

PAR EXCELLENCE IN ISKANDAR MALAYSIA

A Prestigious Development by
CapitaLand and UEM Sunrise



where GIANTS MEET

Created by leaders for leaders. Nusajaya Tech Park represents the combined experience of two real estate powerhouses, CapitaLand and UEM Sunrise, who are reputed for their expertise, global standards and good local connections. Expect the best from the best that comes with a sterling track record and from decades of impeccable property development experience.



the PLACE to be



ISKANDAR MALAYSIA - A STRONG AND SUSTAINABLE METROPOLIS

At 2,217 sq km, Iskandar Malaysia is one of the emerging economic zones in the region. A vibrant metropolis and an investment destination nestled within the Indonesia-Malaysia-Singapore Growth Triangle, it offers strategic accessibility to Asia's burgeoning markets and promises to be a mecca for business with its ultra-modern developments and unparalleled growth opportunities.

Since its inception in 2006, Iskandar Malaysia has progressed rapidly, attracting a total cumulative committed investment of RM264 billion as at June 2018. Manufacturing remained the second biggest contributing sector with a cumulative committed investment of RM62.74 billion.

“Our new facility at Nusajaya Tech Park will be a state-of-the-art parts repair and research facility, which will allow us to leverage the skills of local employees to provide world-class service and quality to our customers in this region. It fitted our requirements with an excellent geographical location next to Singapore and pre-built solutions that provided a good shop floor layout, flexibility and future expansion opportunities.”

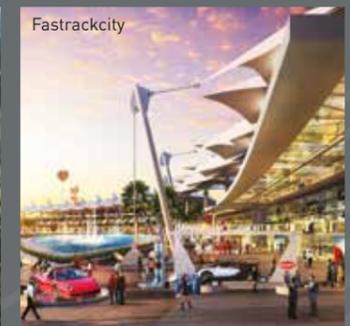
Mr Joakim Andersson
Chief Executive Officer
GKN ENGINE SYSTEMS
[A division of GKN Aerospace]

“Nusajaya Tech Park's proximity to the High-Speed Rail, highway and Singapore is the utmost important factor when we decide on the location. The strong track record of Ascendas (a member of CapitaLand) in working with high quality and long-term tenants in their various industrial parks also attracted us.”

Mrs Diana Peh
Managing Director
SINGAPORE DAI-ICHI

ISKANDAR PUTERI - NOTHING BEYOND REACH

The award-winning township of Iskandar Puteri, master planned and developed by UEM Sunrise, is a key economic driver offering all the strategic advantages of Iskandar Malaysia and more. A bustling city with immense potential, it is the definitive gateway to commercial and lifestyle amenities – including popular theme parks, golf courses, retail and hospitality outlets.



Nusajaya Tech Park

best-in-class industrial space

THE STRATEGIC DESTINATION FOR MODERN MANUFACTURERS

Positioned as a catalyst for business growth, the 519-acre Nusajaya Tech Park combines locational advantages with best-in-class infrastructure in a modern, eco-friendly and well-managed environment.

- **Unrivaled proximity to Singapore** enables companies to tap on the unique strengths and resources of both Singapore and Iskandar Malaysia for cost efficiency and operational excellence
- **Well-conceived park master plan** provides an opportunity for clustering of companies and their support services within a single location, enhancing industry competitiveness
- **Multi-tiered security blueprint** by Certis Cisco for greater security awareness and assurance
- **First Green Mark Gold for Districts township** in Malaysia, awarded by Singapore's Building and Construction Authority
- **Wide selection of business space** designed to cater to industrial needs - from Ready-built Facilities for quick start-up to land plots for customised developments

