

DEVELOPER

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A Prestigious Development by



A member of UEM Group



A member of Ascendas-Singbridge Group



Space for Leaders, by Leaders

A Prestigious Development by Ascendas and UEM Sunrise



A member of Ascendas-Singbridge Group

Defining Business Success

A member of Ascendas-Singbridge Group, Ascendas believes in pushing the boundaries and creating intuitive spaces that inspire, challenge and excite. As innovators of business space with one of the largest footprints in Asia, Ascendas has redefined business landscapes, catalysing investments in cities we operate in. Our business space environments span across 25 cities in 10 countries, including Singapore, China, India, Malaysia, South Korea and Vietnam. Today, over 2,400 customers including Fortune 500 corporations, MNCs and leading enterprises have partnered Ascendas to take their businesses across Asia and beyond.

ascendas.com



A member of UEM Group

Building Communities of the Future with You and for You

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 Nusajaya 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
Mont' Kiara, Kuala Lumpur, Malaysia
Gerbang Nusajaya, Malaysia

Where Giants Meet

Created by leaders for leaders. Nusajaya Tech Park represents the combined experience of two real estate powerhouses, Ascendas 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

At 2,217 sq km, Iskandar Malaysia is the region's foremost emerging economic zone. 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.



A Stone's Throw Away

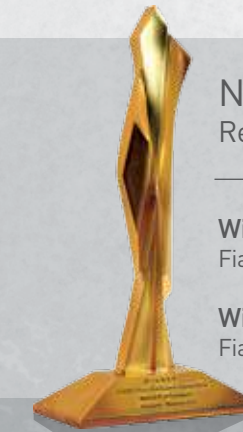
Strategically located within minutes from the Second Link, Nusajaya Tech Park offers accessibility to international airports and seaports in both Singapore and Malaysia, and connects to all major cities in Asia within a six-hour flight radius. A proposed rapid transit system within Iskandar Malaysia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



The Pulse of Iskandar Malaysia

The award-winning township of Nusajaya, masterplanned 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 in nearby towns and cities.

The next wave of growth for Nusajaya, which spans 1,840 hectares, will take place in Gerbang Nusajaya. It will draw leisure attractions, residential developments, trades and industries, featuring projects such as FASTrack Iskandar, Gateway CBD and notably, Nusajaya Tech Park as the business engine of Nusajaya.



NUSAJAYA
Recognised for Excellence

Winner, Master Plan Category
Fiabci Prix d'Excellence Awards 2012

Winner, Best Master Plan
Fiabci Malaysia Property Award 2011



Proposed developments in Nusajaya:
[Above] Gateway CBD [Right top to bottom] FASTrack Iskandar, Gateway District, Mixed residential and commercial development

Artist's impressions

A New Benchmark



Artist's impression

Positioned as a catalyst for business growth, Nusajaya Tech Park combines locational advantages with best-in-class infrastructure in a modern, eco-friendly and well-managed environment. Its masterplan features a holistic security blueprint that provides unprecedented assurance, and a conducive work environment that inspires excellence. Explore new business opportunities and leverage on the synergy of like-minded tenants within an eco-system of industry clusters. Be recognised as a leader, amongst leaders.

Masterplanned for Success

This well-conceived and carefully masterplanned business location blends maximum security, excellent visibility with unparalleled accessibility for optimal operational efficiency. Designed with sustainability in mind, the tech park cleverly integrates nature into its blueprint to create manicured landscapes and open spaces for vibrant communities. Enjoy ready access to common amenities within a 400-metre radius, from anywhere in the park.

210 hectares of world-class business space seamlessly integrated with commercial space, dormitories, supporting amenities and a green corridor, all in one location

Artist's impression



Green with Envy

Set in verdant landscapes, the tech park features perfect backdrops 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



Merit Award
Master Planning Category
Singapore Landscape
Architecture Awards 2013



Energy
Efficiency

Water
Efficiency



Artist's impression

Green
Transport

Environmental
Planning

Material and
Waste
Management

In Safe Hands

Security awareness and assurance are greatly enhanced with the tech park's multi-tiered security plan developed by Certis Cisco. A holistic security blueprint ensures the integrated management of technology, processes and personnel for the protection of people, assets and operations. Focus fully on your business knowing your security needs are being professionally looked after.



Ready-Built Facilities

Premium Spaces in Move-in Condition

Choose from a wide selection of freehold facilities ranging from semi-detached units of 13,000 sq ft to detached factories of 42,000 sq ft that best suit your business needs. Enjoy sleek, modern frontage with separate loading areas, configurable space, quality finishes and superior building specifications designed for light and medium industries. Ascendas' proven record in Asia enables you to operationalise your business quickly with minimal fitting-out and lower investment costs.



[Left to right] Detached 33K, Semi-Detached 18K, Semi-Detached 15K

Artist's impressions



Build-to-Suit Facilities

Customised Buildings and Facilities

Every business has its unique requirements for space. With Build-to-Suit solution, you can enjoy the benefits of operating in a customised facility provided by a trusted developer, without the hassles associated with the construction process. We will oversee the entire real estate process for you – from planning and design, to construction, project management as well as property management, so that you can focus on your core business. Flexible lease options are available for companies who prefer to adopt an asset-light strategy and be completely relieved from land and building ownerships.

