

BANDAR BUKIT RAJA INDUSTRIAL GATEWAY

BANDAR
BUKIT RAJA
THE PRIDE OF KLANG

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A joint-venture project by :



Property



mitsui & co.

 MITSUBISHI ESTATE

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Malaysia's State-of-the-Art, Build-to-Suit
Facilities to Optimise Your Supply Chain



Property



mitsui & co.

 MITSUBISHI ESTATE

MALAYSIA'S BENCHMARK SUPPLY CHAIN HUB FOR TODAY & THE FUTURE

Spread across 50 acres of prime land amidst a bustling industrial estate in Bandar Bukit Raja, Selangor, Bandar Bukit Raja Industrial Gateway is a build-to-suit ("BTS"), world-class facility that empowers global supply chain players with competitive advantage.

It is the brainchild of Malaysia's leading property developer, Sime Darby Property, global infrastructure provider, Mitsui & Co., and comprehensive property developer and operator, Mitsubishi Estate.

- **First-of-its-kind, future ready supply chain hub with bespoke Grade A facilities**
- **Ready infrastructure that includes water, power supply and telecommunications**
- **Strategically located amidst Malaysia's industrial heartland – Bandar Bukit Raja**

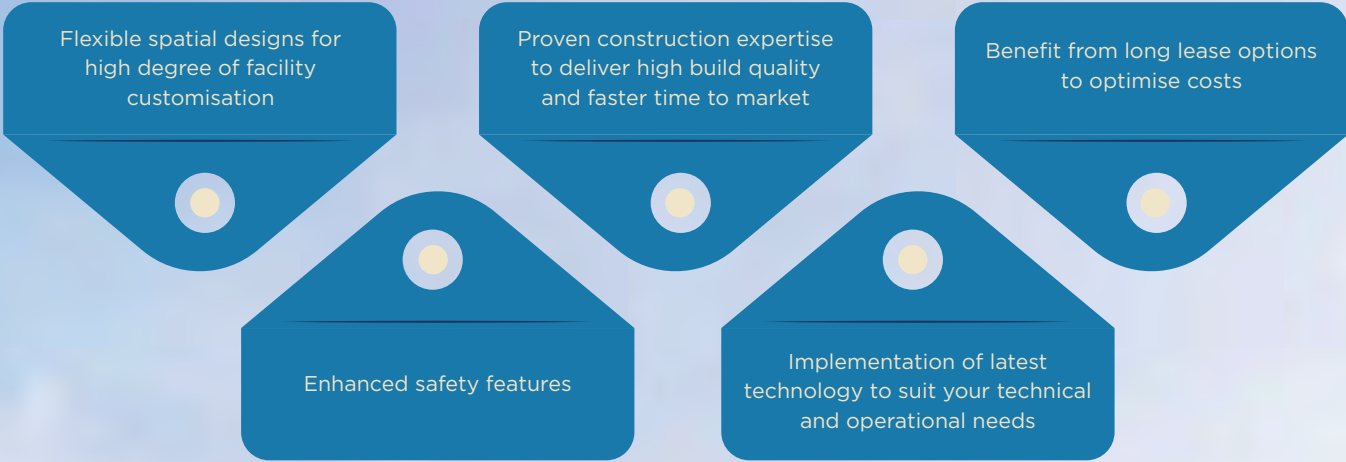


**Artist's impression only*

DESIGNED TO PROPEL YOUR GROWTH

Financing and building your own warehouse is time consuming and cost-prohibitive.

Bandar Bukit Raja Industrial Gateway latest technological solutions and infrastructure provide operational scalability, faster speed to market, improved safety and security (state-of-the-art firefighting systems) and reduced capital and operational expenditure.



Early Suppression Fast Response Fire Sprinkler Systems (ESFR) Fitted Facility

Developed as an alternative to in-rack systems to fight fires, ESFR ceiling mounted sprinklers release 2-3 times the amount of water of conventional sprinkler heads and emit larger water droplets. This makes ESFR highly effective in dousing fires and eliminates the need for in-rack sprinklers.