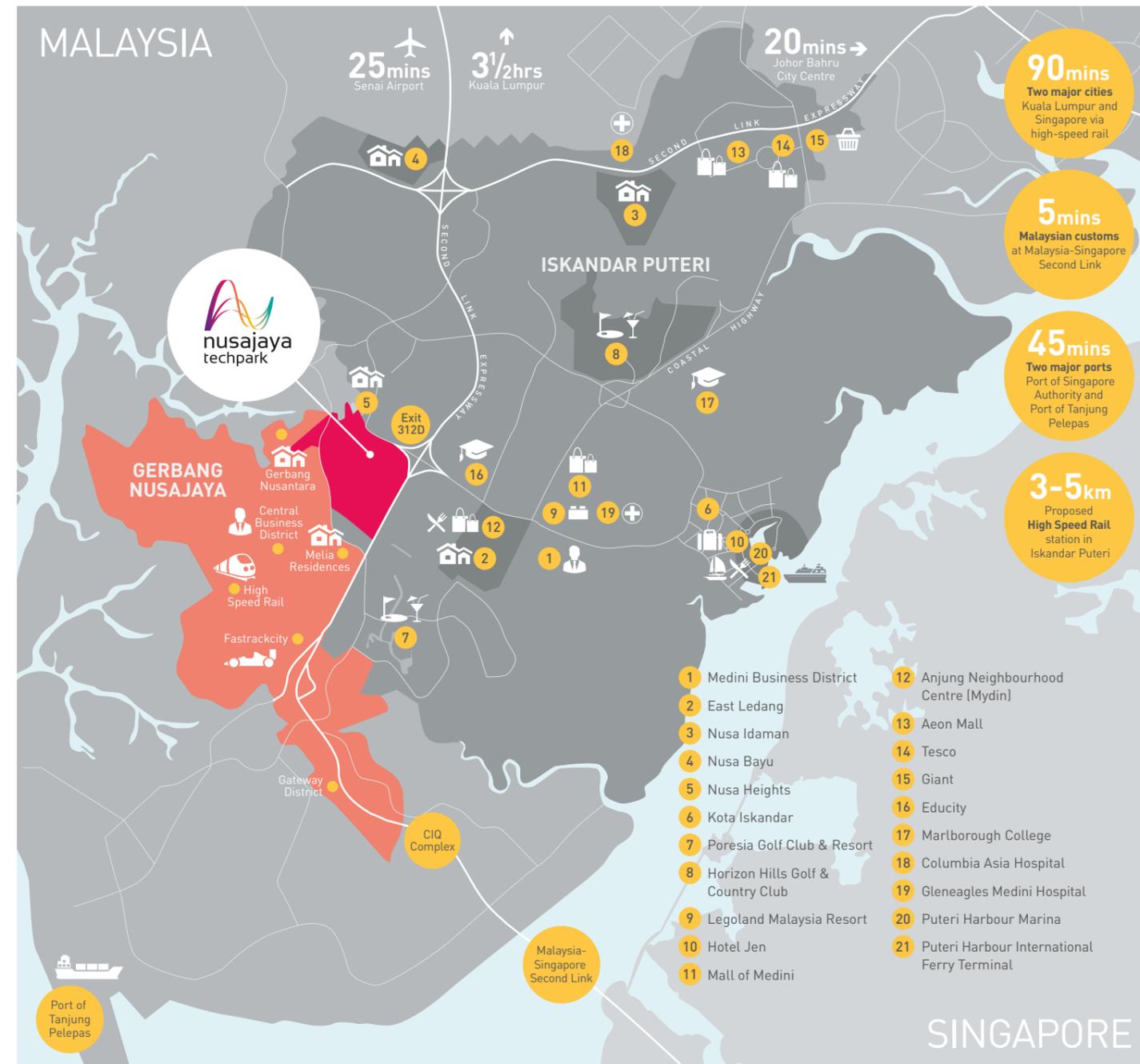
1 MINUTES TO SINGAPORE

Strategically located within minutes from the Malaysia-Singapore Second Link, Nusajaya Tech Park offers excellent accessibility to international airports and seaports in both Singapore and Malaysia, and connects to all major cities in Asia within a six-hour flight radius. A proposed rapid transit system within Iskandar Malaysia and a Singapore-Kuala Lumpur high-speed rail link will further improve connectivity in future. Business expansion into the region is now just a step away.