Premier Business Concierge

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





The Developer makes no representations or warranties, conditions, undertakings or terms either expressed or implied as to the condition, quality, accuracy, fitness for purpose, completeness of the information contained herein or that such information will be accurate, up to date, or free from error. All art renderings and pictures herein are artist's impressions only and all specifications stated herein are subject to re-survey and approval from the relevant authorities. The information and specifications contained herein do not form part of an offer or a contract and neither the Developer nor their appointed Marketing Agents can be held for any inaccuracies, changes, losses or damages arising therefrom.

Nusajaya Tech Park: Enabling Business in Iskandar Malaysia

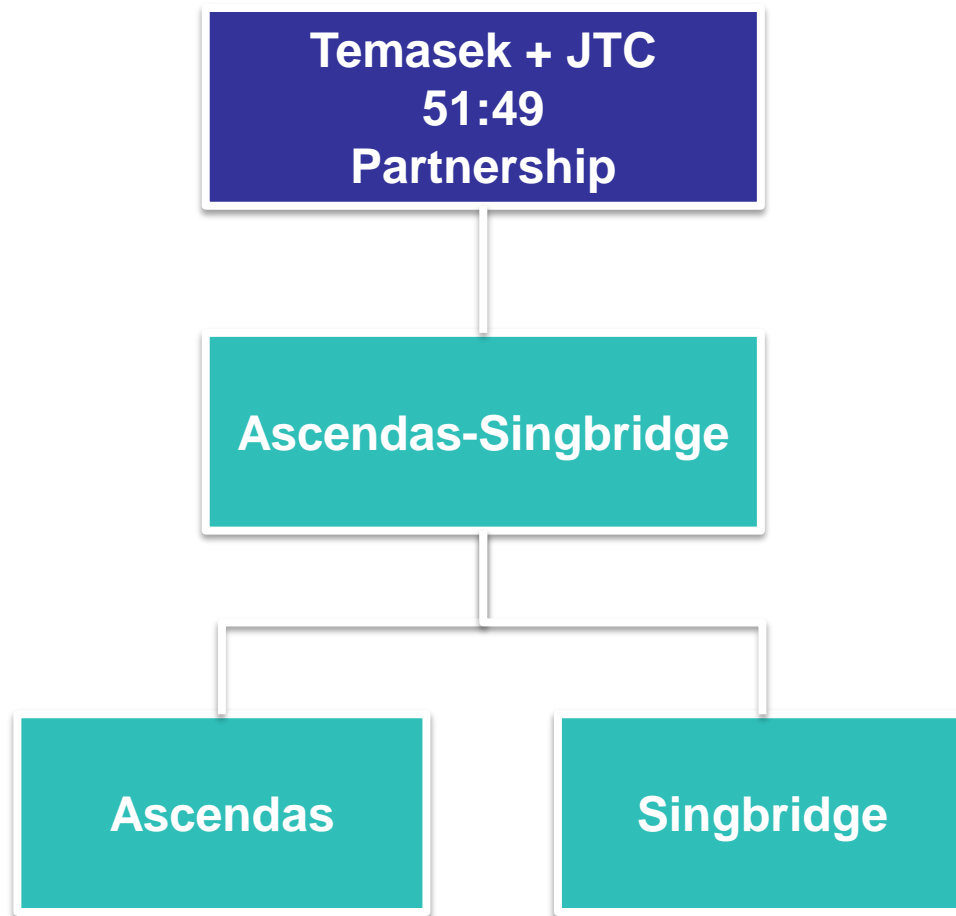
NUSAJAYA TECH PARK

Collaboration of Two Major Real Estate Players
Ascendas & UEM Sunrise



Nusajaya Tech Park JV Partner

Ascendas Group



Ascendas At A Glance

- Asia's leading provider of business space solutions with more than 30 years of experience and Assets under Management exceeding S\$16billion
- Pan-Asia presence in 25 cities across 10 countries including Singapore, China, India, Japan, South Korea and South-east Asia
- Ascendas is the only Singapore company involved in all four of Singapore's G-to-G regionalization projects



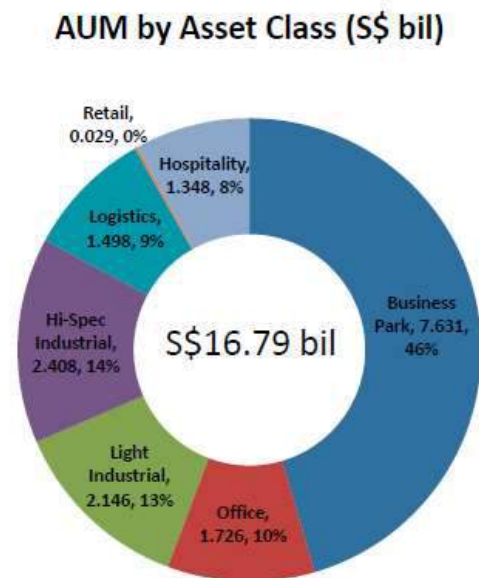
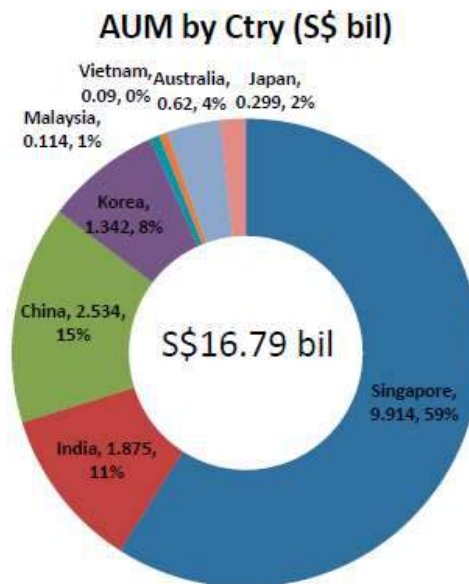
Ascendas At A Glance



Total Asset Under Management (AUM):
S\$16.8 billion

Total Space Managed:
58.9 million sq ft

(excludes vacant land and hotel properties held under A-HTRUST. A-HTRUST 's portfolio comprises 12 hotels providing more than 4,500 rooms across key cities in Australia, Japan, China and Singapore.)



