026sqm (45.1%),
Open spaces - 23.942sqm (43.1%),
Green areas - 6.554sqm (11.8%)

[Ani Learning Center](#)

8.2 ha,
Buildings - 28.436sqm, (34.6%),
Open spaces - 29.954sqm (36.5%),
Green areas - 23.680sqm (28.9%)

[Medical and Health Center](#)

8.5 ha,
Buildings - 10.539sqm (12.4%),
Open spaces - 17.112sqm (20.1%),
Green areas - 58.370sqm (68.4%)

[Community Center](#)

0.9 ha,
Buildings - 2.942sqm (18.4%),
Open spaces - 2.024sqm (12.7%),
Green areas - 11.012sqm (68.9%)



Transportation Network and Facilities

The transportation network and facilities add another sustainability and disaster resilience layer to the community.

The Transport network and facilities of the Ani Community differ from conventional habitats:

- A metro station links the Sasuntsi Davit station in Yerevan to the Ani community.
- Electric buses transport visitors arriving by metro from the external station into any of the community bus-stops.
- Two public transport lines: one linking M4 to H5 highway through V. Hambardzumyan avenue (~ 1.7 km), and another city inner circuit (~ 3.6 km)
- Bicycles and scooters are available at every corner of the community.
- Roads are specially designed for walkers, joggers and bicycles.
- Personal cars are parked in underground parking.
- Asphalt is scarcely used, mainly for the industrial zone and the main bus line. Otherwise, less heat capturing materials are used for roads and pathways.



Bike/Scooter rental points



Bus stop



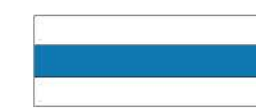
Main road ~ 1.7km



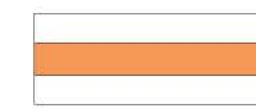
Secondary roads ~6.3km



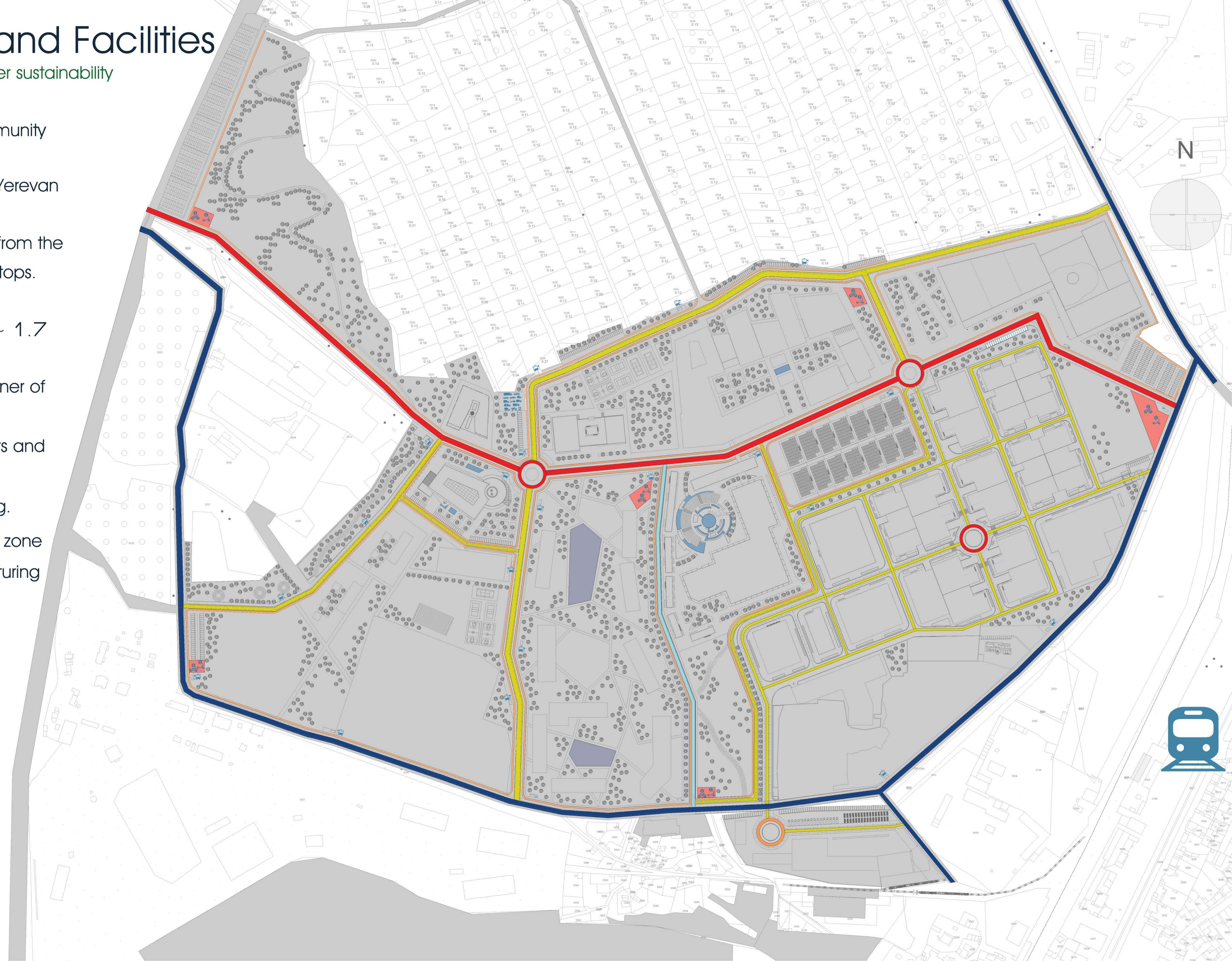
Pedestrian walkway ~0.9km



Outer roads



Bike Lanes



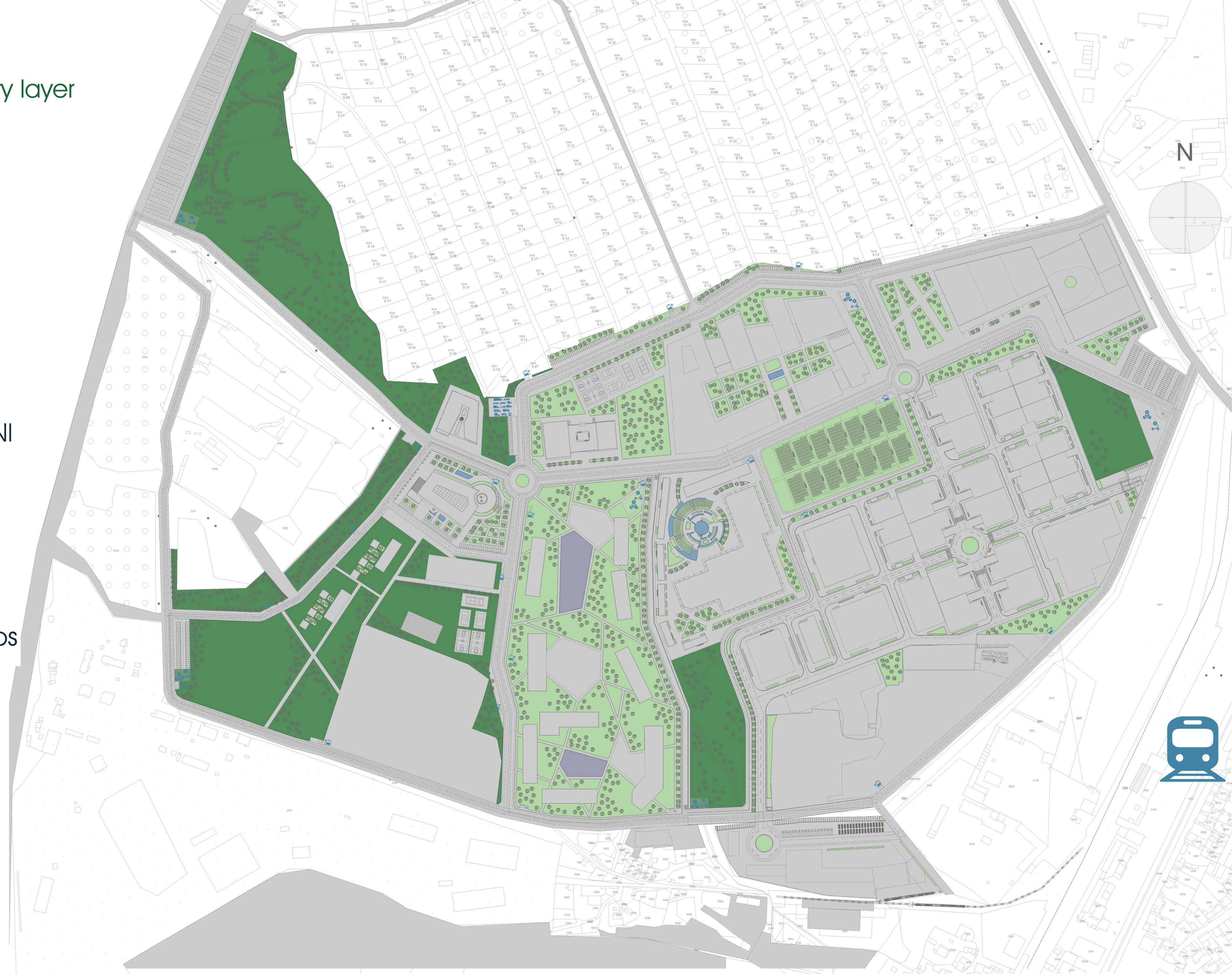
Landscaping scheme

The green areas form the sustainability layer of excellence to the community.