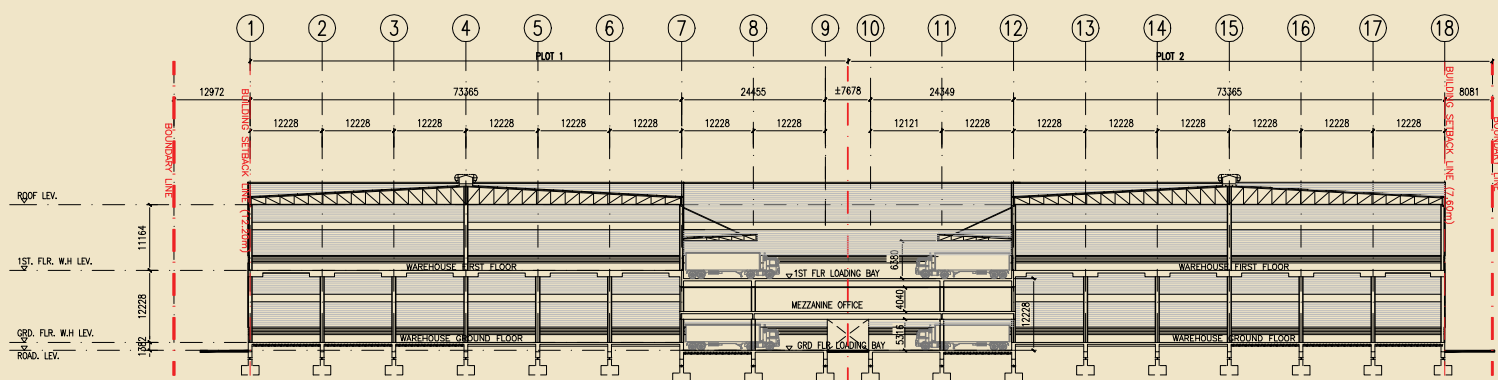
The system is suitable for High Piled Storage i.e. palletised, solid pile, shelf, bin box, or rack storage of materials. It protects a variety of commodities from non-combustible to normal combustible products to high hazard commodities such as plastics without the use of additional in-rack sprinkler protection in rack storage structures.

The system is also in compliance with the **National Fire Protection Association (NFPA)** - the leading knowledge resource on fire, electrical and related hazards, and also **FM Global**, an expert in property insurance.

Artist's impression only

BUILD-TO-SUIT FACILITIES

True flexibility in form, shape & size



SECTION A-A (PLOT 1-2)
SCALE 1:750 (A3)