Iconic Flagships In The Region

Flagship developments including Singapore Science Park, Changi City in Changi Business Park, Ascendas-Xinsu in Suzhou Industrial Park and International Tech Park Bangalore



International Tech Park Bangalore



Singapore Science Park



Changi City



Ascendas-Xinsu

Awards and Recognitions



*LEED Gold Certification
(Ascendas iHub Suzhou & SHSTP)*



*Energy Efficiency National
Partnership (EENP) Awards*



*Cityscape Asia Real Estate
Awards 2010 (DAITP)*



*Asia Pacific Property Awards
(SHSTP & Changi City)*



*BCA Green Mark for
Buildings and Office Interior*



*Singapore Property Awards
(Changi City)*



*Best Office Space Developer at the
India Property Awards 2011*



*National Quality Project Silver Award
(SHSTP)*



*FIABCI Prix d' Excellence Award
(ITPB & ITPC)*



Singapore Quality Class 2011



APREA Best Practice Awards



Singapore Corporate Awards



*2008 to 2014
SIAS Investor's
Choice Award*

Our Customers

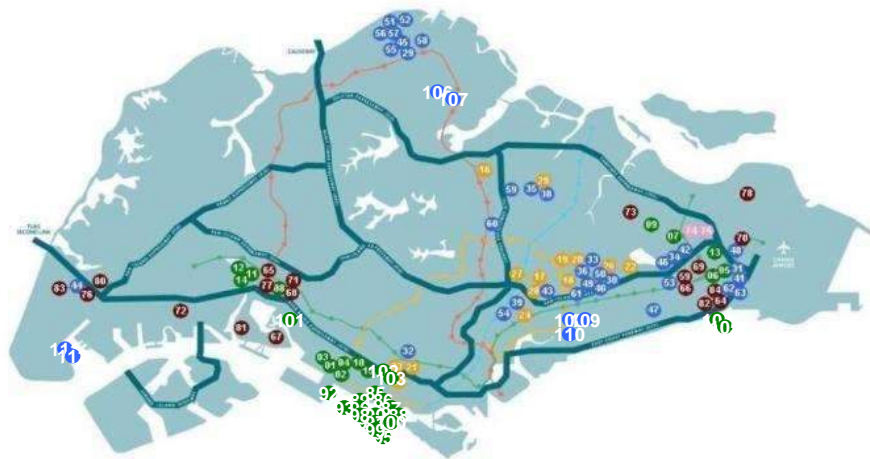
Over 2,400 clients

Includes MNCs, local corporations, national agencies, SMEs & start-ups



Enabling Business in Singapore

- More than **120** properties across Singapore
- Over **1,500** customers
- Total AUM: **S\$9.9 billion**
- Total GFA: **35.6 million sq ft**



Nexus @ one-north



Aperia



Ascent, Science Park I



Galaxis



Hyflux Innovation Centre

- | | |
|---|---|
| ● Business & Science Parks | ● Logistics & Distribution Centers |
| ● Hi-Specs Industrial | ● Warehouse Retail Facilities |
| ● Light Industrial | |



Enabling Business in China

- Total AUM: **S\$2.5 billion**
- Total GFA: **11.5 million sq ft**



Ascendas iHub Suzhou



Ascendas OneHub GKC



Dalian Ascendas IT Park



A-REIT City @ Jinqiao

Singapore-Hangzhou Science & Technology Park



Enabling Business in India

- Total AUM: **S\$1.9 billion**
- Total GFA: **9.4 million sq ft**
- Award-winning IT Parks in 5 cities



Enabling Business in South East Asia

- Total AUM: **S\$204 million**
- Key projects in Malaysia, Vietnam and Indonesia
- **Malaysia**
 - **210-hectare Nusajaya Tech Park**
- **Vietnam**
 - 500-hectare Ascendas Protrade Singapore Tech Park
 - 12-hectare OneHub Saigon
- **Indonesia**
 - 9.7-hectare Ascendas Metland Cyber City