28.9ha out of 86.1 ha which is around 33.4 % of the Ani

Community is green:

- Forestation together with fruit trees instead of grass lawns;
- All roof-tops of the residential zone, the ANI Learning Center and the ANI AgroPark/HyeRanch buildings are used for greenhouses;
- Urban farming sections;
- Cooling fountain and green spots
- Green an naturally cooled bus-stops



ANI Learning Center

The different zones of the Community together act as a Giftedness Enhancement and Realization flow. The 7 steps process begins with the acquisition of knowledge: The Ani Int'l Media Center

The Ani International Media Center (AIMC) is the knowledge acquisition and accessibility center of the community. It plays Five interrelated roles:

1. Acquires knowledge and know-how,
2. Makes international knowledge reachable for all,
3. Creates and maintains the online permanent education platform,
4. Is the residence of the community's smart system,
5. Is responsible for the establishment of a culture of innovation in the community.

The Giftedness Enhancement and Realization flow's second step is the Learning Center.

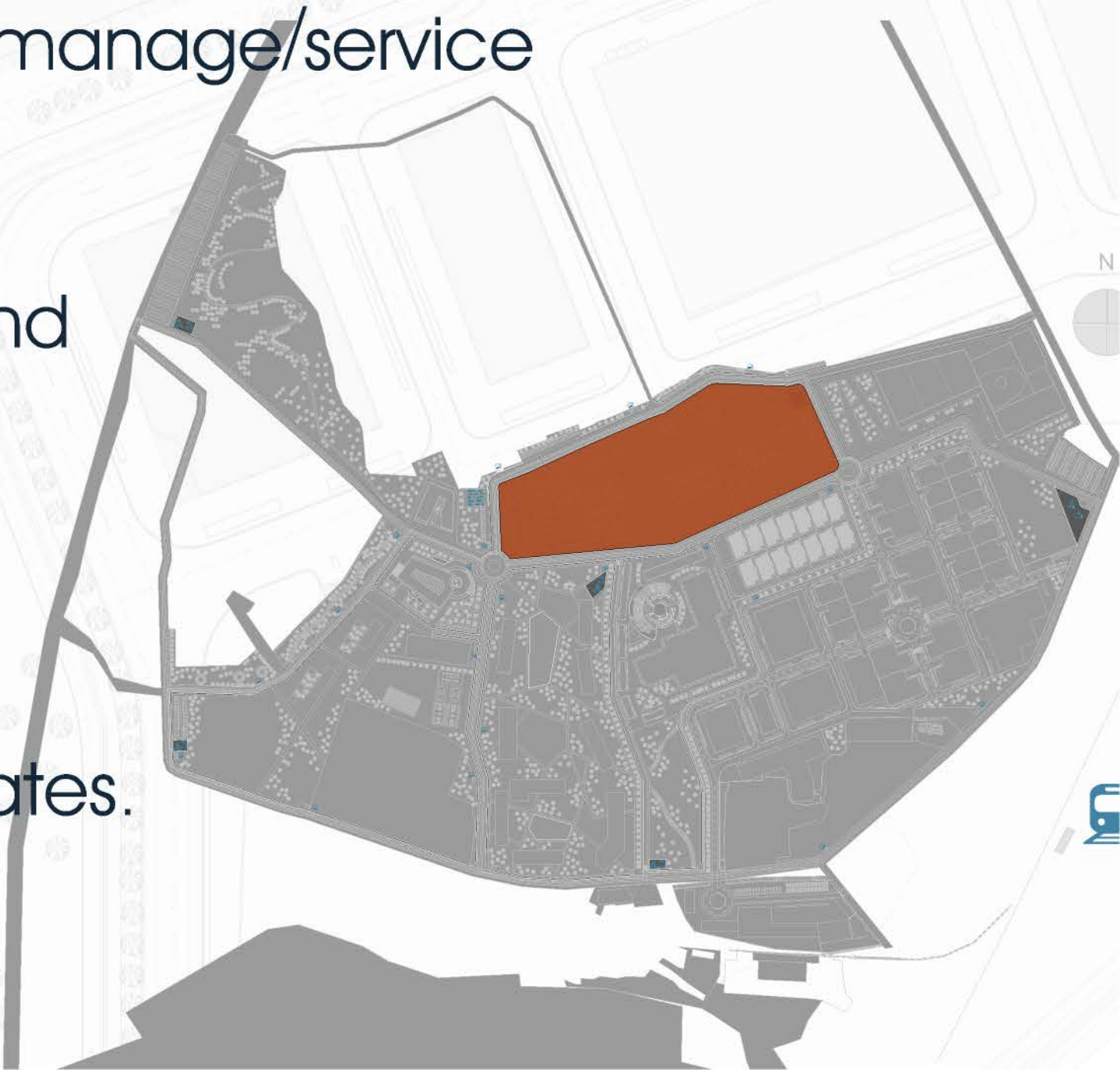
The Ani Learning Center (ALC) is an educational platform that includes the whole specter of education for all ages:

- All Ages (kindergarten, public school, tertiary specialized and university Education, Permanent Education),
- All Settings (on campus, online, mixed settings),
- The ALC will Include an Area of at around 8.2 Hectares.
- Different universities will act as residents / dormitories included.
- A full-blown online education platform (operating from the Ani Int'l Media Center) will make mixed settings and tutoring available.
- The ALC will target the regional markets and operate in different languages.
- SuperLABs (located at the HyeTech Park) will service the ALC's graduate schools (patenting projects)
- Research results will be enhanced by a prototyping center (products) at the HyeTech Park.



A perfect education mall: space, furniture, smart classroom-techs included: The Ani Learning Center is a business project:

- We provide:
 - Learning contents,
 - Job-based license-proofed products,
 - The learning space with all accommodation,
 - Foreign students,
 - Leased education smart technologies (and manage/service them)
 - Quality management and ISO standards
 - Local / pan-Armenian & regional scientific and education boards.
- While resident education institutions provide:
 - Education curricula,
 - Teachers, lecturers, professors,
 - Trustful and accredited degrees and certificates.



ANI Learning Center



ANI Agro-Tech Park / HyeRanch

Acquired knowledge is transformed into new innovative products in the Agro and High Technologies Twin Techno parks.

