



Rental Unit Info



Location



HIGH CONNECTIVITY

Suited to businesses requiring Cross-border Trades



Huge Townships for Labour Supply



16 Major Townships



1 of the most Densely Populated region in Johor

Major Industrial Hub



1 of the most Vibrant Industrial Hub in Johor



Matured Hubs: Commercial & Industrial



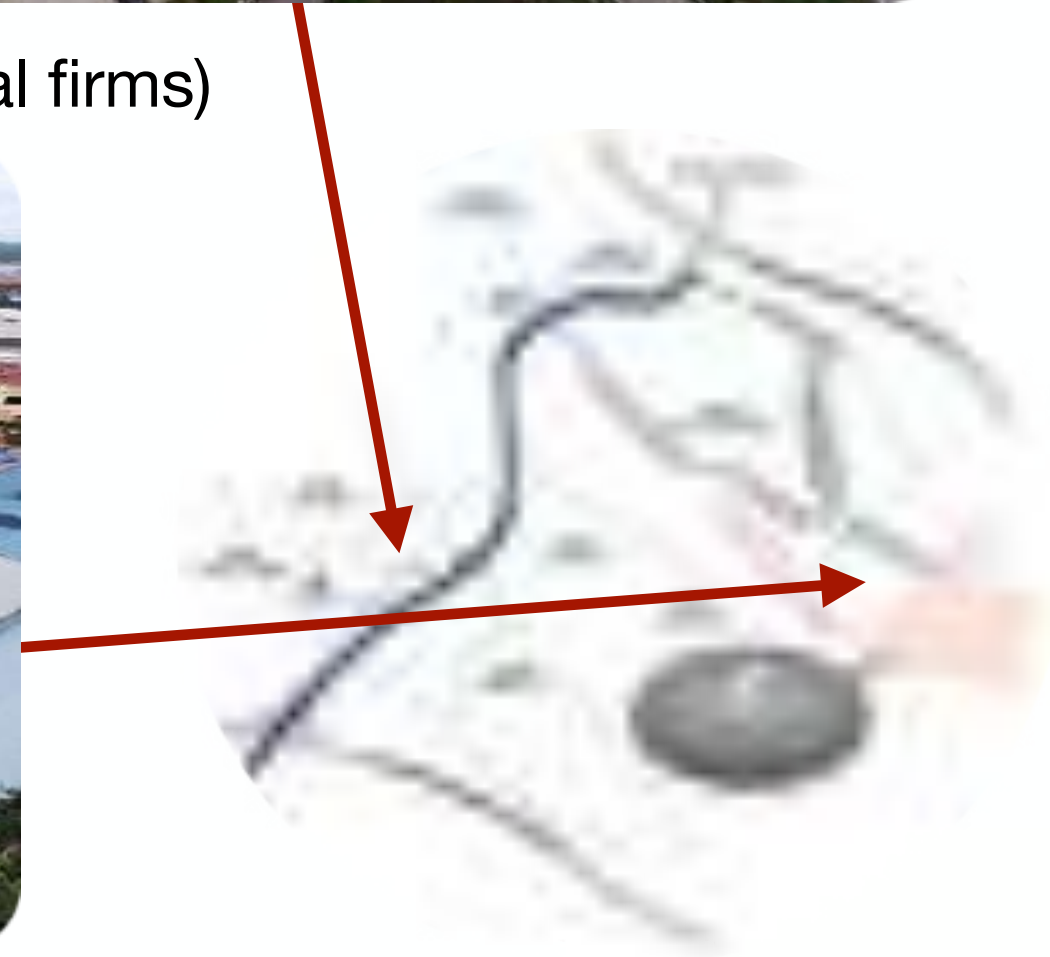
I. **COMMERCIAL HUB**

- **5 minutes** from Johor's biggest shopping malls



II. **INDUSTRIAL HUB**

- More than **1,000 factories** in proximity (Many are international firms)



Matured Location



Synergistic Environment

- Supported by Established Infrastructure
- Matured Townships & Commercial Hubs
- Ready Industry Value-chain

Location



Popular to Electrical & Electronics Industry

- Well-known to MNCs and Malaysia listed companies
- Dynamic & Entrenched Supply-chain Environment
- Machine tools, industrial equipments, spare parts, plastic moulding, rubber components, tools & die, automation solution, packaging, supplies, service providers, servicing, etc.