OneHub Saigon, Ho Chi Minh City

Ascendas Metland Cyber City, Greater Jakarta



Our Differentiators

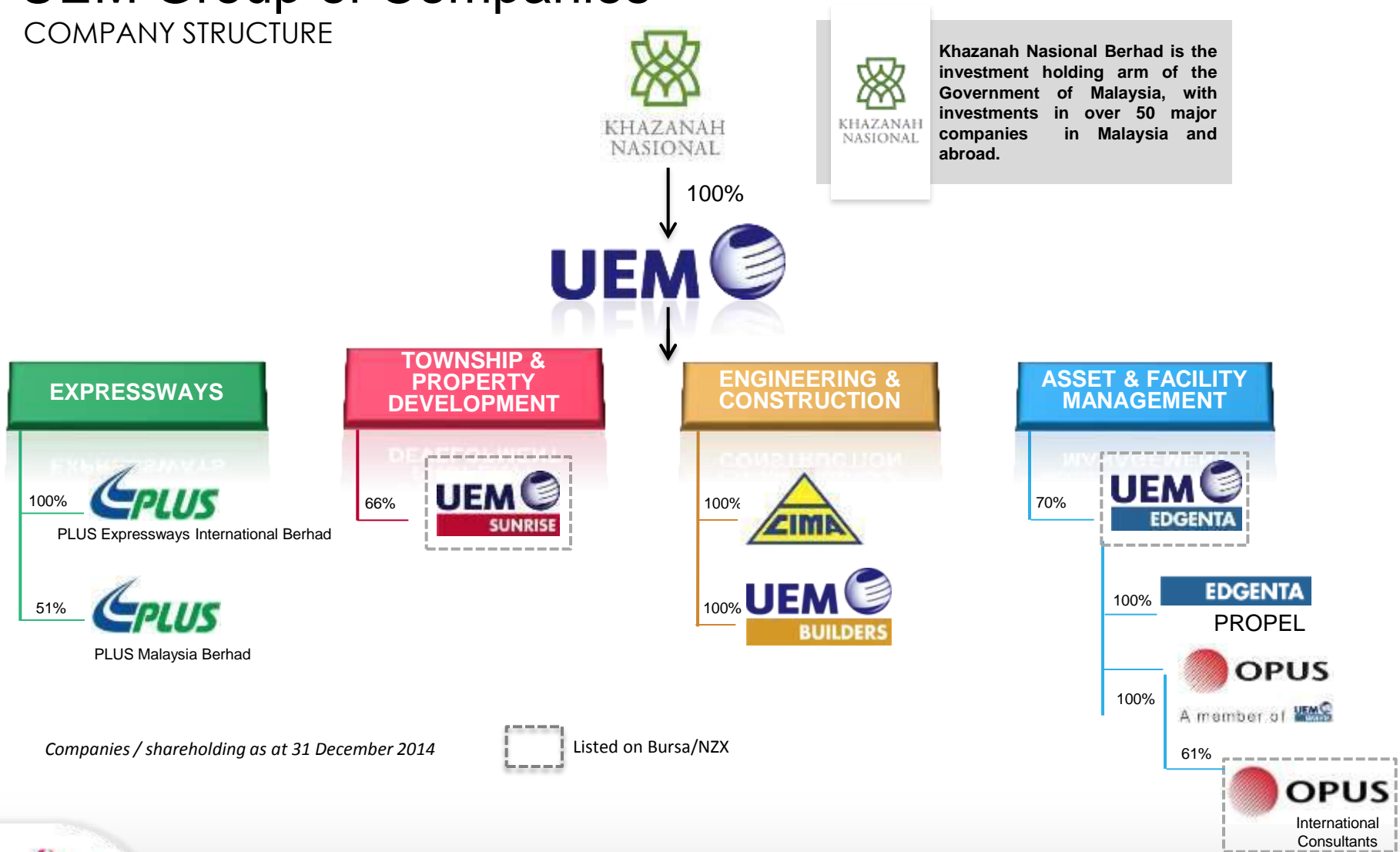
- **Focused on Business Space Solutions**
 - Deep Understanding; Product Innovation; Pan-Asian Footprint
- **Integrated Capabilities**
 - Master planning and development, Property Development, Property Management, Fund Management
- **More than just a Real Estate Company**
 - Aligned interest with host locations; Partner to many host governments
- **Customer Focus**
 - Unique/Customised Solutions; Large customer base
- **Strong Corporate Governance/Values**
 - Singapore Government-linked; Listed entities



Nusajaya Tech Park JV Partner

UEM Group of Companies

COMPANY STRUCTURE



About UEM Sunrise Berhad

TRACK RECORD (MALAYSIA)



ARCORIS, KUALA LUMPUR



RESIDENSI 22, KUALA LUMPUR



SOLARIS 3, KUALA LUMPUR



MONT KIARA, KUALA LUMPUR



ANGKASARAYA, KUALA LUMPUR



EAST LEDANG, JOHOR



PUTERI HARBOUR MASTERPLAN, JOHOR

- UEM Sunrise Berhad (“UEM Sunrise”) is a public-listed company and one of Malaysia’s leading property developers.
- Renowned for award-winning, up-market residential, commercial and integrated developments largely in Kuala Lumpur’s affluent Mont’Kiara, across Klang Valley, Nusajaya, Melbourne and Canada.



About UEM Sunrise Berhad

TRACK RECORD (INTERNATIONAL)



The Global Competitiveness Report 2014-2015

Malaysia Ranked 20 Globally

 Asia-Pacific Top 10	
The Global Competitiveness Index 2014-2015	
	Global rank*
Singapore	2
Japan	6
Hong Kong SAR	7
Taiwan, China	14
New Zealand	17
Malaysia	20
Australia	22
Korea, Rep.	26
China	28
Thailand	31