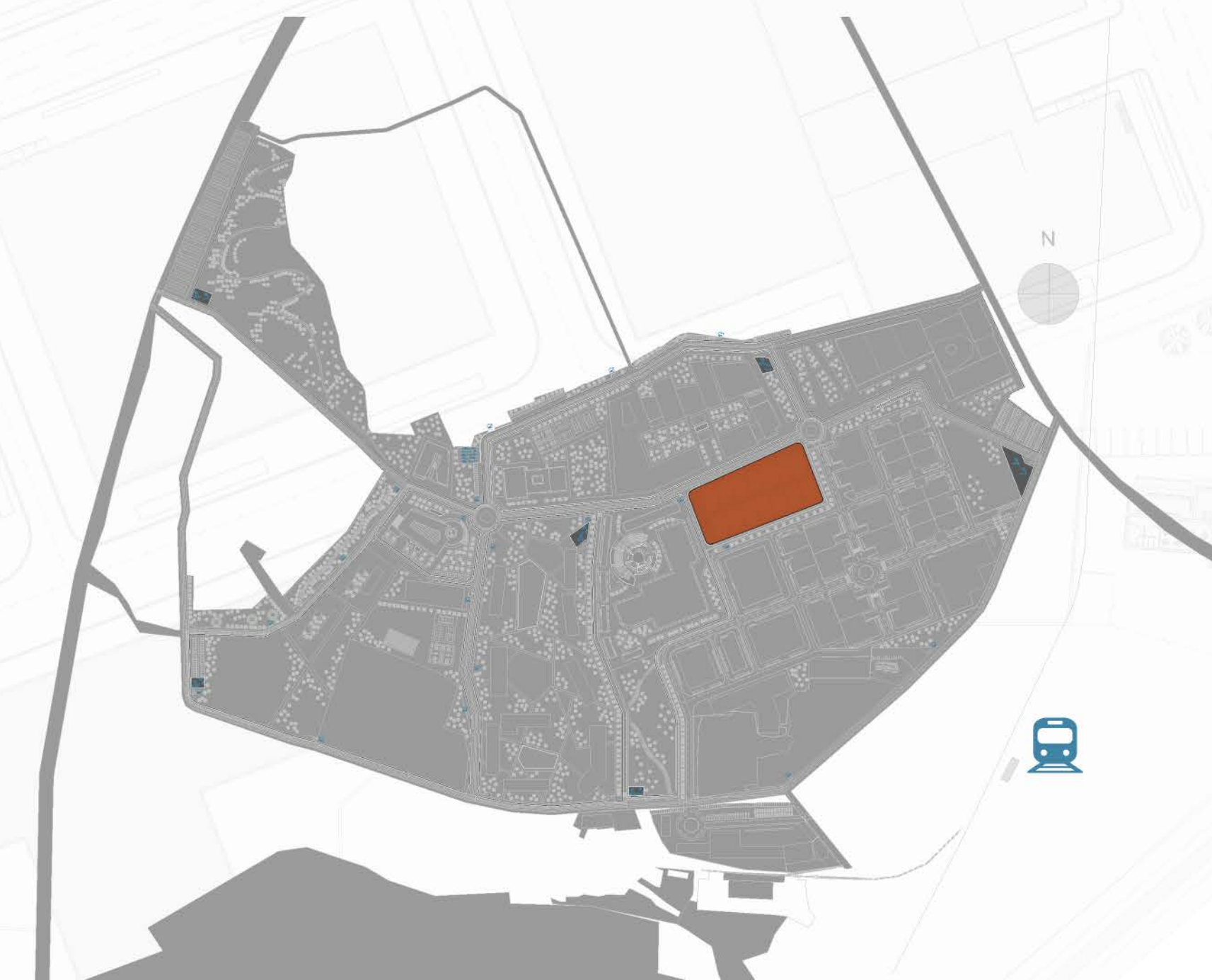
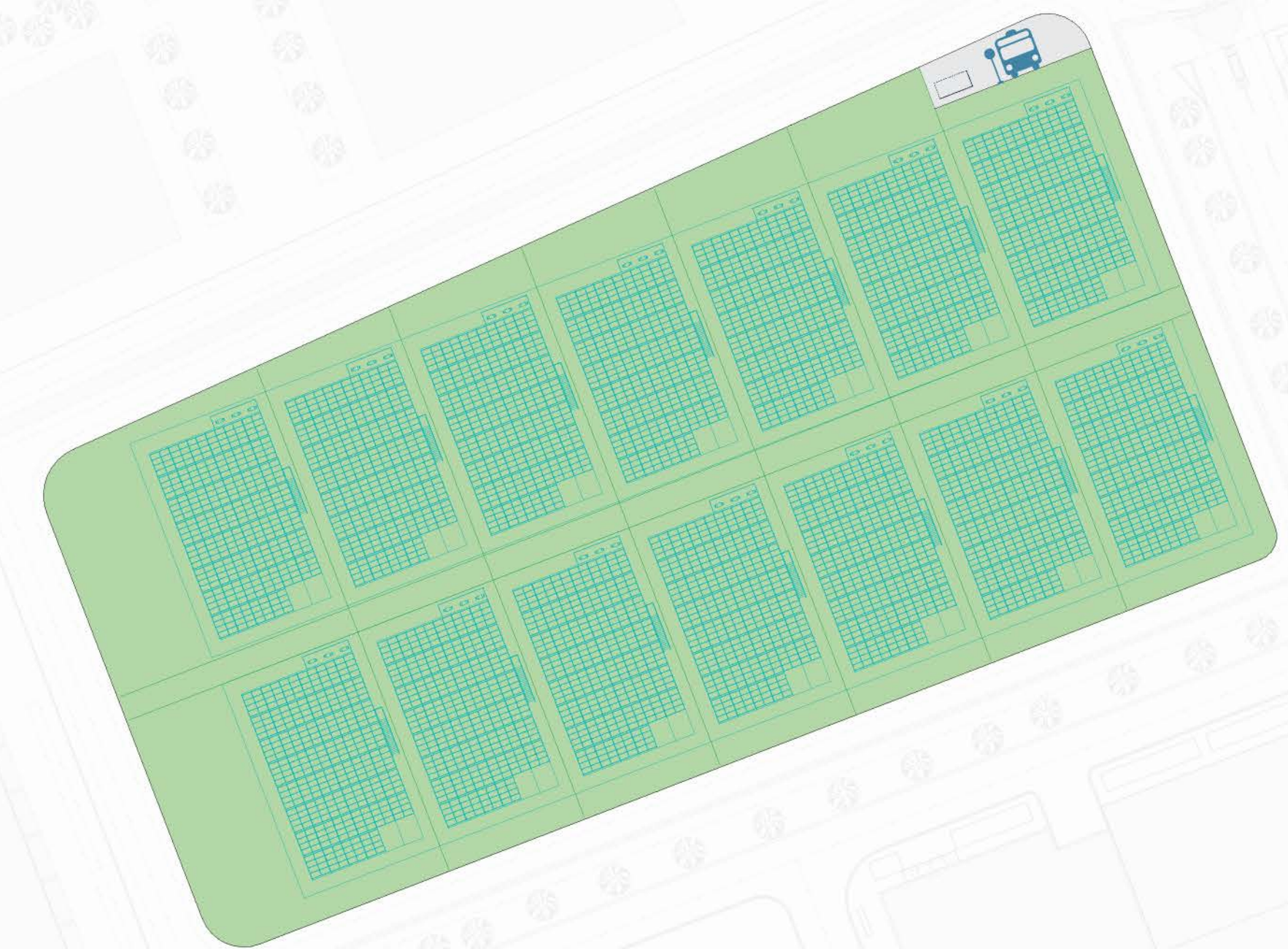
The AgroTech Park

Tightly integrated with The HyeTech Park (see next slide) the AgroTech Park is a multi-functional technopark of its own:

- Addressing self-sustainability of the community, including bio-product-based nutrition;
- Fulfilling the needs of green spaces coverage and maintenance in the community;
- Servicing the urban farming setup of the community;
- Through R&D designing farming buildings, smart/precision farming systems, and equipment well adapted to the Armenian environment;
- Providing business-oriented specialization and brief technical learnings;
- Providing a scholastic (science and university education) environment for Armenia and the region;
- Consulting Agro-startups, including for the food industry;
- Participating to the creation and growth of the HyeRanch Corporation.

HyeRanch-Corp. is a National Agro-industry corporation: the business and financial side of the agro realm.

- The center of a national setup for the elaboration of rural and regional agro-clusters;
- A regional food and agro-technology exporter resident of the FEZ;
- A setup for franchises of family-businesses grouped by production methods (e.x., aeroponic greenhouses) and/or products (e.x., feed);
- An agro-projects developer;
- A participant of the hybrid agro-Fund for family franchisees;
- A financer of the agroTech zone's educational and R&D endeavors.



ANI Agro-Tech Park / HyeRanch



HyeTech Park (Technopark)

The HyeTech Park (TechnoPark) is also a techno park specialized in high technologies.

The HyeTech Innovation Center & Technopark

- The perfect one-stand solution for innovative prototyping and market research.
- A business center and an innovation enhancement TechnoPark, may offer business services to an unlimited number of trades, service, and financial companies.

The FOUR faces of the TECHNOPARK:

1. INNOVATION: An innovation- and export-oriented industrial business enhancement facility.

- Future innovators' HR and vocational management;
- Targeting patents: R&D Labs for graduate and post graduate students as well as industrial and public partners;
- Transforming patents into products: CAD'n'CAM studio;
- Business incubator: enhancing creative teams and their products' marketability.

2. SERVICES: failure-proofing of marketability.

- Quality and ISO certification labs;
- Business enhancement services;
- Marketing and management services;
- Sales and E-commerce;
- Logistics services.

