

SBB

INDUSTRIAL PARK

PULAU INDAH, SELANGOR



A Master Developer :





Flagship Developments & Initiatives :



Wholly-owned Subsidiaries :



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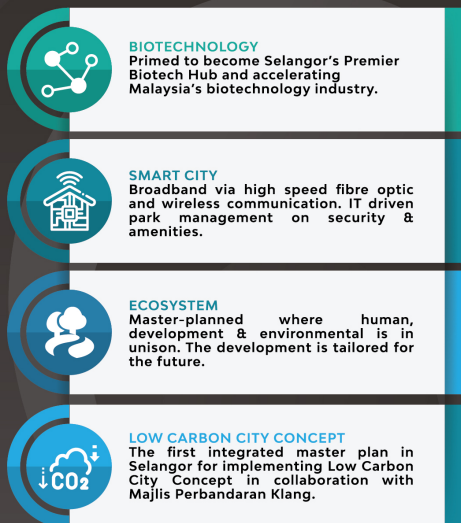
SELANGOR : THE GOLDEN STATE OF MALAYSIA



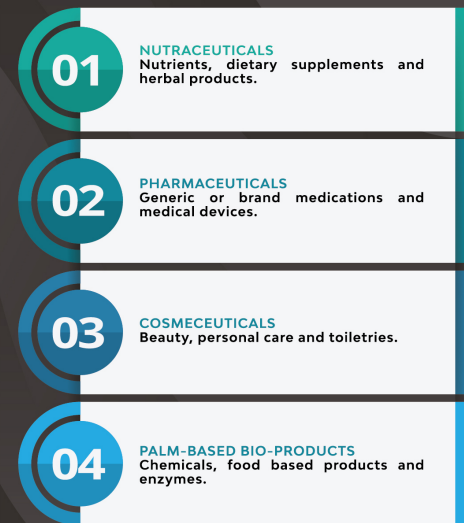
Source: Invest Selangor, the Golden State of Malaysia. Retrieved from www.investselangor.my

**Malaysian Investment Development Authority (MIDA) from 1987-2018 (statistics of manufacturing sector only). Retrieved from www.investselangor.my

SBB | KEY MESSAGES



MAIN TARGET MARKETS



SBB | OVERVIEW

The biotech industry is coming of age and has been envisaged as the future growth engine long before making its mark in the world today. Selangor, as one of the most progressive states in Malaysia, is at the helm of the mission to advance growth for the nation, reorienting past conservatism to unify industry and everyday life. SBB offers multi-faceted benefits for both biotech industry players and the community. At the confluence of industrial economic development, SBB balances growth with a lush breadth of green urban living.



THE ESSENCES OF | SBB INDUSTRIAL PARK



ECONOMIC ESSENCE

Progress in biotechnology has accelerated at a rapid pace over the past decades. As the world enters the period of dramatic change, the need to harness biotechnology as a vital economic enabler becomes imperative. SBB was a project initiated with the intent to support the growth of the biotechnology industry in Malaysia. Critical features that add up to SBB's scalability such as Precinct 1's industrial park and transit station raise the bar for a connected industrial township. Supported by the state government, this biotech hub is one of the key elements in Selangor's five core economic clusters.



SOCIAL ESSENCE

For the next decade, SBB is heralded to be a melting pot where cultures, individuals and business converge harmoniously. The location will attract the best talents in the industry to call it home. A sense of homeliness is an immediate emotion impelled by the well-thought out key urban elements as well as a safe, secured and lively environment of Precinct 2 and Precinct 3, enhancing the quality of life for all dwellers. Specially designed bike trails, extensive walking paths promote well-being while reducing carbon footprint. These are notable features that can be found across all developments.



ENVIRONMENTAL ESSENCE

Shaping change towards worthwhile ends, the environmental essence of SBB carries great significance in promoting eco-innovations and sustainable growth. Low carbon development strategies, including waste management, water pollution and energy saving are designed and deployed with the future in mind. The development has obtained the Environmental Impact Assessment (EIA) approval, satisfying the most stringent environmental standards: a testament to SBB's commitment to the green agenda for the community and township.