Source: The Global Competitiveness Report 2014-2015

Note: * 2014-2015 rank out of 144 economies

Iskandar Malaysia

Key Considerations

Malaysia's macroeconomic perspective

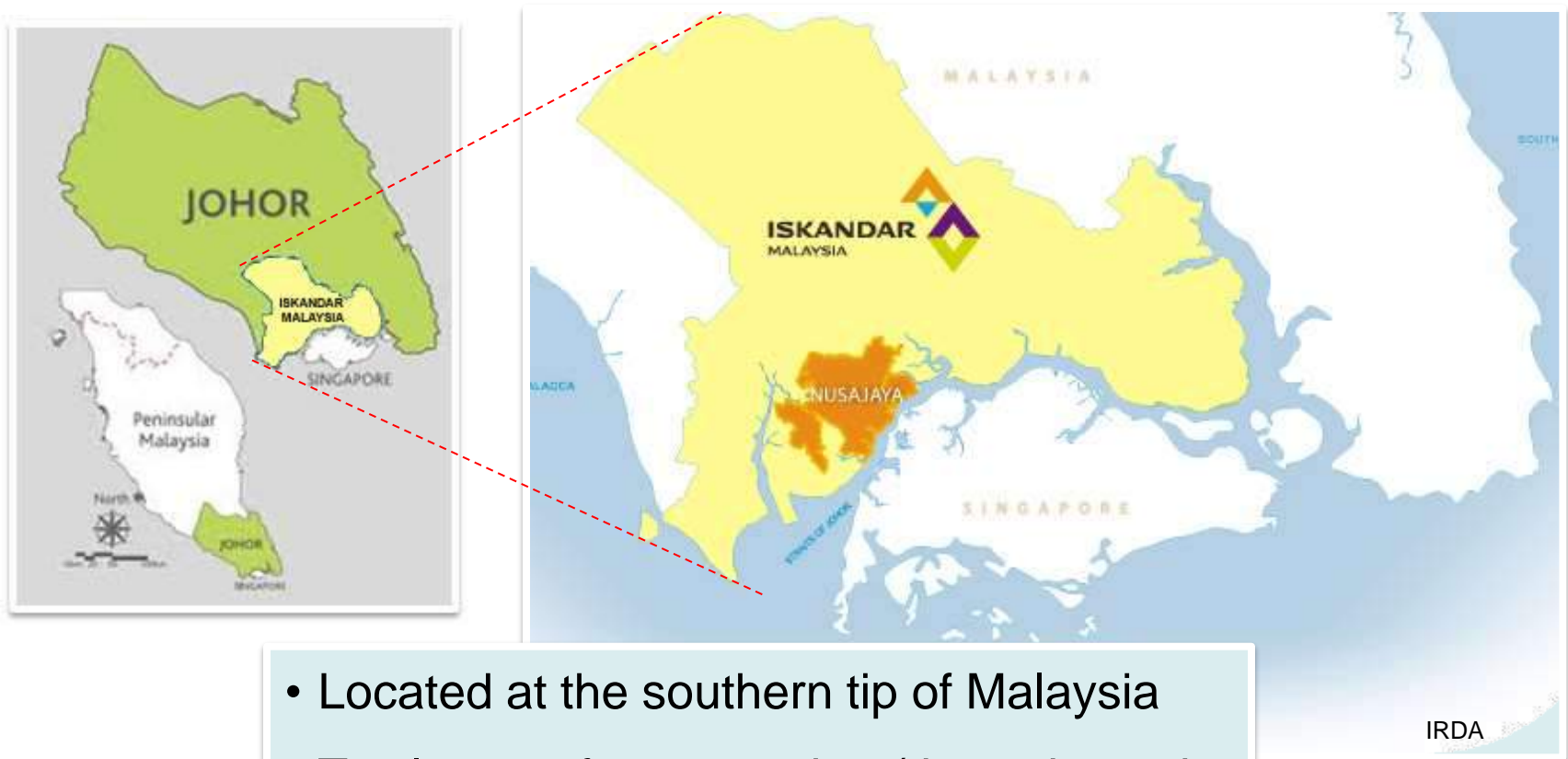
- Penang, Selangor and Johor are the most sought after states for investments
- One of the best infrastructure in ASEAN
- A key driver is the proximity to Singapore

Singapore's macroeconomic perspective

- While Singapore is a key hub for ASEAN and Asia, it has limited land resources
- Win-Win partnership - Singapore-Iskandar twinning makes economic sense
- Everyday, about 150-200,000 Malaysians crosses the border to work in Singapore



Overview of Iskandar Malaysia



- Located at the southern tip of Malaysia
- Total area of 2,217 sq km (three times the size of Singapore)

Overview of Iskandar Malaysia



Region	Area (km ²)	Population (million)
Iskandar Malaysia	2,217	1.6
Singapore	704	5.2
Dubai	3,885	1.2
Hong Kong	1,095	7.1