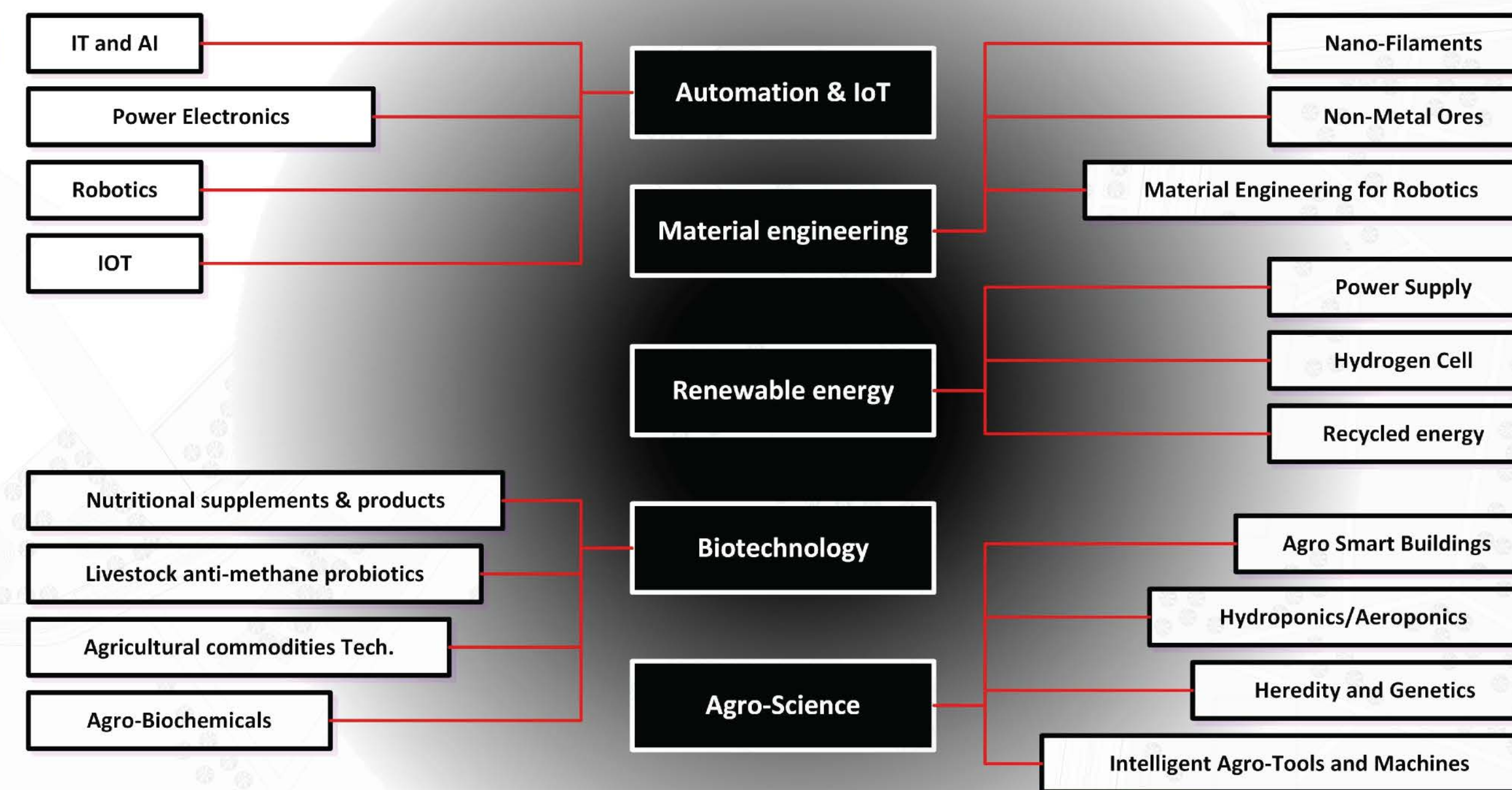
3. FACILITIES: access for self-made innovators and serious hobbyists.

- Tech Mall: availability of robotics and smart engineering (well adapted for garage workshopers);
- Agro-Mall: availability of Agro-science high-tech components and tools;
- Library Of Things: rental of high-precision and advanced tools;
- Hotel: servicing the whole community

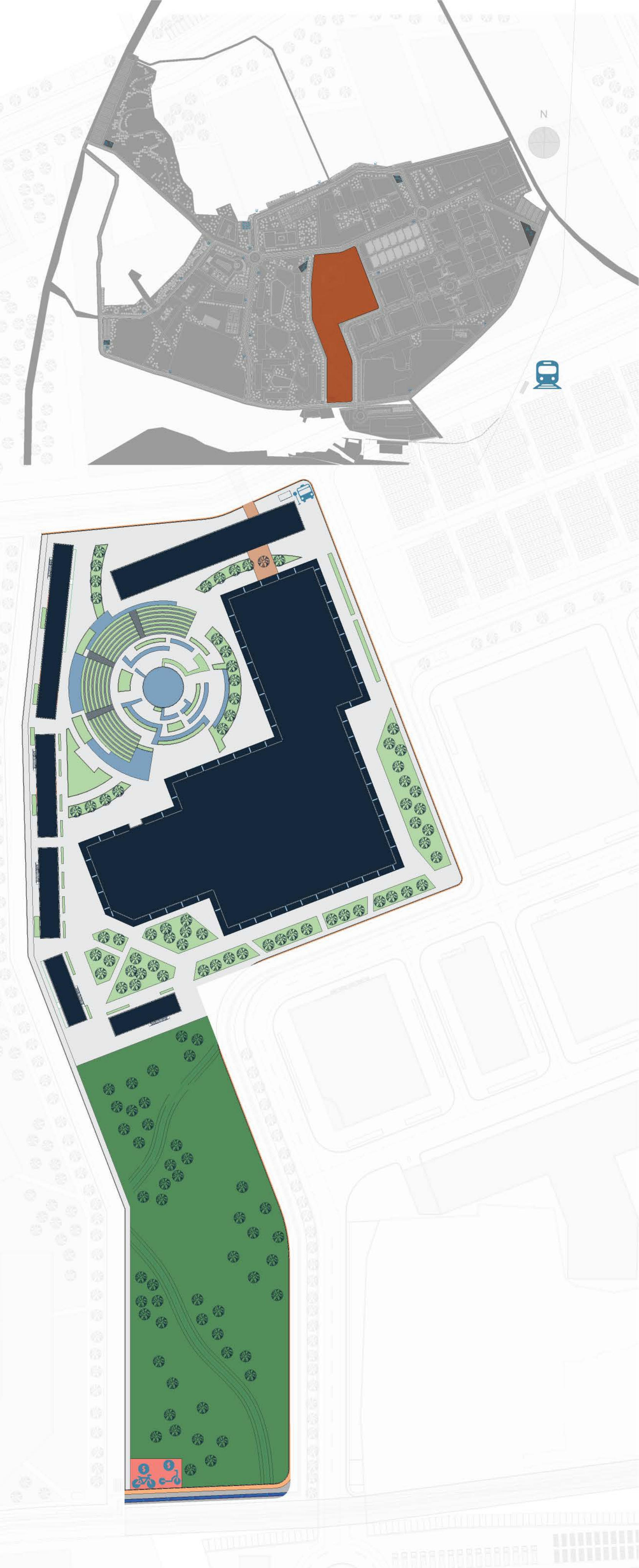
4. LEARNING: part of an eco-system of permanent learning.

- Graduate and post-graduate lab-based learning;
- IT and automation technical skills development centre;
- Integration to the ANI Inf Media Center;
- Integration to the university and learning center;

TECHNOLOGY DOMAINS



SCIENTIFIC AND TECHNOLOGICAL DIRECTIONS OF THE TECHNOPARK



HyeTech Park (Technopark)



ANI FEZ/IZ (Free Economic Zone)

Innovations transformed into new products are then manufactured in the Industrial zone.

Ani Industrial Zone has TWO components

- a FEZ: A Free Economic Zone is very well suited for the manufacturing of goods targeting the International Markets, and
- an IZ: An Industrial zone without the status of a free economic zone is very well suited for the manufacturing of goods targeting the local and Eurasian Economic Union Markets.

The main types of activities allowed in ANI FEZ will include:

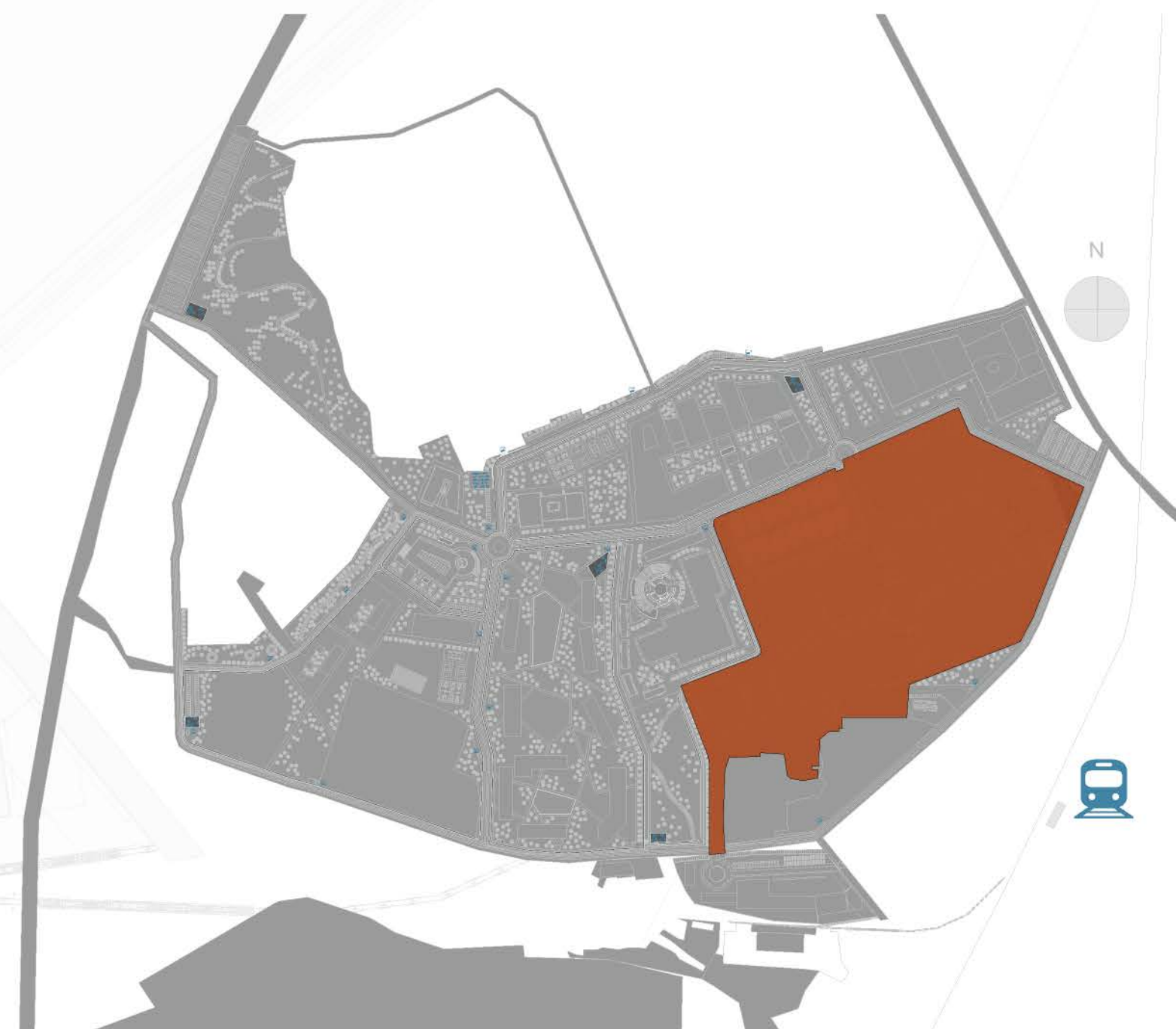
- International trade,
- Manufacture,
- Recycling (processing),
- IT,
- Financial and other services,
- Electricity generation,
- Developer's activities,
- Construction activities.

The services provided by the operator will include:

- All the necessary business services (banking, insurance, accounting, consulting, legal, design, etc.),
- Low-cost supply of energy (electricity, cooling and heating),
- Customs services, warehousing and internal transport and handling,
- Licensing and certification services,
- Marketing and distribution services (incl. packing and packaging).
- Industrial water, waste, and sewer-management,
- Security, hazards risk control, and emergency services.

Favorable factors for residents of Ani FEZ:

- An industrial cluster of intertwined manufacturing lines with direct involvement of R&D and prototyping capacities,
- Licensing LABs enhance and increase competitiveness of products,
- Learning center supplies quality staff/employees and provides re-trainings,
- Assembly services make online manufacturing, branding, packaging, and distribution possible,
- Metallic structured modular factory buildings fit expansion needs of residents.



ANI FEZ/IZ (Free Economic Zone)



Abovyan Fairs and Expo Center

After manufacturing innovative new products in the Industrial Zone, marketing processes are organized mainly at the Abovyan Fairs and Expo Center, another stop on the Giftedness Enhancement and Realization Conveyor belt.

At maturity the Abovyan Fair and Expo Center will offer:

- 5.5 ha of allocated land,
- 10.810sqm of exhibition halls,
- 14.365sqm of outdoor exhibition platforms,
- 15.250sqm of offices,
- 3.142sqm of customizable convention areas
- 5.625sqm of leisure and shopping venues.

The aim of the Abovyan Fair and Expo Center is the organizing of international, regional, and local exhibitions, fairs, and other trade and cultural events. During such events local innovations are presented to the world and international trends are presented to locals.

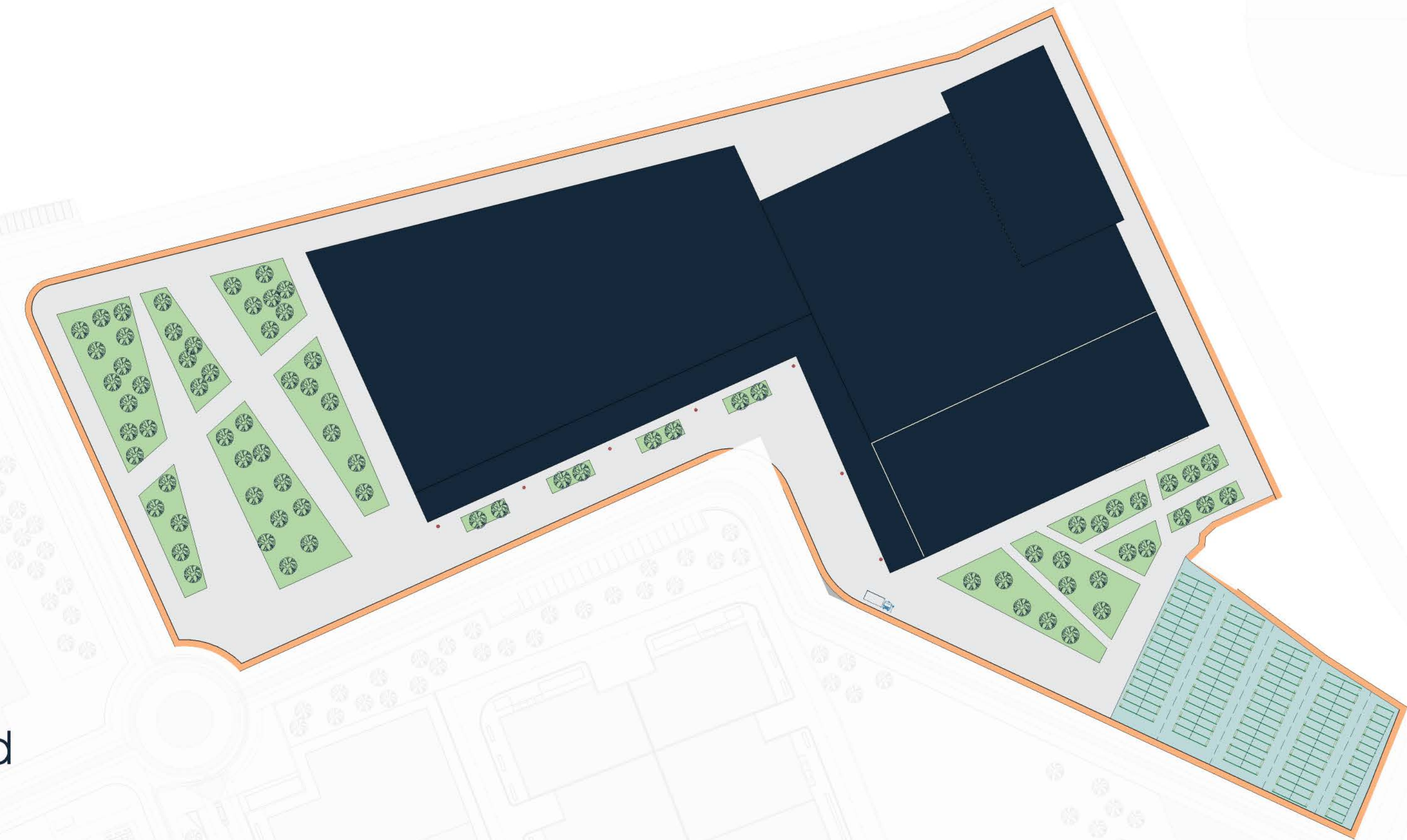
The online presence of the Center will be important. Since a permanent exhibition section will be installed for Armenian innovator companies, local products will permanently be advertised online.

The Center will have a deep cultural impact with respect to an adaptation of international business and industrial sub-cultures, and quality management of international standards into local cultural norms, attitudes, and behavioral patterns.