E&E Companies



Popular amongst MNCs

Location



POPULAR AMONGST FOOD INDUSTRY

- Well-known to host many food processing factories in Johor
- Exist many complementary businesses that will give rise to better synergy, such as: Machine tools, automation solution, packaging, supplies, consultancy service providers, etc.

Established Food Companies



Popular amongst food industries

SMART FIBRE-OPTIC BROADBAND



Smart Applications

YESTERDAY

The Smart Factory

Smart Factory

SMART-READY

Industrial Broadband	Super-fast	Fastest in the area
	Stable	Dual-link redundancy on Fibre & Wireless Technology
	Scalable	Leased line, Metro Ethernet
	Customisable	Broadband-on-demand, IP VPN, Data Centre, etc

Type A



Type A



No.	Land Area	Built up	Rental
22	12,732 sq.ft	6,912 sq.ft	RM8,985.60

Type A



Type A





SPECIFICATIONS

Structure

- Reinforced concrete / Steel structure

Roof

- Metal roof with heat insulation

Floor Loading Capacity

- Production area : 15kN/m² (Approximately)
- Lobby & Office : 2.5kN/m²

Walls

- Brickwall with plaster

Windows

- Aluminium frames tinted-glass windows

Doors

- Aluminium framed glass door to lobby
- Motorised roller-shutter
- Fire-rated door / Timber flush door

Factory Height

- Production area : 9m

Floor Finishes

- 4kg/m² floor hardener to Production area
- Full floor tiles for Office, Lobby, Toilet, Staircase area

Ceilings

- Exposed steel frame for Production area
- Pin-hole false ceiling to Office area