Source: IRDA

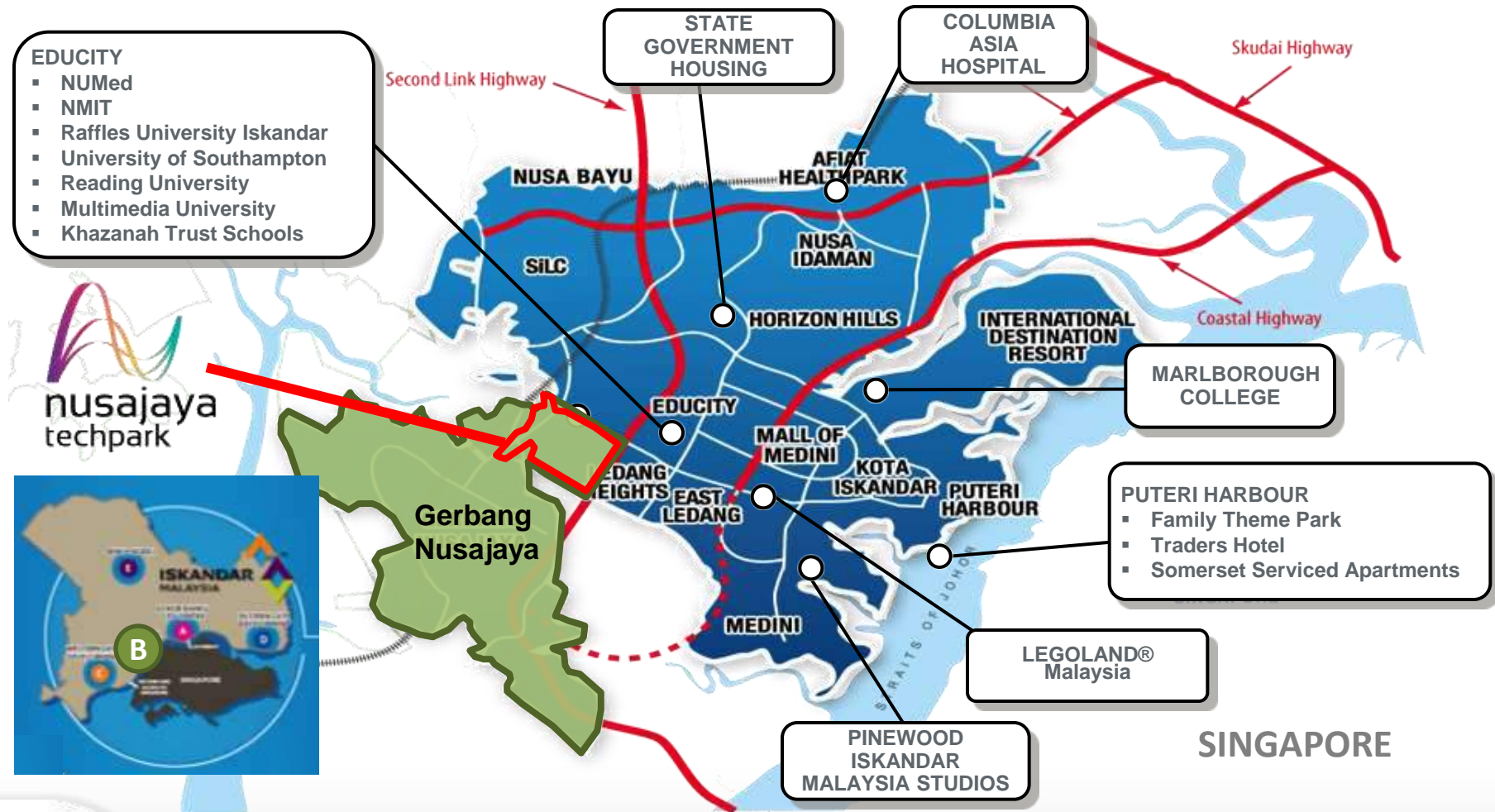
Indicators	2005	2025	% change from 2005
Population	1.4 m	3.0 m	↑ 222%
GDP (PPP) in USD (billion)	20.0	93.3*	↑ 465%
Per capita GDP (PPP) in USD	14,790	31,100*	↑ 210%
Workforce	0.624 m	1.46 m	↑ 233%
Employment	0.610 m	1.428 m	↑ 234%
Unemployment	3-4%	1.8%	↓ 166%

* Annual growth of minimum of 8% y-o-y (at constant 2005 price)