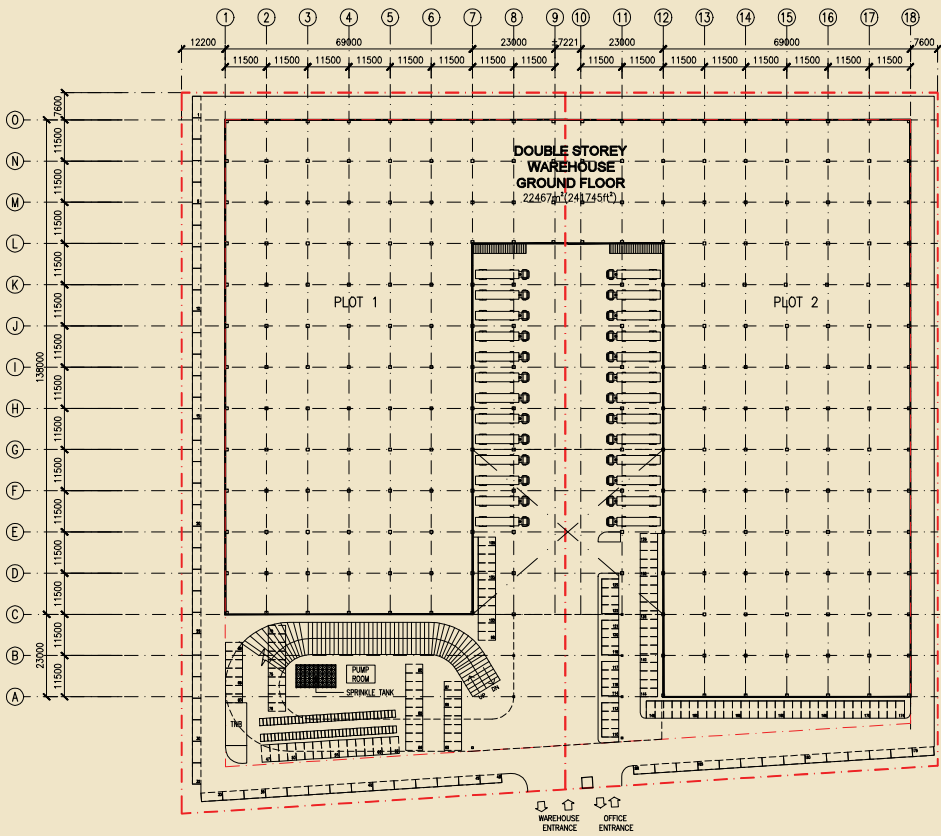
PLOT 1, 2	AREA(m ²)	AREA(ft ²)
2 STOREY WAREHOUSE		
GROUND FLOOR	22467	241745
FIRST FLOOR	22467	241745
	44934	483490
MEZZ. OFFICE	2448	26341
TOTAL AREA	47382	509831

PLOT 1, 2	REQUIRED	PROVIDED
CONTAINER	-	52
CAR PARK	272	279

LAND AREA	AREA(m ²)	ACRE
PLOT 1	21783	5.383
PLOT 2	19869	4.910
TOTAL LAND AREA	41652	10.293

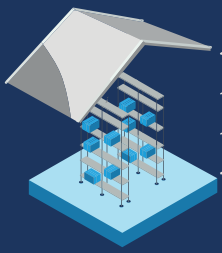
PLINTH AREA	60%
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GROUND FLOOR PLAN
SCALE 1:1000

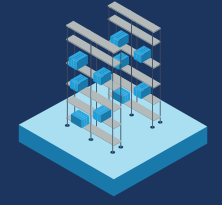


Whether you're operating a conventional supply chain, cold chain or ecommerce logistics operations, Bandar Bukit Raja Industrial Gateway offers you a precise, purpose built solution to propel your business growth. Our complimentary Building Information Modelling ("BIM") services allow us to plan every aspect to your specification. From architecture, right to building materials, placement of loading bays, vehicular movement and more, every aspect is customised to your specifications.

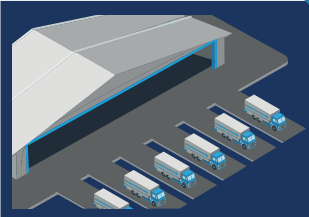
Our supply chain facilities feature the following:




12.0m
Minimum Clear Height




2.5-3.0
MT / sqm of Floor Loading



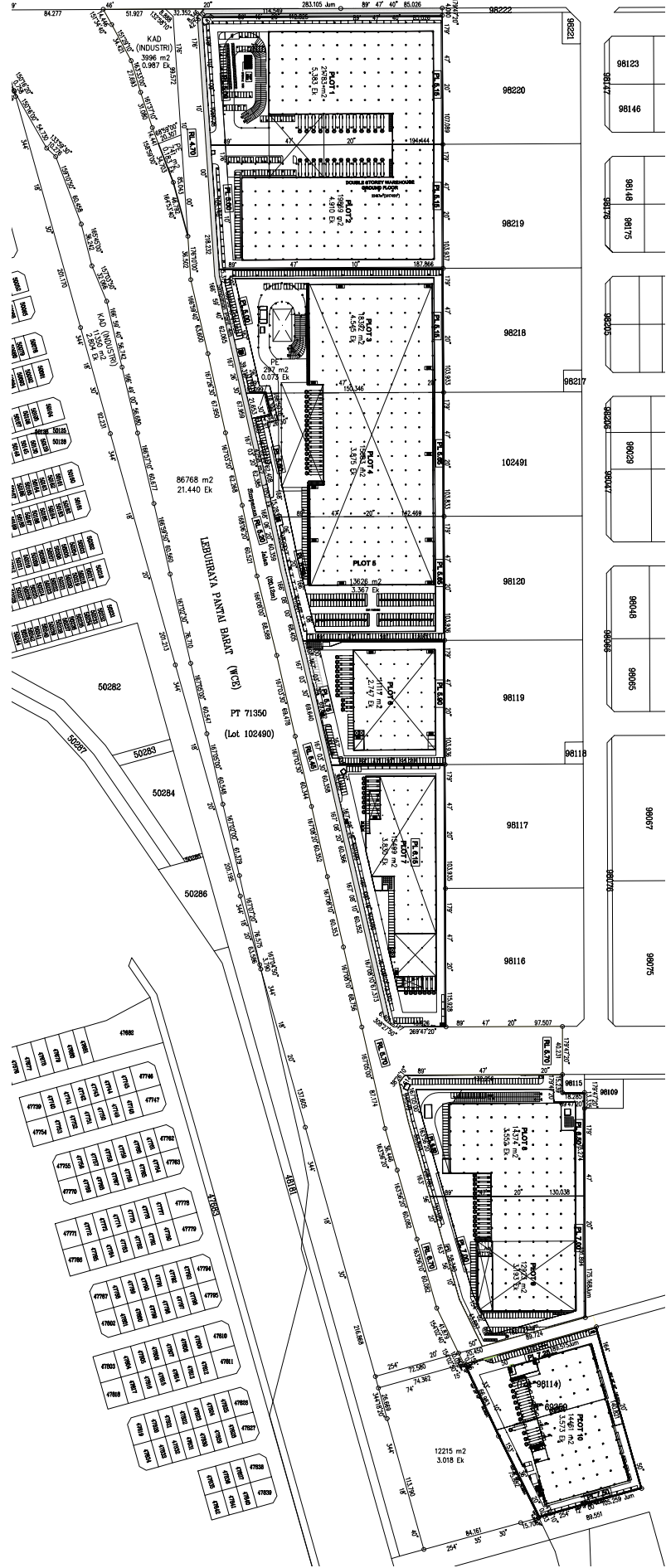
Ample
Loading Bays

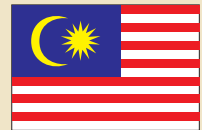


Driveways and Vehicular Circulation - Designed for Efficiency and Maximum Maneuvering



ESFR
Firefighting System





A STRATEGIC POSITIONING WITHIN SELANGOR – MALAYSIA'S MOST DEVELOPED AND INDUSTRIAL STATE

Malaysia remains a vibrant destination for trade and business within the region. Stable, prosperous and investor friendly.

Selangor is home to more than 10 strategic industrial parks, booming cities and more than townships and an educated, highly-skilled, multi-lingual population.

Hence, a business presence in Bandar Bukit Raja Industrial Gateway allows you to tap the potential manufacturers in these areas.

Your business will benefit from a complete eco-system of goods and service producers, of transportation infrastructure and of ample talent availability to reach end customers – both locally and internationally.

Selangor alone contributed **23%** of Malaysia's GDP in 2017.