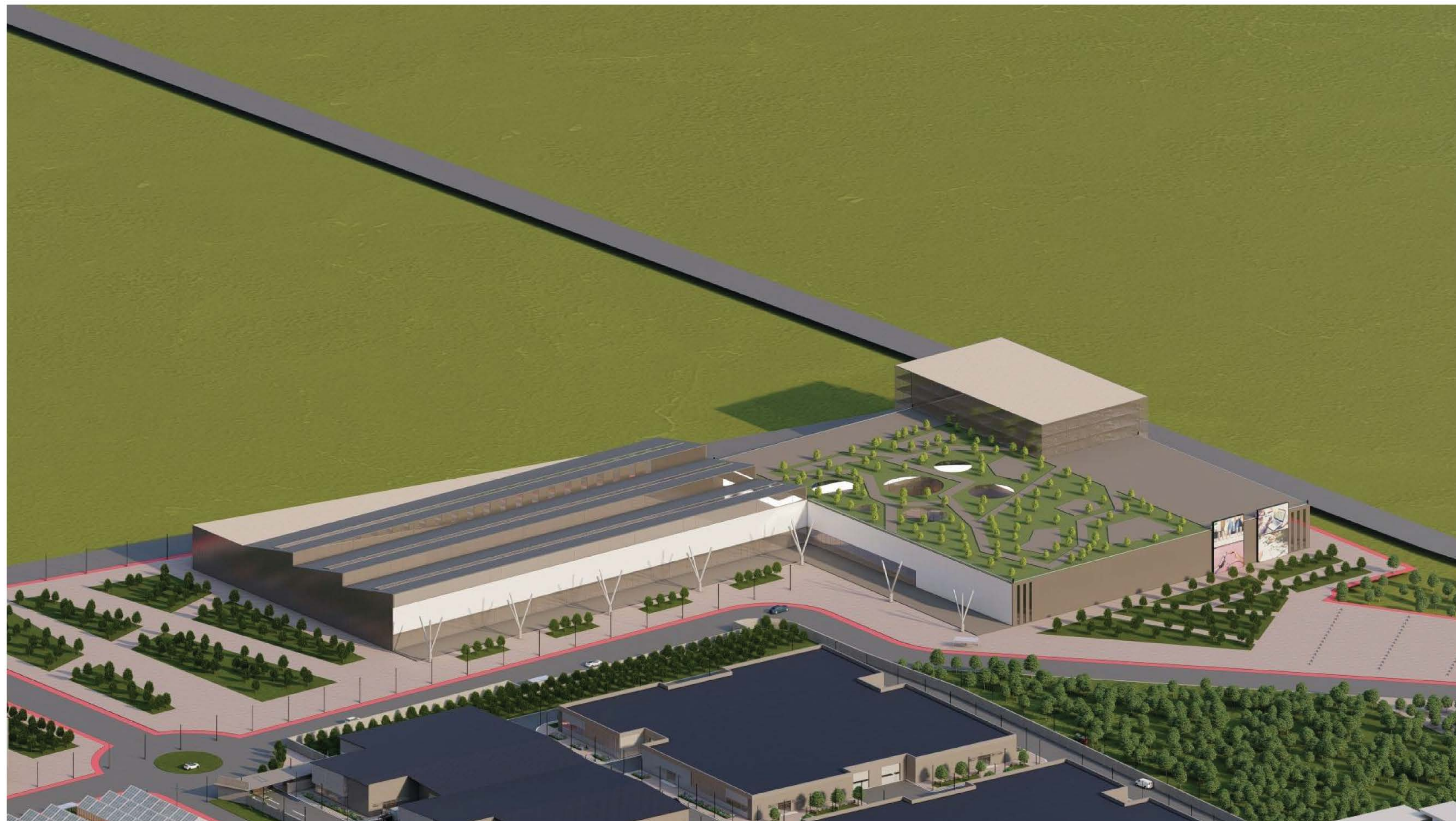
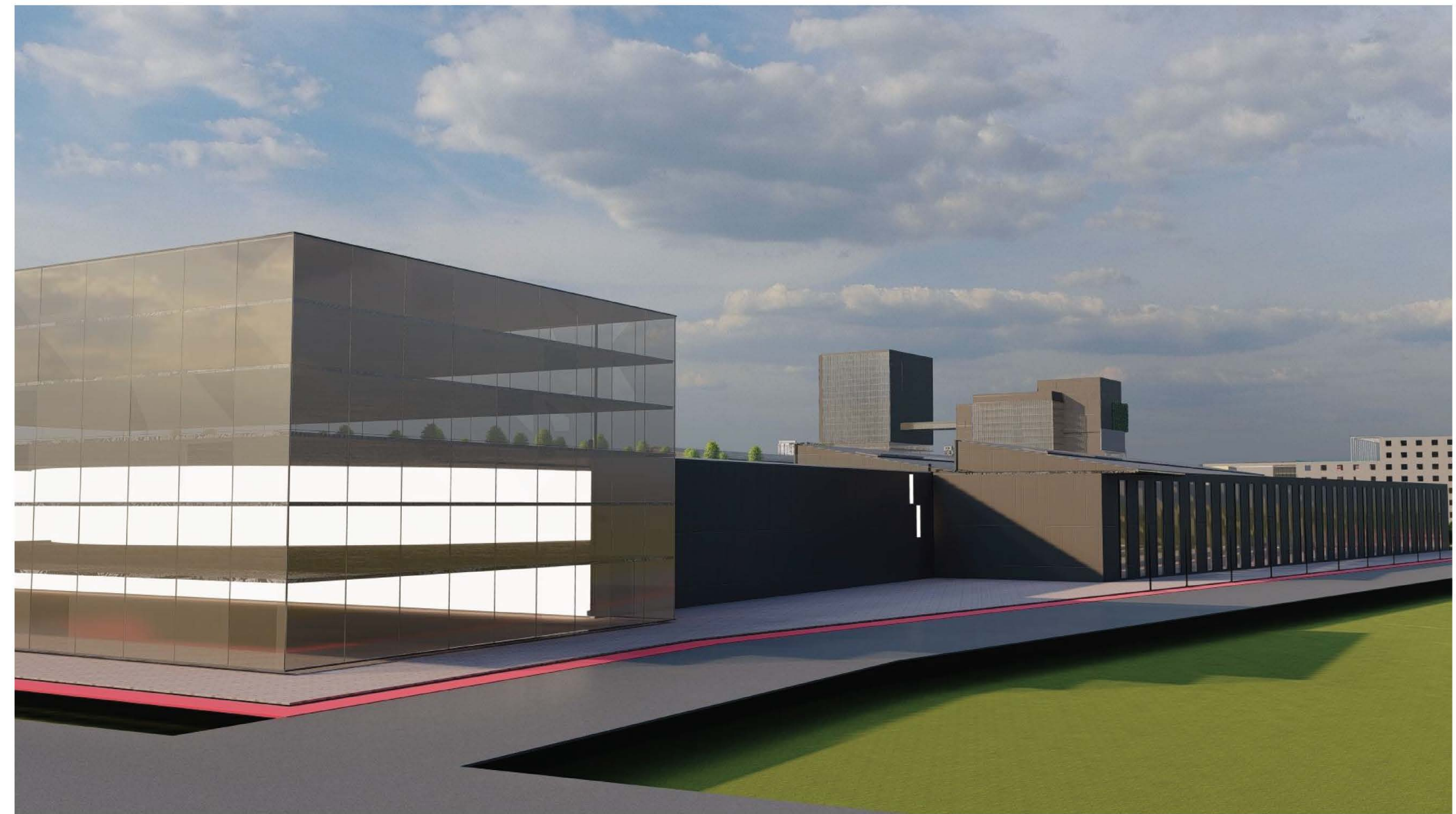
The Center will have a conventions sector with a sufficient capacity for business conferences and meetings: Modulable meeting halls well suited for customized setups into large lecture halls for hundreds of participants, to small face to face business meeting rooms.

The Fairs and Trade Center will also act as a tech-tourism site, incorporating leisure with learning and shopping.

The Center may export exposition events to foreign countries and host foreign expositions as well.



Abovyan Fairs and Expo Center



HyeHUB Logistics Center

The last stop on the giftedness enhancement and realization flow is the logistics Hub. We aim to implement a 3PL Logistics Hub within the Ani community's FEZ

HyeHUB: a 4 hectare 90,000m² Free Customs Warehouse

Choices between South-North corridors are more about quality of services, accessibility & reachability

- A Must use freight and transport bridge into northern Armenia;
- Smart and integrative solutions between all warehouses and free customs of Armenia;
- A bridge between the north and the south: linking the Indian Ocean to the Black Sea.