Source: Iskandar Malaysia Comprehensive Development Plan 2006 - 2025

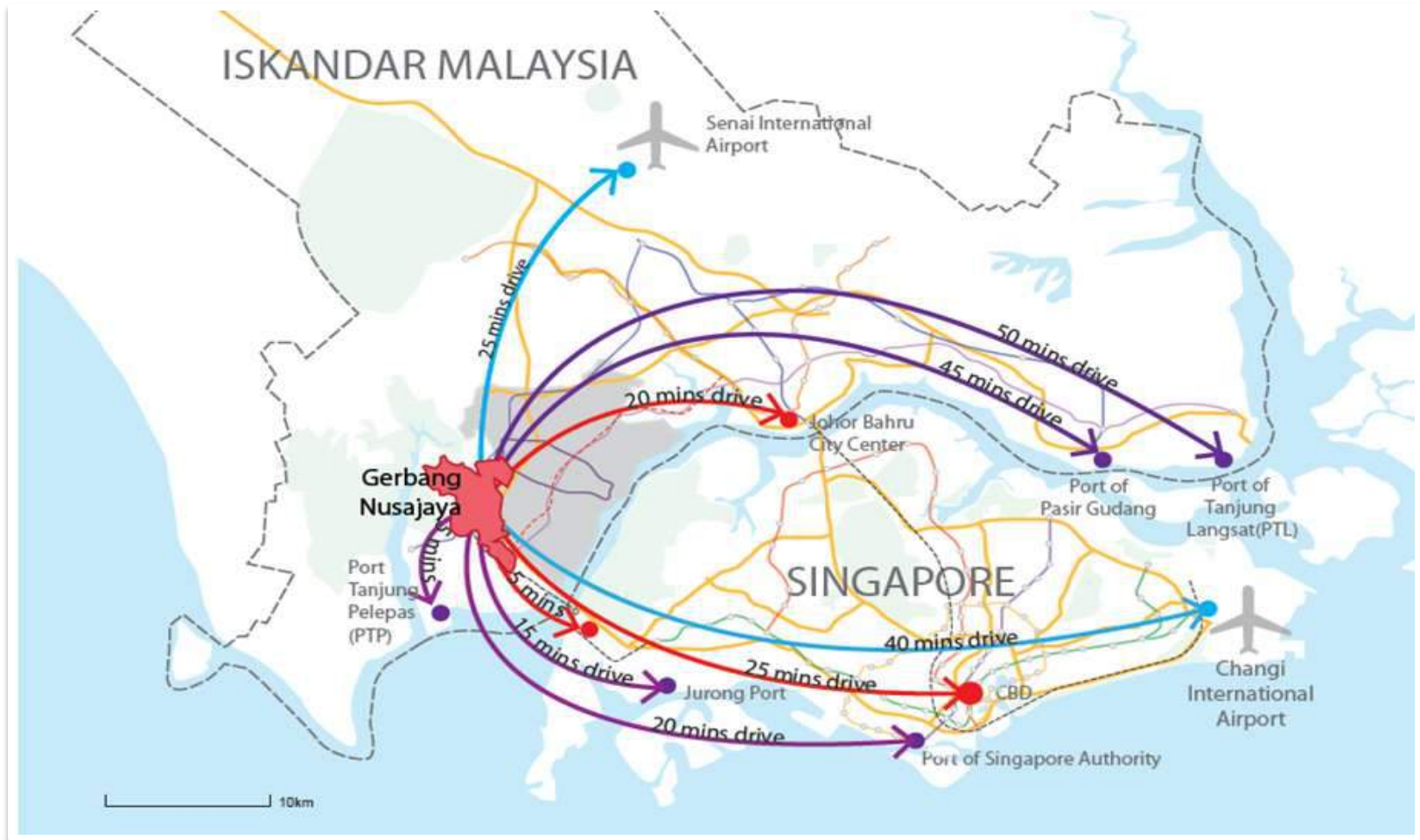


NUSAJAYA > The **New Downtown** of Iskandar Malaysia



Gerbang Nusajaya

Well Connected via Land, Air and Sea



Gerbang Nusajaya Masterplan – Catalysts

Gateway to Infinite Growth



**Gerbang
NUSANTARA**



Gateway CBD



**UEM Sunrise-
KIK LAND JOINT VENTURE**



Gateway DISTRICT

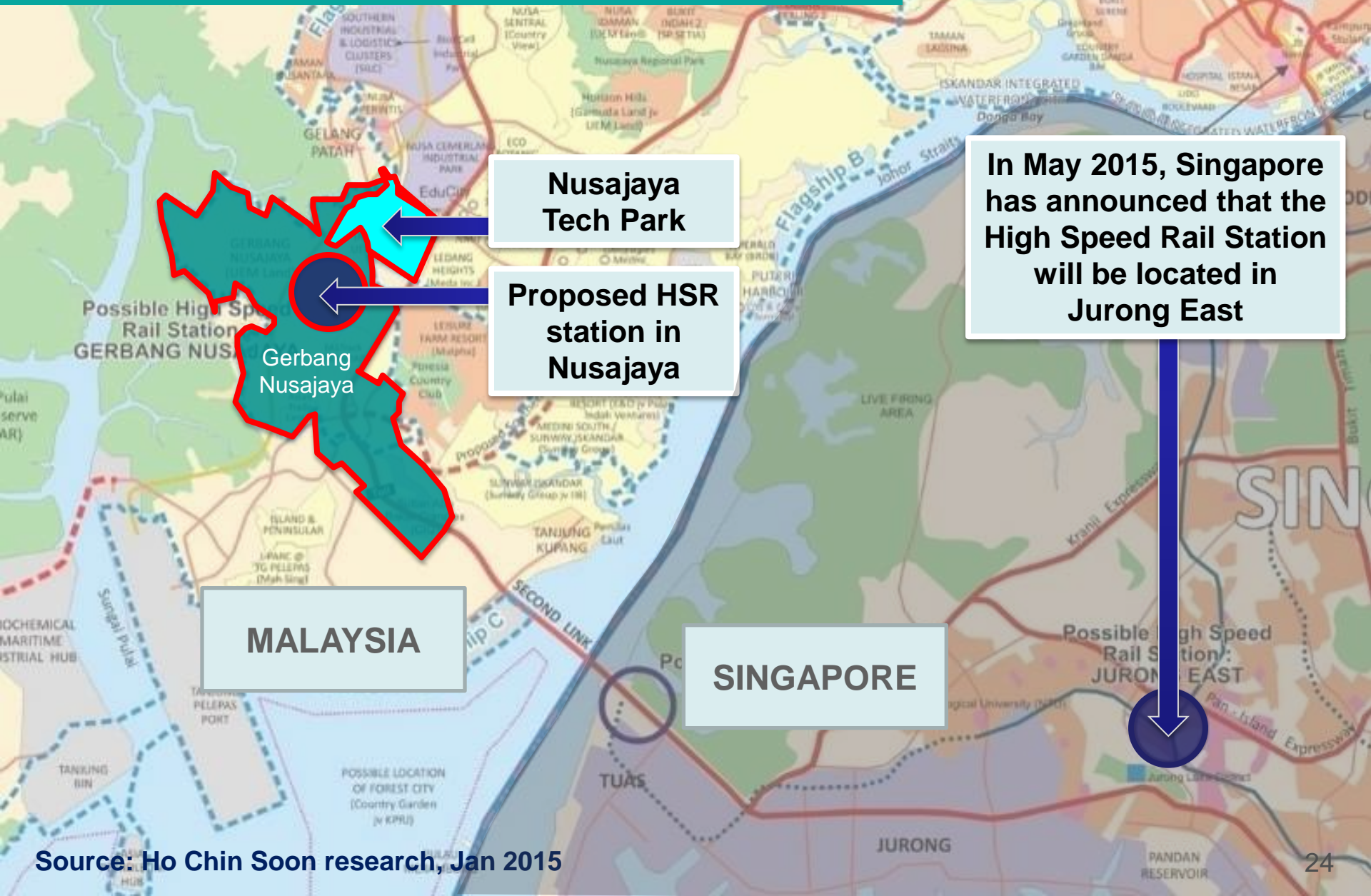
**Sultan Abu Bakar
CIQ COMPLEX**



A member of UEM Group



Proposed High Speed Rail (HSR) Malaysia To Singapore



In May 2015, Singapore has announced that the High Speed Rail Station will be located in Jurong East