Fire Protection System

- Fire alarm system, fire extinguisher

Sanitary Installation

- Quality sanitary wares and fittings

Electrical Installation

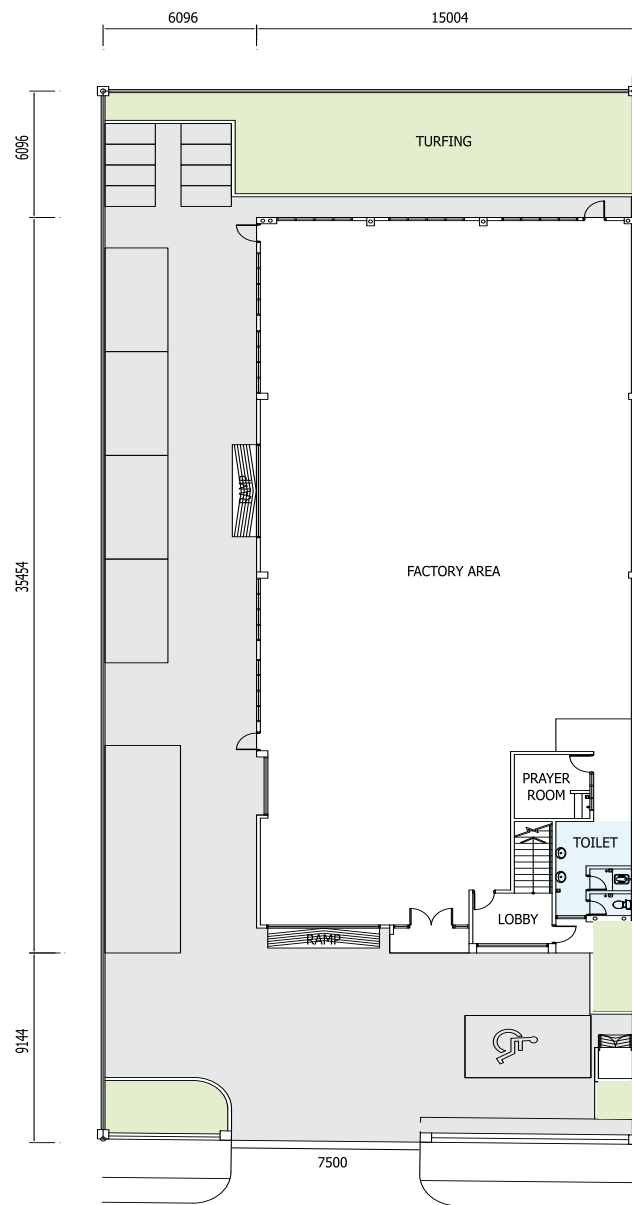
- 150A power supply, 3 phase

Roller-shutter size