Selangor is home to:



160 higher learning institutions providing diverse talents

98.7% population literacy rate



Estimated labour pool exceeding **3 million** workers (across the Klang Valley)

Over **360,000** new job opportunities



90 logistics companies including global players

1,302 MSC status companies

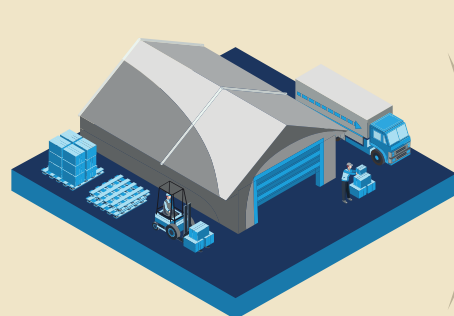
Data Retrieved from:

- <http://www.theedgemarkets.com/article/selangor-maintains-position-op-gdp-contributor-2017>
- https://www.dosm.gov.my/v1/index.php?r=column/cone&menu_id=eGUyTm9RcEVZSllmYW45dmpnZHh4dz09

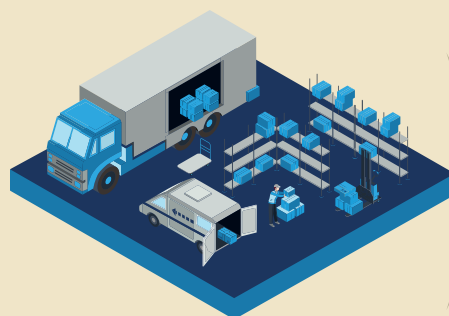
- <http://investselangor.my/Why-Selangor/>
- <https://www.youtube.com/watch?v=LOQwcu8v5X0>

Established supply chain ecosystem

Located close to top manufacturing logistic key players which offer an extensive array of thriving logistic and supply chain services.



Manufacturers



Logistics Providers



End Users



10 Main Industrial Parks / Zones

- | | |
|------------------------------------|----------------------------------|
| 1 Serenia City Industrial Park | 6 Tanjung Industrial Park |
| 2 Selangor Cyber Valley | 7 Selangor Halal Hub |
| 3 Mahkota Industrial Park, Banting | 8 Sungei Way Free Trade Zone |
| 4 Port Klang Duty Free Zone | 9 Worldwide i-Zone, Kapar |
| 5 Pulau Indah Industrial Park | 10 UMW Industrial Park, Serendah |



West Coast Expressway Interchange

CONNECTED TO AIRPORTS, SEA PORTS, AND HIGHWAYS

The Industrial Gateway at the Heart of Industry, Business and People

Whether by road, air or sea, Bandar Bukit Raja Industrial Gateway enjoys excellent connectivity and accessibility. Businesses benefit from a wider choice of transportation infrastructure to enjoy greater flexibility for the seamless movement of goods or people – both locally and internationally.

Excellent access to vital maritime ports, major highways and international airports:

28
km

to Malaysia's largest west coast ports – **Port Klang (11,978,466 TEUs in 2017), Westport (9.02 million TEUs in 2017) and Northport (dedicated halal hub).**

28
km

from **Sultan Abdul Aziz Shah Airport (Subang International Airport)** providing easy travel access to East Malaysia and South East Asia.

60
km

from **Kuala Lumpur International Airport ("KLIA")**, the world's 23rd busiest airport.

Close proximity to major administration, population and business centres:

7
km

to **Klang town** – the royal city and home to Malaysia's largest maritime west coast ports.

12
km

to **Shah Alam**, Selangor State capital and administration centre (population: 650,000).