SBB MASTERPLAN

INDUSTRIAL PARK



Cycling Path



Seafront Apartments



Iconic Bridge



PRECINCT 1

Total Acres : **339ac**
Industrial & Commercial

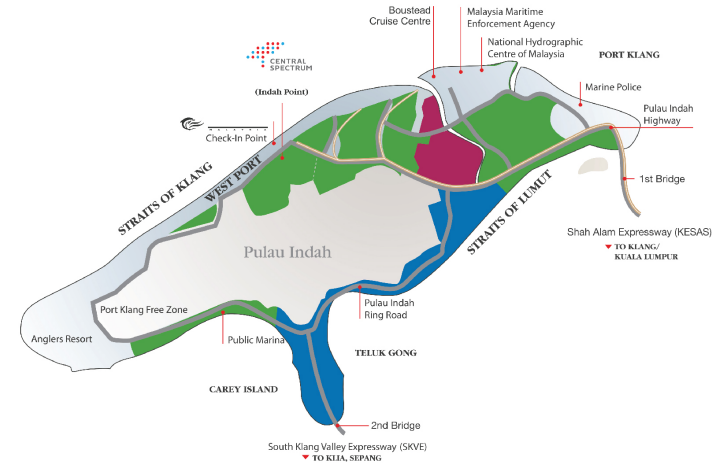
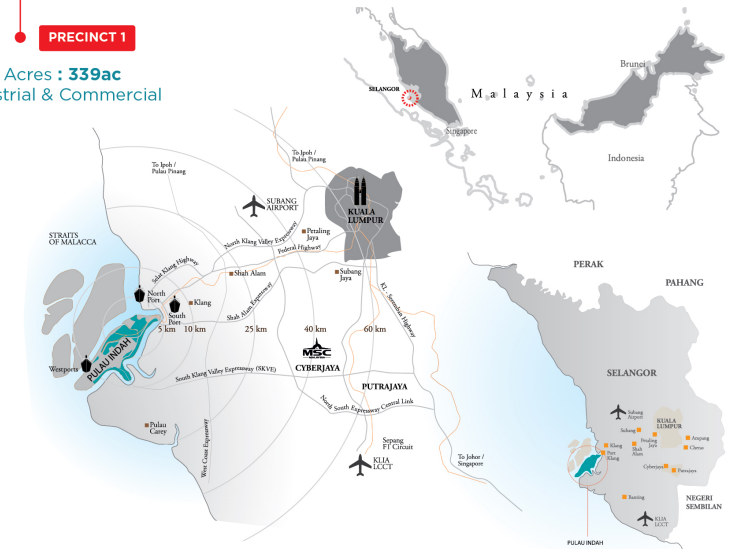
PRECINCT 2

Total Acres : **110ac**
Commercial, Residential,
Public Facilities, & Town Centre

PRECINCT 3

Total Acres : **457ac**
Industrial & Commercial

At the span of approximately 1,000 acres of sea fronting land, SBB will be developed in 3 phases - Precinct 1, 2 and 3 - expanding over 25 years of development period. The residential component of SBB will debut a selection of modern apartments expected to drive the growth of population in Pulau Indah. SBB presents its residents with a unique proposition of living a life close to nature while remaining in a fast-growing world. Population of Pulau Indah and SBB is approximately at 40,000 upon its completion.



Serviced Apartments



Tranquility



Natural Heritage



Boutique Hotel



SBB Show Gallery

SBB

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150
acres

Industrial

19
acres

Commercial



Industrial Lots



Waterfront
Commercial



Green Area



Accessibility



KLIA (75km)
Subang Airport (45km)



West Port (7km)
North Port (21km)



KESAS (12km)
SKVE (12km)



Westport Distripark (M)
Sdn Bhd (10km) with
main rail network links to
Klang Valley and all over
Malaysia

Amenities



GAS
MALAYSIA



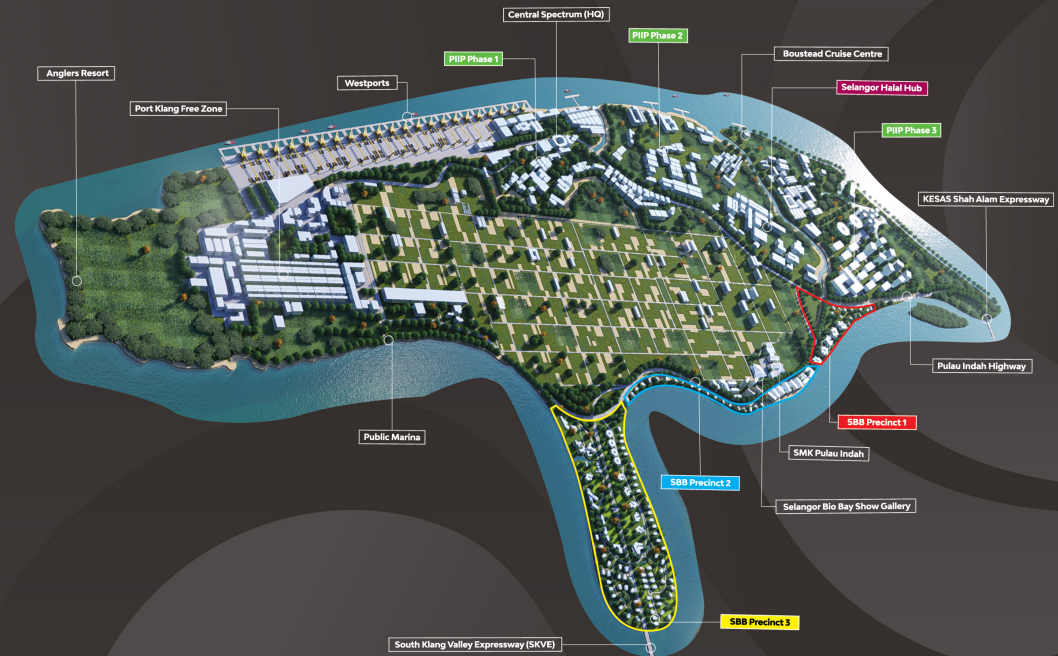
Proposed ECRL
Terminal Freight Station



Neighbourhood of
well-known multinational
companies i.e. IKEA,
F&N Dairies, F&M,
Scientex and Oleon



Liquid & Dry Bulk
Terminal



SBB
INDUSTRIAL PARK P2

77
acres

Residential

28
acres

Commercial

SBB
INDUSTRIAL PARK P3

286
acres

Industrial

25
acres

Commercial



Government
Institutions



Public
Facilities



Town Centre



Recreational Park



Seafront
Apartments



Industrial Lots



Commercial Area



Green Area