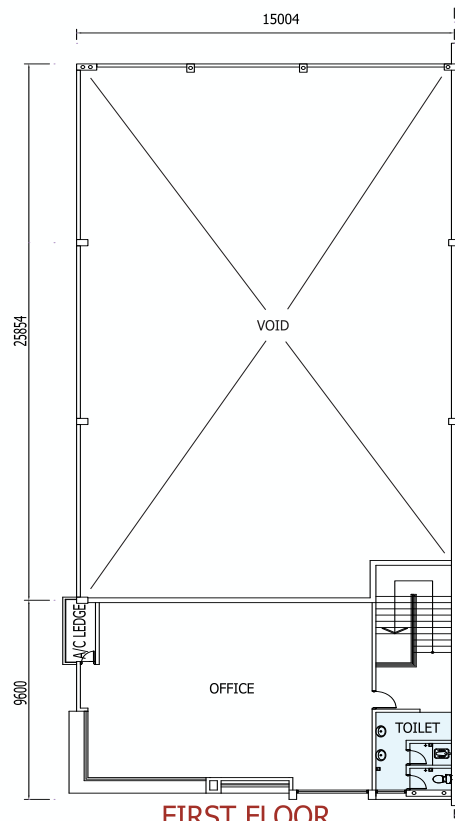
- Front : 4.5m (W) x 4.5m (H)
- Side : 4.5m (W) x 4.5m (H)



FLOOR PLAN

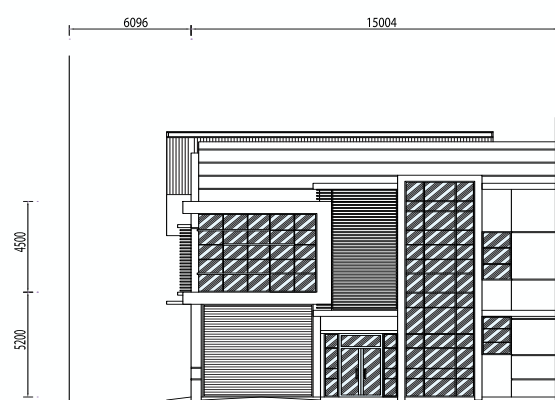


GROUND FLOOR

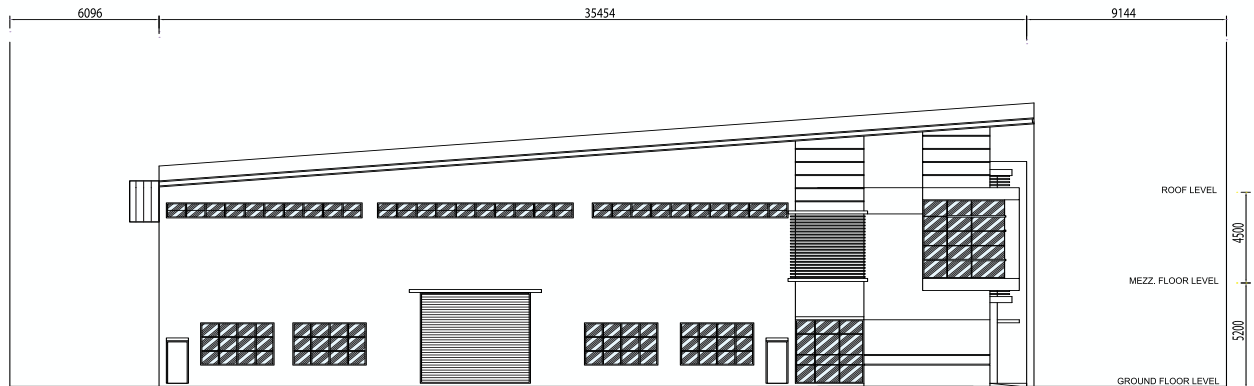


FIRST FLOOR

Lot Size : 11,502sq.ft.
Built-up Area : 7,008sq.ft.



