

LAST 2 PLOTS (29.02 ACRES)



**FINAL 2 PLOTS
IN PHASE 2**

**LEASE PERIOD
Until 2055**

**IDEAL FOR HUB SET UPS
Regional/Global Manufacturing,
Warehousing & Logistics Hub**

VALUE PROPOSITIONS



Strategically located along Straits of Malacca



Part of Port of Tanjung Pelepas, a top 15 Global Port



Located in 5th Globally & 1st in Southeast Asia's the Most Efficient Port



Within Johor Singapore Special Economic Zone (JS-SEZ), Flagship C



2 decades in operations with 45 warehouses & factories



>20,000 employees



7.3 million square feet of warehouse and office space



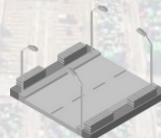
500 acres vacant land bank for future expansion



Home to environment friendly business



Renowned global brands from multi sectors



Developed with world class infrastructure



Autonomous one stop management service



**TAX
0%**
100% import duty exemption



In-house paperless cargo declaration system



Excellent multimodal global connectivity



24/7-armed Police security & Emergency Response Services

Book Now



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VALUE PROPOSITIONS

On-site Government Agency services



24/7 in-house trucking services

Convenient access to international schools, world class hospitals, banks & prime residences



On-site employee dormitories with excellent amenities



Direct integration with port terminal

100% foreign ownership



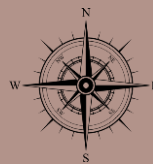
Simplified & fast Customs clearance into Singapore



Investor in total control of property design, architecture & facade



Profuse global connectivity to >300 ports



Vital node in East – West shipping trade network



Abundant supply of water & electricity



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COMMERCIAL TERMS SHEET

Sublease Rental Rate : RM75 per square foot
Sublease Period : Until 23 March 2055

Land Size / Total Sublease Rental	5% Booking Fee	5% Initial Payment	90% Balance Sublease Rental
20 acres (RM 65,340,000.00)	RM3,267,000.00	RM3,267,000.00	RM58,806,000.00
9.02 acres (RM 29,468,340.00)	RM1,473,417.00	RM1,473,417.00	RM26,521,506.00

PAYMENT TERMS

Booking Fee & Initial Payment

- 5% booking fee payable to secure the land until completion of the land de-amalgamation exercise, expected by July 2026 (“Commencement Date”).
- 5% initial payment payable on the Commencement Date, or earlier if the land de-amalgamation exercise completes ahead of schedule.

Balance Sublease Rental

- 90% balance to be paid within 12 months from the Letter of Offer (“LO”) signing date (interest-free).
- Payments made after 12 months will incur 10.2% interest per annum (maximum 3 years instalment).

Construction Period (including CCC)

24 months from Commencement Date

Minimum Throughput Contribution (MTC)

600 TEUs/acre/annum

- 20 acres : 12,000 TEUs/annum
- 9.02 acres : 5,412 TEUs/annum

(*Import-export container volumes, sea-freight via PTP)

MTC Holiday Period

24 months from the CCC date

MTC Commencement Date

On the 25th month from the CCC date

MTC Penalty Surcharge

RM390/TEU (*Subject to change based on the prevailing tariff rate)

“Let’s Talk — Open for Negotiation & Flexible on Selected Terms & Conditions”

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