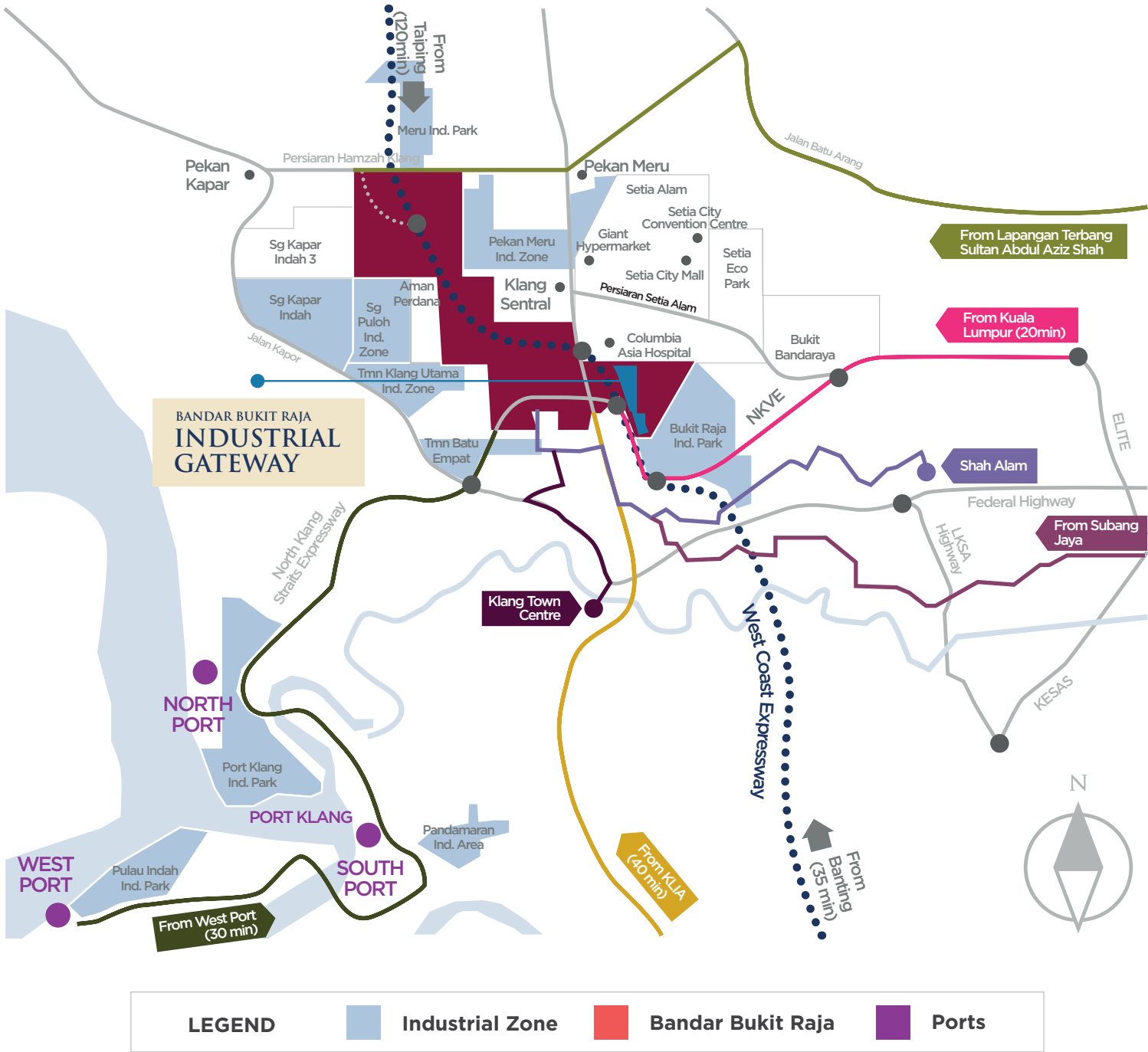
25
km

to fast-growing satellite city, **Subang Jaya**. Malaysia's 5th largest town (estimated population 1.7 million).

45
km

from **capital city, Kuala Lumpur** – the business heart of Malaysia and home to 7 million people (Greater Kuala Lumpur).