FRONT ELEVATION



SIDE ELEVATION



Type B



Type B



No.	Land Area	Built up	Rental
1 (Corner)	15,912 sq.ft	8,963 sq.ft	RM13,444.50

Type B



Type B





F
FRONTIER
INDUSTRIAL PARK

SPECIFICATIONS

Structure

- Reinforced concrete / Steel structure

Roof

- Metal roof with heat insulation

Floor Loading Capacity

- Production area : 15kN/m² (Approximately)
- Lobby & Office : 2.5kN/m²

Walls

- Brickwall with plaster

Windows

- Aluminium frames tinted-glass windows

Doors

- Tempered glass door to lobby
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Factory Height

- Production Area : 9m

Floor Finishes

- 4kg/m² floor hardener to Production area
- Full floor tiles for Office, Lobby, Toilet, Staircase area

Ceilings

- Exposed steel frame for Production area
- Pin-hole false ceiling to Office area

Fire Protection

- Fire extinguisher

Sanitary Installation

- Quality sanitary wares and fittings

Electrical Installation

- 150A power supply, 3 phase

Building Frontage Setback

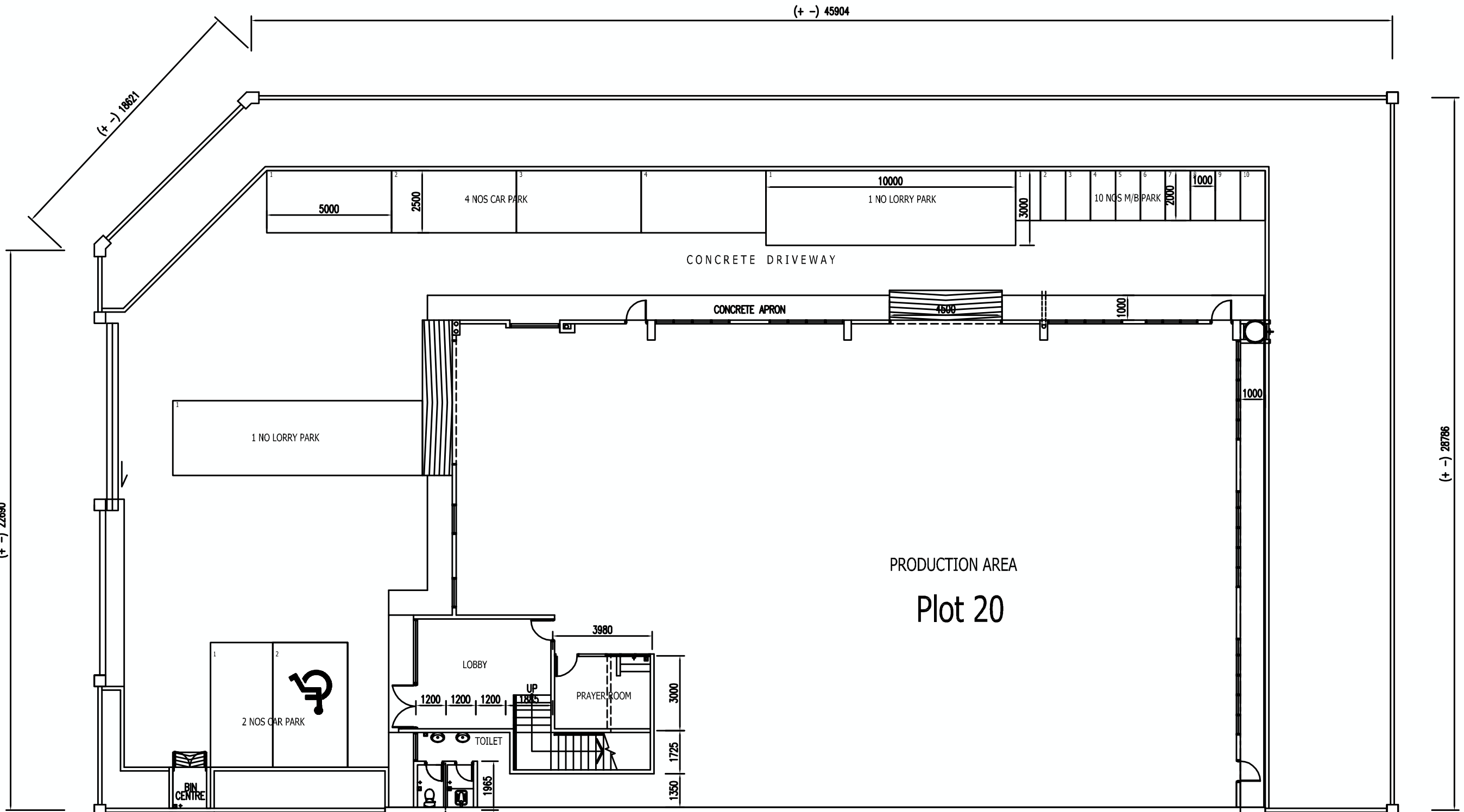
- 12m

Roller-shutter size

- Front : 4.5m (W) x 4.5m (H)
- Side : 5m (W) x 4.5m (H)



F
FRONTIER
INDUSTRIAL PARK



FRONTIER
INDUSTRIAL PARK

Type D



Type D



No.	Land Area	Built up	Rental
2 (Corner)	21,204 sq.ft	13,395 sq.ft	RM18,753.00
12	19,043 sq.ft	13,395 sq.ft	RM17,413.50
14	19,043 sq.ft	13,395 sq.ft	RM17,413.00

Type D



Type D





SEMI-DETACHED FACTORY TYPE D

Built-up Area : 13,395sq.ft.

- GATED-GUARDED
- BUILT-IN SECURITY ROOM
- SUPPORT FOR TRAVELLING HOISTS
- HIGHLY VERSATILE



SPECIFICATIONS

Structure

- Reinforced concrete / Steel structure

Roof

- Metal roof with heat insulation

Floor Loading Capacity

- Production area : 15kN/m² (Approximately)
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Factory Height

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- 4kg/m² floor hardener to Production area
- Full floor tiles for Office, Lobby, Toilet, Staircase area

Ceilings

- Exposed steel frame for Production area
- Pin-hole false ceiling to Office area

Fire Protection System

- Fire alarm system, hosereel system, and fire extinguisher

Sanitary Installation

- Quality sanitary wares and fittings

Electrical Installation

- 200A power supply, 3 phase

Roller-shutter size

- Front : 5m (W) x 4.5m (H)
- Side : 5m (W) x 4.5m (H)