Nusajaya
Tech Park

Proposed HSR
station in
Nusajaya

Gerbang
Nusajaya

MALAYSIA

SINGAPORE

Possible High Speed
Rail Station:
JURONG EAST

NUSAJAYA TECH PARK

Re-inventing Industrial Park in Malaysia

- Collaboration of leading Singapore-Malaysia real estate players
- 519-acre freehold premium industrial space strategically located in Iskandar Malaysia
- Gross Development Value: est. RM3.7 billion
- To host more than 200 enterprises creating more than 20,000 jobs



GERBANG NUSAJAYA



Unrivaled Proximity


5
mins

CIQ
Complex

To Tuas/ Singapore

NUSAJAYA TECH PARK

Masterplanned for Success

- 
- An aerial rendering of the NUSAJAYA TECH PARK masterplan, showing a large, organized industrial and commercial development. The park features numerous modern buildings, extensive green spaces with trees, and a network of roads and waterways. The development is integrated into a lush, green landscape.
- ✓ Integrated landscape and amenity strategy
 - ✓ Unique design concept
 - ✓ Maximised visibility and branding
 - ✓ Holistic security blueprint
 - ✓ Optimal operational efficiency
 - ✓ Optimal functional flexibility
 - ✓ Differentiated sustainability strategy

NUSAJAYA TECH PARK

Masterplanned for Success



NUSAJAYA TECH PARK

Phase 1 (50 ha) Masterplan

Gelang Patah
Interchange

<- To Kuala Lumpur

To Singapore ->



Build-to-Suit Facility



Ready-Built Facility



Central Green, Commercial and Retail Amenities

NUSAJAYA TECH PARK

Target Industries



Pharmaceutical &
Medical Devices



Food Processing



Data Centres, IT,
BPO



Electronics

Eco-system of Industry Clusters



Precision
Engineering



Consumer Pds
(FMCGs)



Logistics &
Warehousing



General Engineering
Services

NUSAJAYA TECH PARK

An Award Winning Development



First township in Malaysia to be awarded
BCA Green Mark for Districts
Gold (Provisional) Award

Recognised for Excellence by
the Singapore Institute of Landscape Architects
Merit Award in the Master Planning Category



NUSAJAYA TECH PARK

Eco-features for Sustainability

Environmental
Planning

Energy
Efficiency

Water
Management

Green Building

Material &
Waste
Management

NUSAJAYA TECH PARK

Premium Ready-Built Spaces for Business

A new breed of industrial architecture
Modern and sleek façade
Efficient floor plates



NUSAJAYA TECH PARK

Premium Ready-Built Spaces for Business



**Semi-detached and Detached Factories
(from 13,000 sq ft to 33,000 sq ft)**

NUSAJAYA TECH PARK

Holistic Security Masterplan



Comprehensive Park security designed by
leading security solutions provider Certis Cisco

NUSAJAYA TECH PARK

Integrated Park Planning & Design



Amenities centrally accessible and located within a 400m-walking radius from factories

SIGNING CEREMONY FOR NUSAJAYA TECH PARK

between
TELEKOM MALAYSIA BHD & NUSAJAYA TECH PARK SDN BHD
and
INNEON BHD & NUSAJAYA TECH PARK SDN BHD
26 March 2015



Advanced ICT Infrastructure through Strategic Collaboration with Telekom Malaysia

- Ready-built fibre infrastructure for high-speed connectivity and smart manufacturing activities, scalable up to 1Gb
- Direct access to state-of-the-art data centre services via TM's Nusajaya Data Centre located within NTP, translating to potential cost savings on your IT infrastructure. savings
- On-going collaboration to introduce smart services



NUSAJAYA TECH PARK TODAY

From a plantation to a world-class industrial hub



NUSAJAYA TECH PARK TODAY

First batch of factories completing in Dec 2015





Customer Commitment

73%

Ready-Built Facilities
(First Release)

88%

Singapore/international
companies

40%

Build-to-Suit

12%

Malaysian
companies

NUSAJAYA TECH PARK

Build-to-Suit for Lease

One-stop hassle-free solution

- Mitsui-NTP joint venture will oversee the entire real estate process – from design, construction and project management to on-going property management and even financing
- Relieves customers from the hassle of dealing with multiple contractors during construction process

Fully customised business space

- Factory space is custom-built to efficiently meet your unique operational needs

Asset light strategy

- Factory leased back to companies on a long-term lease upon completion
- Relieves companies from land and building ownerships. Allowing you to focus resources on your core business



NUSAJAYA TECH PARK

Build-to-Suit for Lease:

One-stop solution for
hassle-free start-up in Malaysia





A Development by Ascendas and UEM Sunrise

A New Benchmark

- **Unrivalled Location**
- **Well Conceived Masterplan**
- **World-Class Business Environment**
- **Advanced Business Infrastructure**
- **Award-Winning Eco Designs**
- **Enhanced Park Security**





A Development by Ascendas and UEM Sunrise

A New Benchmark

Backed by Reputable Developers & Partners



Photos from developer







Future Masterplan of Gerbang Nusajaya