SITE MAP



Well served by a network of highways:

- | | |
|---|---|
| <ul style="list-style-type: none">West Coast ExpresswayNorth Klang Valley ExpresswayFederal HighwayKESAS Highway | <ul style="list-style-type: none">North-South Expressway (Central Link)LKSA HighwayAlternative toll-free roads to Shah Alam and KlangAlternative access to KESAS Highway via Jalan Kebun Interchange |
|---|---|



EMBRACE A NEW DAWN OF UNBRIDLED POTENTIAL & PROMISING GROWTH PROSPECTS

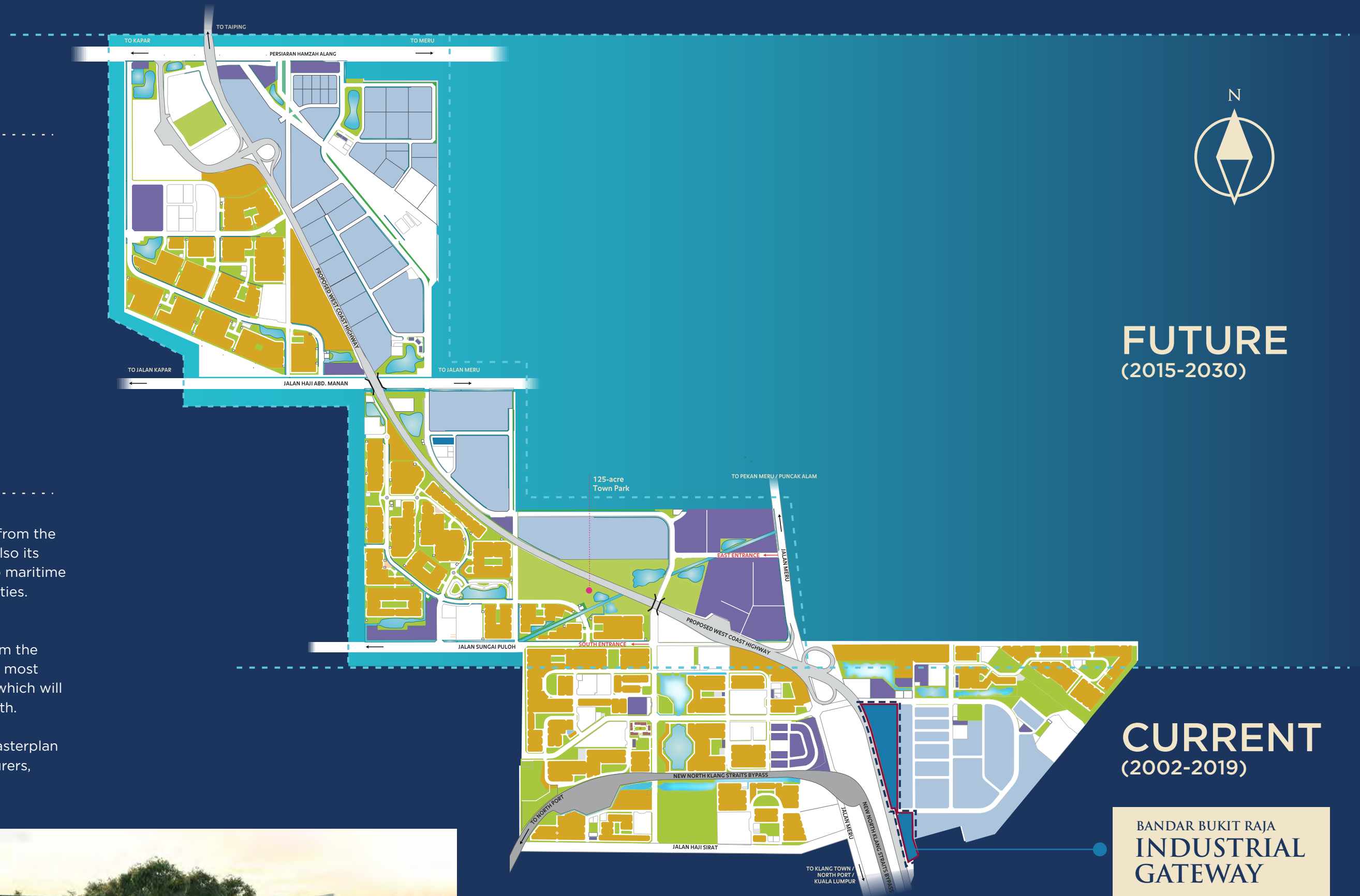
Bandar Bukit Raja Industrial Gateway benefits from the integrated Bandar Bukit Raja masterplan and also its strategic location in Selangor with proximity to maritime and air facilities as well as its future ready facilities.