Excellent Locale

In Iskandar Puteri



•• We chose **Nusajaya Tech Park** as the base for our regional manufacturing hub, due to its favourable geographical location and proximity to our regional office in Singapore. This new facility at **Nusajaya Tech Park** will allow us to offer the best possible value for our customers in the region, through shorter lead times and optimised logistics, as well as contingency plans for uninterrupted supply. We have also worked with Ascendas (a member of CapitaLand) previously and are excited to further our working relationship with such a competent and reliable developer. ••

Mr Torsten Wywiol
Chief Executive Officer
STERN-WYWIOL GRUPPE



READY-BUILT FACILITIES



Enable companies to operationalize their businesses quickly with minimal fitting-out and lower investment costs.



Freehold facilities ranging from semi-detached units of 13,000 sq ft to detached factories of 38,000 sq ft.



Sleek, modern frontage with separate loading areas, configurable space, quality finishes and superior building specifications.

BUILD-TO-SUIT FACILITIES



Facilities customised to specific operational needs.



Handholding services for quick and smooth start-up - from planning and design, to construction, project management as well as property management.



Choice of purchase or lease to cater to different budgets and business models.

GREEN WITH ENVY

Set in verdant landscapes, the tech park features a perfect backdrop for interaction, recreation and work. A refreshing green spine provides convenient access to park amenities, while eco-friendly features that meet international standards for Green districts are blended into industrial and social spaces to conserve energy, minimise carbon footprint and reduce operating costs. Belong to an eco-conscious community that contributes actively to sustainable environments.



First in Malaysia to be awarded
Green Mark for Districts Gold (Provisional)
Building Construction Authority, Singapore



First in Johor to be awarded
GBI Township Silver (Provisional)
Green Building Index (GBI) Township



Award-winning landscape design
Merit Award | Master Planning Category
Singapore Landscape Architecture Awards 2013



PREMIER BUSINESS CONCIERGE

Accelerate your start-up using our comprehensive range of customer support services. These include facilitating the applications of permits and licenses, manpower recruitment, training and liaising with government agencies on incentive programs. Leverage our support and free up critical resources to launch your business.



Manpower
Recruitment
& Training



Security



Taxation



Property
Management



Licenses



Setting up
of Company



Fit-out
Services



Tie-up
with Banks



A member of **UEM Group**

CapitaLand Limited (CapitaLand) is one of Asia's largest diversified real estate groups. Headquartered and listed in Singapore, it owns and manages a global portfolio worth over S\$103 billion* as at 31 March 2019. CapitaLand's portfolio spans across diversified real estate classes which includes commercial, retail; business park, industrial and logistics; integrated development, urban development; as well as lodging and residential. With a presence across more than 200 cities in over 30 countries, the Group focuses on Singapore and China as its core markets, while it continues to expand in markets such as India, Vietnam, Australia, Europe and the USA.

*CapitaLand's assets under management is over S\$123 billion with the completion of its acquisition of Ascendas-Singbridge by end June 2019.

capitaland.com

A flagship company for real estate investment and property development businesses by Khazanah Nasional Berhad, the investment holding company of the Government of Malaysia. UEM Sunrise spearheads the development of Iskandar Puteri as Southeast Asia's newest regional city with diverse signature developments to create and promote economic growth and development in the area.

uemsunrise.com



(Left to right): Singapore Science Park (Singapore), International Tech Park Bangalore (India), Dalian-Ascendas IT Park (China), Galaxis, One-North (Singapore), Mont' Kiara, Kuala Lumpur (Malaysia), Gerbang Nusajaya masterplan (Malaysia)

DEVELOPER SALES GALLERY

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