Starting with a customs open warehouse and installations required for the logistic needs of the ANI FEZ and the community, the HyeHUB in its mature form may include:

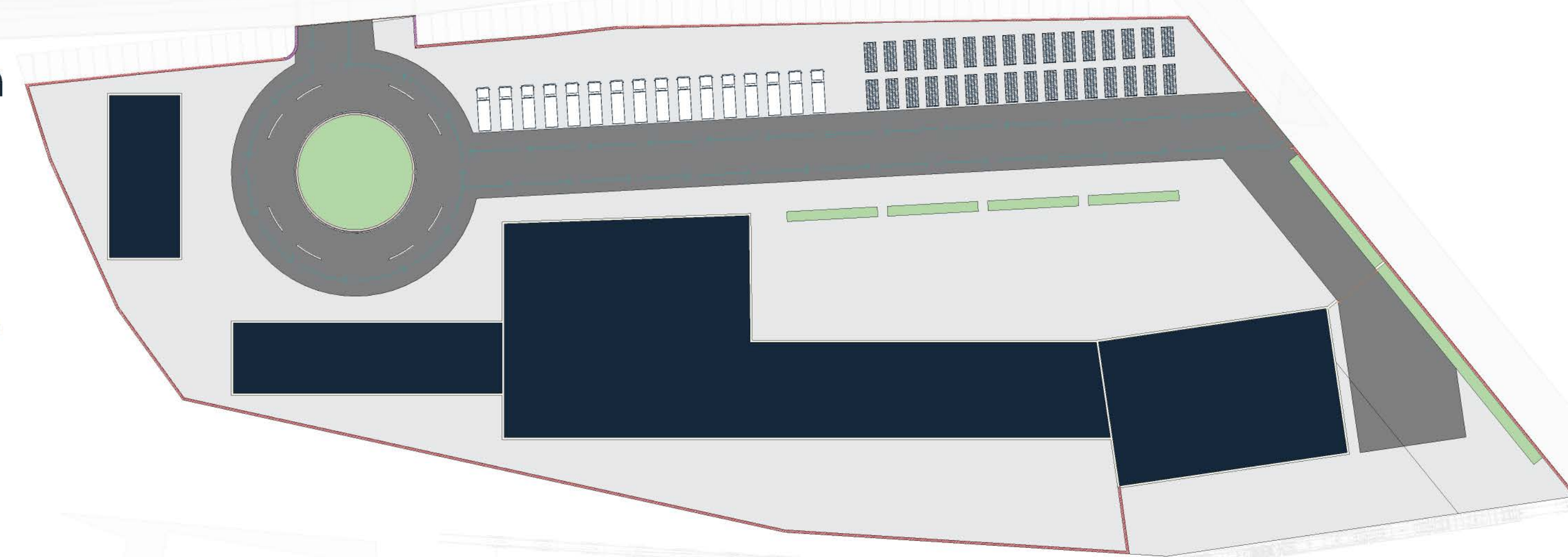
- Railway and freeway access and multimodal interchange terminal for wagons and long-haul vehicles;
- 30,000 sq.m. of warehouses for bulky products;
- 30,000 sq.m of warehouse for palette packed products;
- 30,000sq.m. of warehouse for parcelling services;
- 10,000sq.m. of dry-port for all containers that need re-grouping or transformation (packing, packaging, etc.);
- Print house and packing/packaging services;

Multi-functionality - HYEHUB will present the advantage of fulfilling the requirements to meet the standards of:

- BONDED TYPE: a warehouse that can store imported goods before customs duties are required to be paid on them;
- CONSOLIDATED TYPE: a warehouse that takes small shipments from different suppliers and groups them together into larger shipments before distributing them to buyers;
- DISTRIBUTION CENTER TYPE: a storage used for temporary needs where items are shifted quickly within the supply chain, i.e., a large inventory is received and distributed to resellers and retailers within a short period of time; and
- ASSEMBLY FACILITY TYPE: a setup where semi-finished goods arrive the warehouse, then are moved into the ANI FEZ for more processing / assembly, before being re-packed and distributed.

Favorable Factors:

- Integrated to a FEZ;
- Access to qualified work-force;
- Availability of IT specialists for the implementation and servicing of the 3PL platforms;
- Best position on a railroad, two highways, an airport, and the capital Yerevan.



HyeHUB Logistics Center



Medical and Health Center

The medical and health center adds a sustainability and disaster resilience layer to the community.

A regional medical tourism HUB specialized in:

- Aesthetic medicine,
- Rehabilitation medicine,
- Fertility medicine,
- High-end diagnosis,
- Public health and pandemic management.

On the same square with the Community Resilience Center, the Residential zone, and the Learning Center, the Health and Medical Center will be adapted to disaster aftermath services as well as rehabilitation needs.



