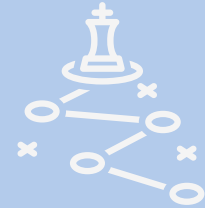




We Connect Strategy, Capital & Build

Experience our **Built To Suit (BTS)** solutions tailored
for **you**



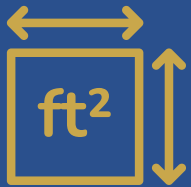
We Build Around You

Built on EXPERTISE. Defined by LEADERSHIP.

AUREUM specializes in customized, built-to-suit solutions, offering expert development management consultation through its seasoned leadership backed by proven experience. We connect you with the right investors to create purpose-built spaces that support your operational needs and long-term growth. Through our strong partnership with **Agnice Contracting LLC**, we ensure seamless industrial design and construction, delivering projects on time and within budget with single-point accountability.



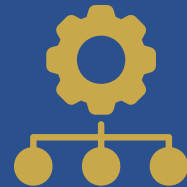
Agnice Contracting LLC brings over **30 years** of expertise, built on a foundation of trust, collaboration, and excellence. With a strong heritage and proven success, we are dedicated to **delivering certainty and quality** through lasting partnerships with our clients.



5 million Sq. ft.+ logistics and manufacturing facilities delivered



100+ Satisfied Client



One Stop Construction solution provider



Your Growth.

Our **Built-to-Suit** Expertise.

At **AUREUM**, we facilitate seamless collaboration between investors, landowners, and end-users to maximize value through **custom-built**, tailored developments. By aligning stakeholders, we create purpose-driven facilities that meet tenant requirements while providing investors with **secure**, income-generating **opportunities** and optimizing asset utilization for landowners. Our holistic approach guarantees a **transparent**, efficient, and value focused development experience for all.

THE PROCESS



Analyzing end-user's operational needs



Design and cost benefit analysis



Presenting the case to the investor



Agreement between the investor and end user



Construction and hand over

Why Our Approach Works for You

KEY BENEFITS

At **AUREUM**, we provide custom-built facilities designed to meet your operational needs, supported by flexible, long-term leasing options. In collaboration with **AGNICE**—a premier regional design & build contractor with over 30 years of expertise—we serve as a strategic enabler, delivering built-to-suit developments through a comprehensive, stakeholder driven approach.



Smart Investment, Long-Term Value

Aureum helps you **reduce upfront costs** by focusing only on what you need. Our **flexible lease options** ensure cost predictability and long-term adaptability, while **custom designs** strengthen your brand identity.



Built for Efficiency, Delivered within Time

We manage the **full development process** so you can stay focused on your business. From land selection to delivery, everything is **optimized** for speed, access, and operational flow.



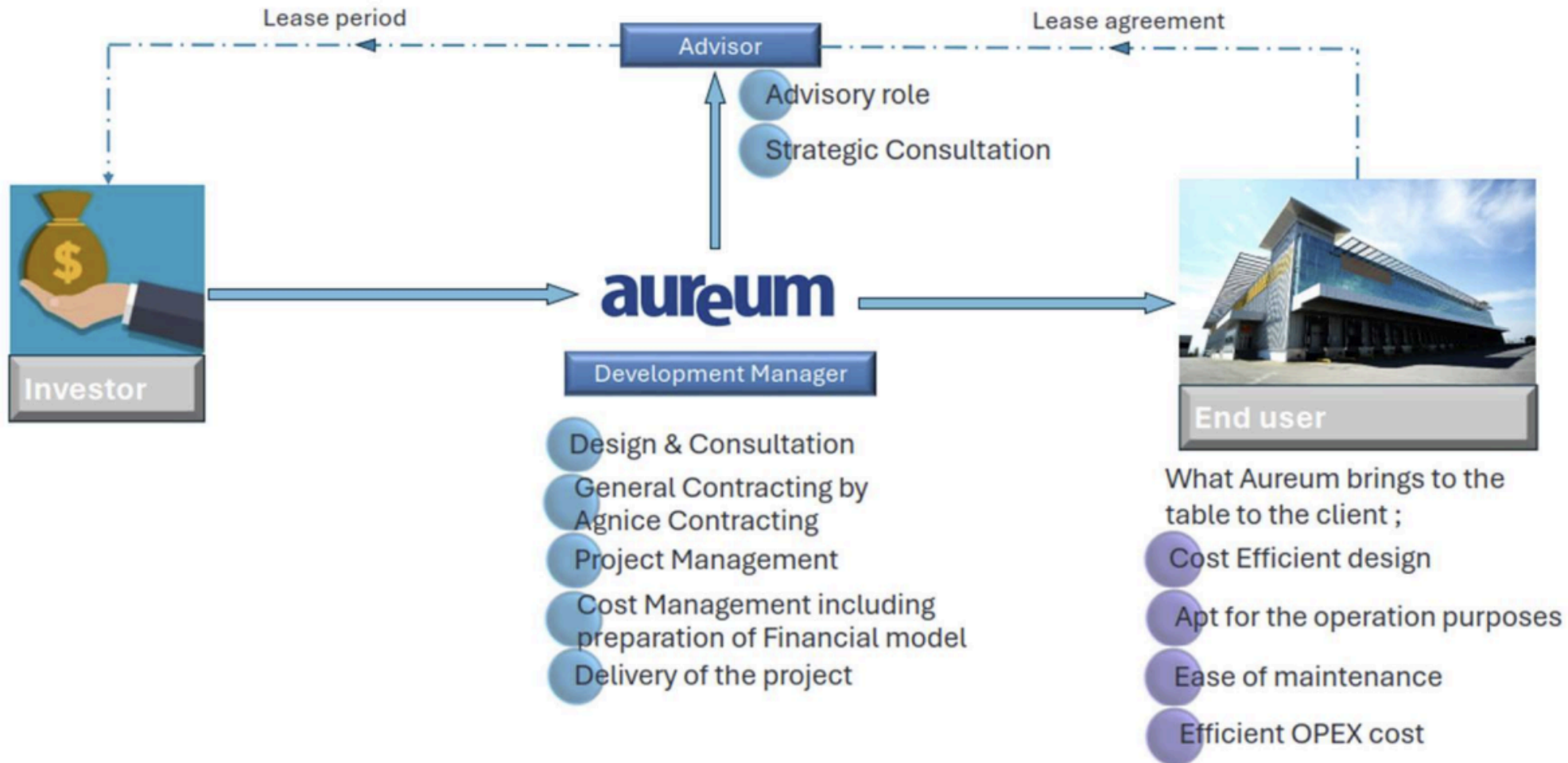
Minimized Risk, Maximum Agility

We take on construction risk — including delays and cost overruns — so you don't have to. Our **sustainable** designs ensure long-term **efficiency**, compliance, and future-ready performance.



BUILT-TO-SUIT (BTS)

Aureum's Role



YOUR **INDUSTRY**, OUR **EXPERTISE**



Industrial and logistics

- Warehousing, Distribution Centers, eCommerce DCs, Light Industrial Units (LIUs), Cold Stores



Manufacturing and Industrial

- Factories, Printing & Publishing, FMCG, Automotive facilities, and other manufacturing and industrial facilities.



Food Security

- Food Processing facilities and Storage



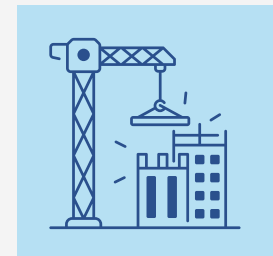
Healthcare

- Pharmaceutical Manufacturing and Storage





**Transforming Ideas,
Creating Value**



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