Aside from a large 48% industrial area, the Bandar Bukit Raja masterplan is set to transform the landscape of Bandar Bukit Raja into Selangor's most dynamic and vibrant industrial growth engine which will unleash a wave of unparalleled economic growth.

Developed in phases, the Bandar Bukit Raja masterplan progressively caters to the needs of manufacturers, service providers and end users.



Bandar Bukit Raja Entrance





About Sime Darby Property

Sime Darby Property is Malaysia's largest property developer in terms of land bank with 20,695 acres of remaining developable land. On the back of a successful 45-year track record of developing sustainable communities,

Sime Darby Property
has to date built
23 active
townships / developments

with a global reach that encompasses assets and operations across the Asia Pacific region and the United Kingdom. In the UK, as part of a Malaysian consortium, Sime Darby Property is the developer of the iconic Battersea Power Station project in central London.

Sime Darby Property is a multiple award-winning property groups with numerous local and international accolades. It is the first Malaysian property developer to be awarded the International FIABCI Prix d'Excellence Awards twice for its Subang Jaya and UEP Subang Jaya townships. The company bagged its 8th consecutive Gold at the Putra Brand Awards 2017 and its 5th consecutive Top 10 Developers Awards at the BCI Asia 2015. Sime Darby Property has also been recognised as among the top developers in Malaysia in the annual The Edge Top Property Developers Awards, a recognition which the company consistently receives since 2009.

For more information, log on to
www.simedarbyproperty.com

LEVERAGE PROVEN EXPERTISE AND GLOBAL EXCELLENCE

Bringing together the world-class capabilities and stellar track record as Malaysia's leading property developer with a diverse portfolio, Bandar Bukit Raja Industrial Gateway is Malaysia's game-changing value proposition for successful supply chain operations in Malaysia.



About Mitsui & Co

Mitsui & Co., Ltd. ("Mitsui") is one of the most diversified and comprehensive trading, investment and service enterprises in the world, with

137 offices in
66 countries

regions as of Apr, 2018. Utilizing our global operating locations, network and information resources, we are multilaterally pursuing business that ranges from product sales, worldwide logistics and financing, through to the development of major international infrastructure and other projects in the following fields: Iron & Steel Products, Mineral & Metal Resources, Infrastructure Projects, Integrated Transportation Systems, Chemicals, Energy, Food, Food & Retail Management, Healthcare & Service, Consumer Business, IT & Communication Business, Corporate Development Business.

Mitsui is actively taking on challenges for global business innovation around the world.

For more information, visit
www.mitsui.com



About Mitsubishi Estate Co., Ltd.

Established in 1937, Mitsubishi Estate Co., Ltd. boasts leading position in the Japanese property market, with a

market capitalization of
JPY 2.7 trillion
(approx. USD 24 billion).

The company's operations are not limited to its core business of the development and management of over 30 prime grade office buildings in Tokyo's CBD - the Marunouchi district, but as a comprehensive property developer and operator, Mitsubishi Estate and its subsidiaries are engaged in a spectrum of businesses in diverse fields related to real estate, throughout the various asset classes, value chain and across geographies.

For more information, visit
www.mec.co.jp