Medical and Health Center

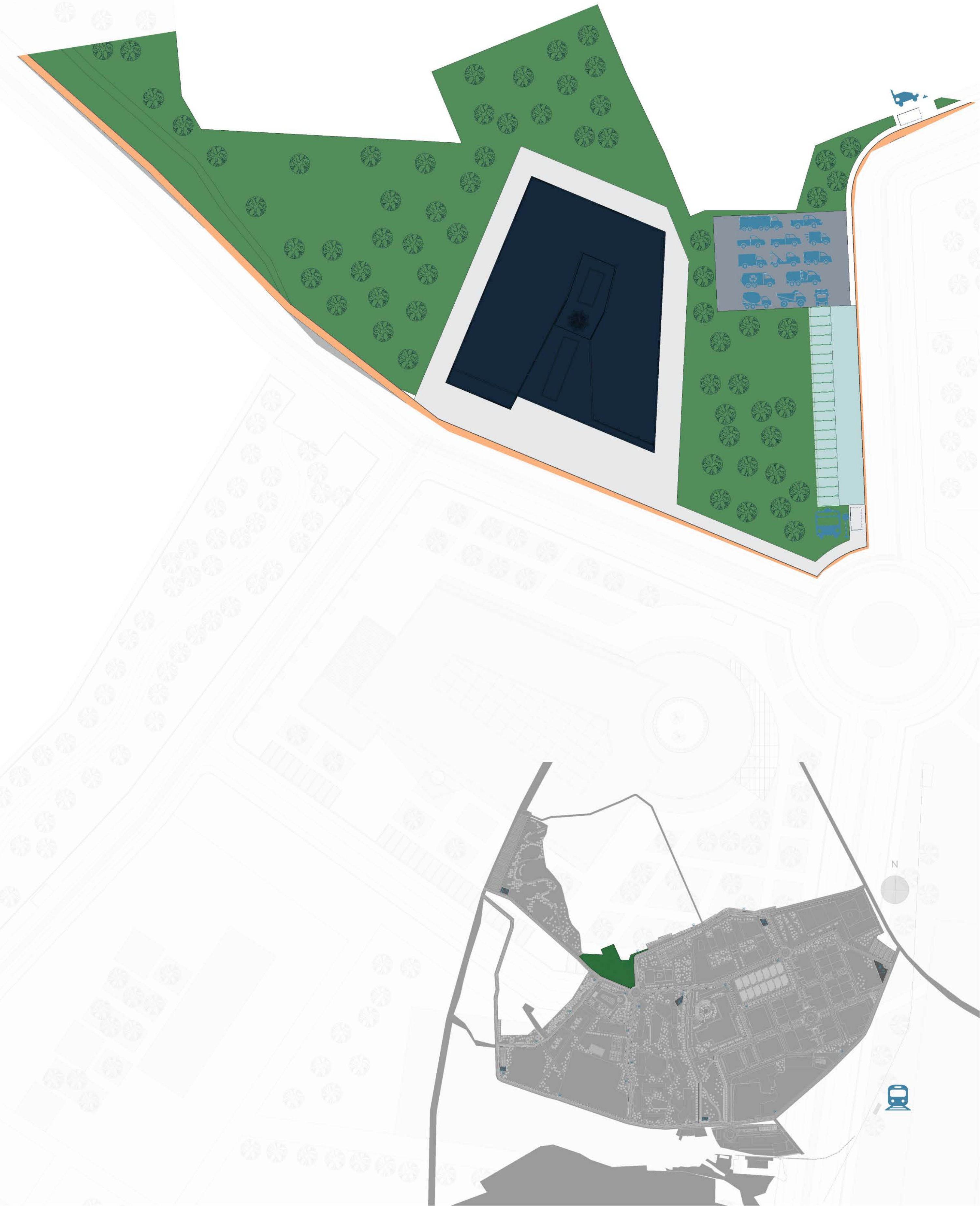


Community Center

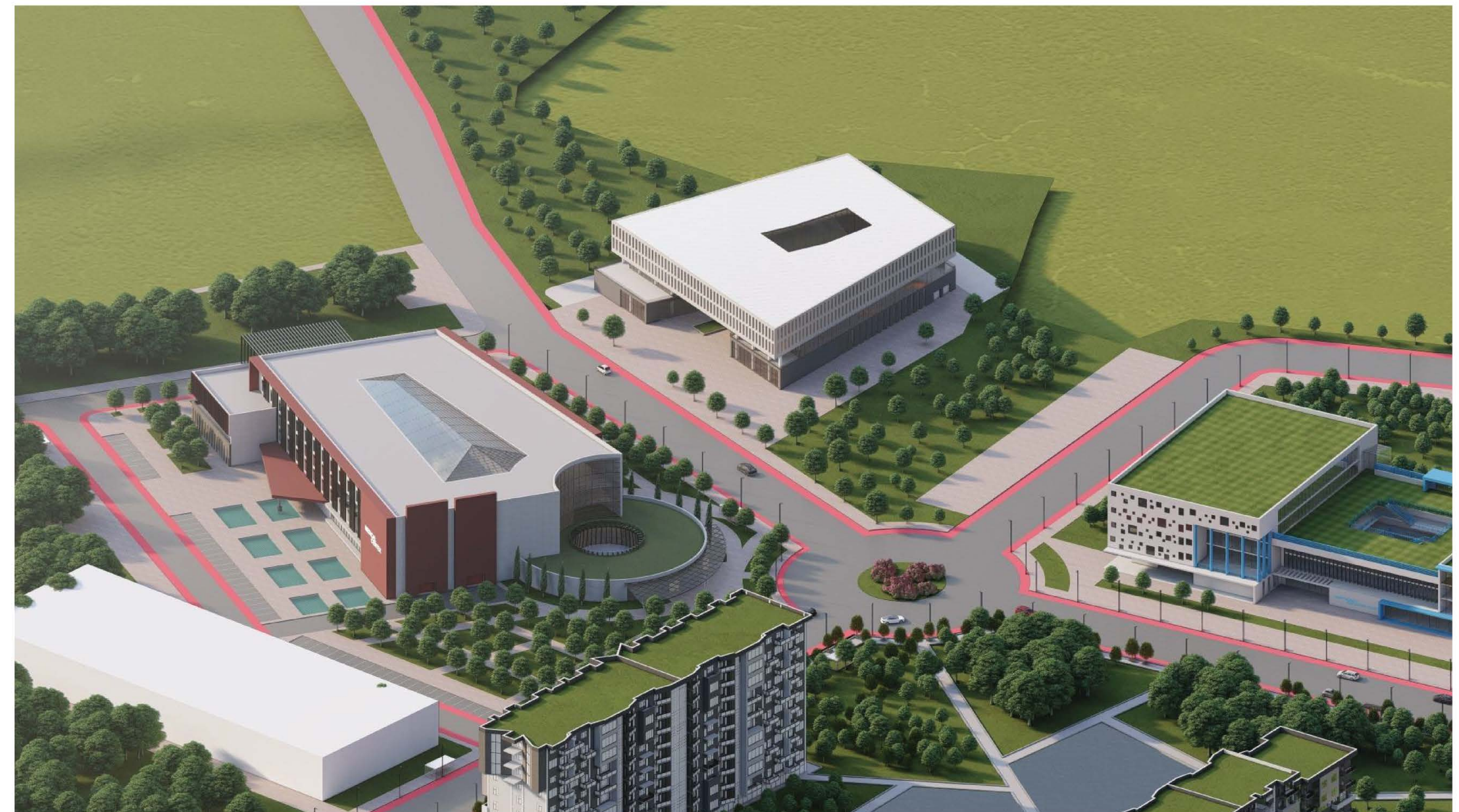
Another sustainability and disaster resilience layer is added by the Community center, the disaster risk minimization HQ of the community.

The Community Resilience Center harbors different organizations and services and is a multi-role institution, monitoring of the state of constructions.

- Disaster Risk Minimization (DRR): water and food reserves monitoring, voluntary unions, community psychological preparedness, etc.,
- Security Services: entrances and exits and transport monitoring, safe business transactions including at the customs warehouses, hazardous waste control, concerts, fairs, sport events, expo-rush, malls, and other types of crowd management, etc.,
- Utilities Management HQ: internal electricity, drinking water, vapor, heating and cooling grids, waste management, functions of Sanitation, rainwater drainage monitoring, etc.,
- Renewability Processes Monitoring: rain-water capture, sewer and waste recycling, produced gas and electricity, drip-irrigation and water recovery network management, etc.,
- State of Emergency Services: fire-fighting, and other public safety sub-structures,
- Residents Assistance Window: foreign students and employees get assistance for all kind of cultural and legal issues.
- Community Self-Governance Bodies: offices of the self-governance leadership and commissions.
- Local Non-Profit Organizations: offices for sustainability, education, and innovation related non-profit local initiatives and groups.
- Quality of Life Management: conflict management, prevention of substance use and aggression, family counseling, teenager vocational counseling, social workers team, psychosocial monitoring of families and students, etc.



Community Center

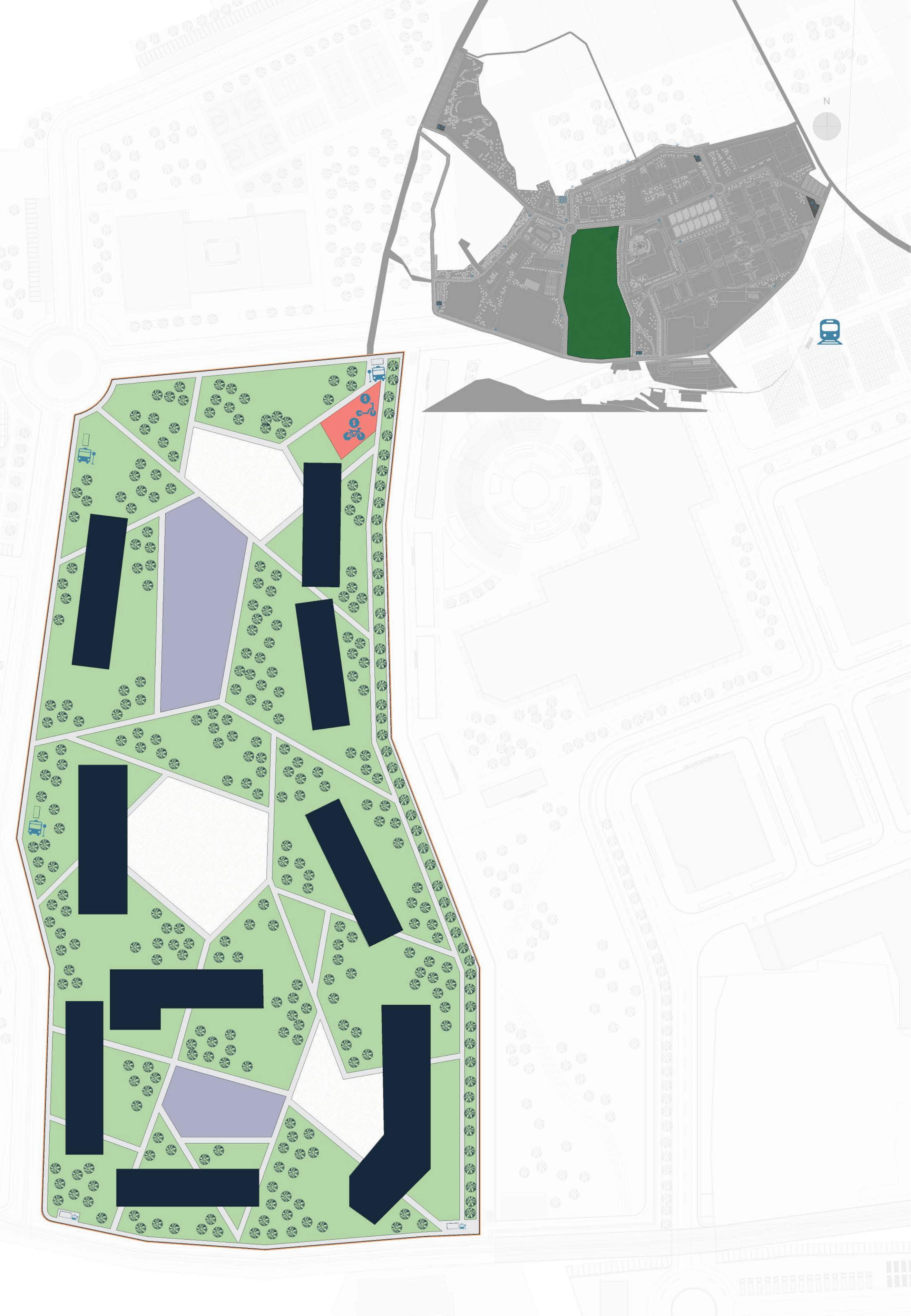


Residential Quarters

Another sustainability and disaster resilience layer is added by the Residential Zone.

Residence for 10,000 people the residential zone offers all services that build a quality life:

- Energy efficiency possibly enhanced by:
 - Wind energy farm
 - Solar heating and electricity
 - Shallow geothermal energy
 - Energy efficient materials
 - Efficient insulation
- Green environment
 - 53% green areas
 - Urban roof farming (agriculture)
 - Waste water recycling
 - Solid waste recycling
- Smart platforms
 - Open data for residents
 - Accessibility of knowledge and an easy access to permanent education
 - IoT automation possible
- Quality of life
 - Family-centeredness of the ANI community locates the residential zone at the center of the community, residential zone adjacent to the medical, learning, innovation and leisure zones.
 - Saving Time with proximity of living, learning, working, and leisure areas.
 - Leisure section outside the community but adjacent to the residential zone.
 - Setup that enhances free-time and leisure execution in a collective setting.



Residential Quarters



An aerial architectural rendering of a large-scale urban development project. The image shows a dense cluster of modern buildings, including high-rise towers and lower-rise structures, interspersed with green spaces and trees. The layout suggests a planned community with integrated infrastructure. The text is overlaid on the upper portion of the image.

The Ani Community (SST) is destined to have a profound Impact not only on the economy, and social life of Armenia, but of the whole region as well.

The Community will engage tens of thousands of workers, employees, residents, and students foreign or RA citizens, who will live, study, create, work, and produce in a sustainable ecosystem specially designed for innovation and export-oriented production.

Thank you for your time