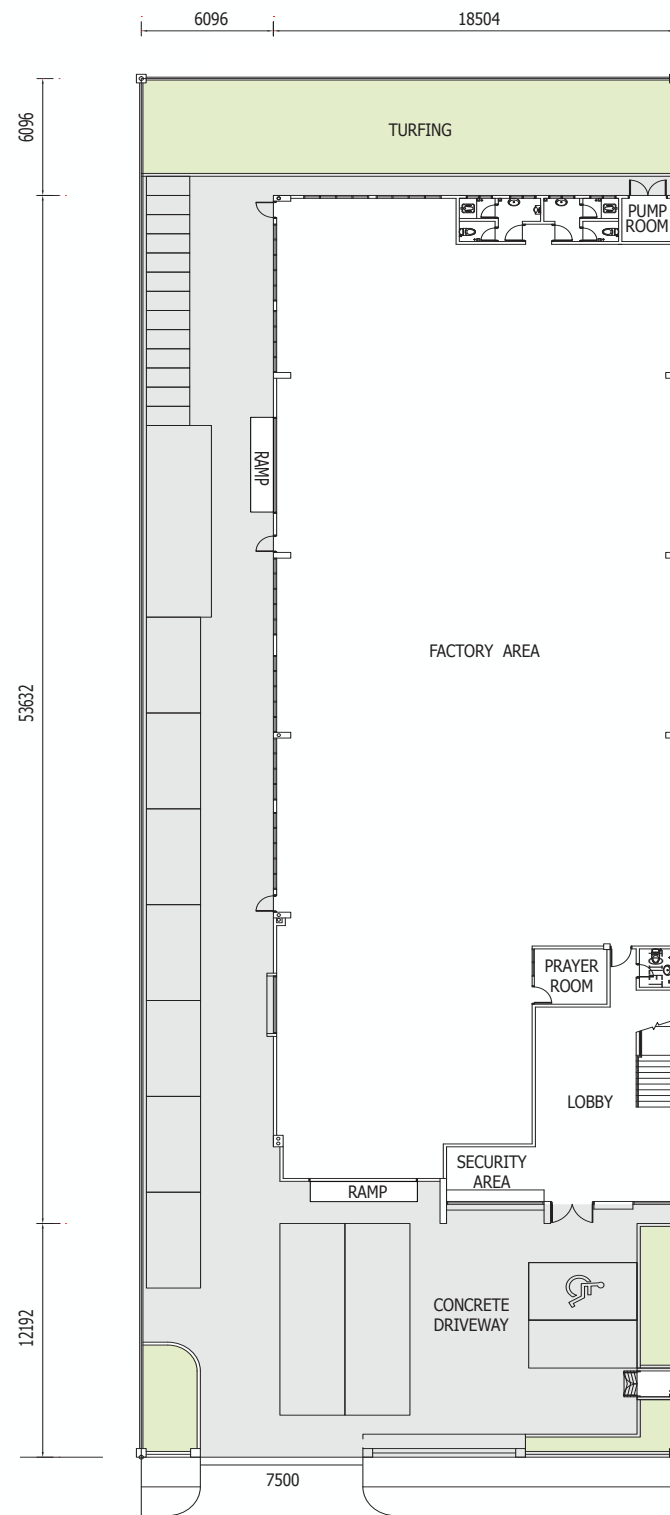
Building Frontage Setback

- 12m

Provision of Support at Columns

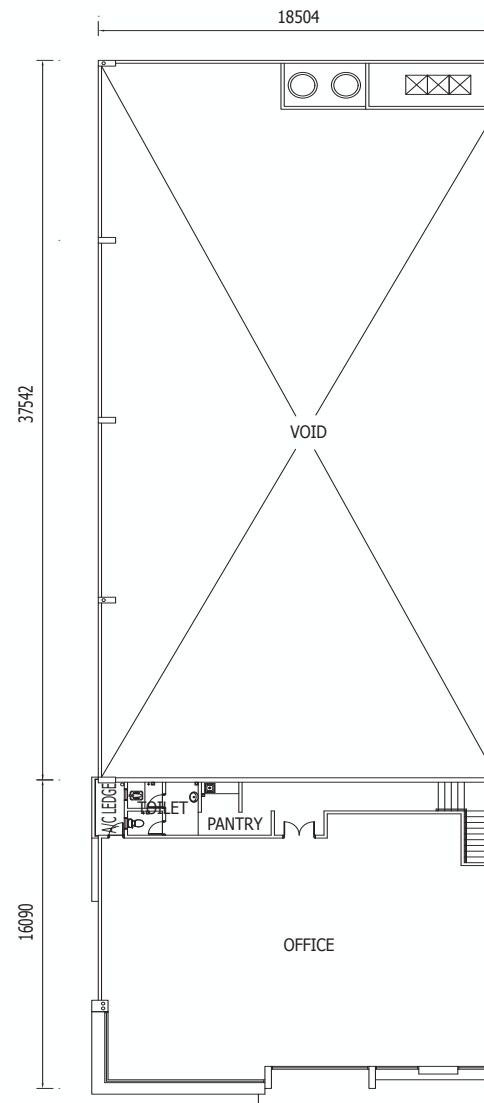
- For installation of maximum 3-tonne travelling hoists





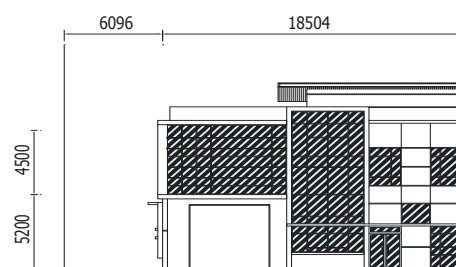
GROUND FLOOR

FLOOR PLAN

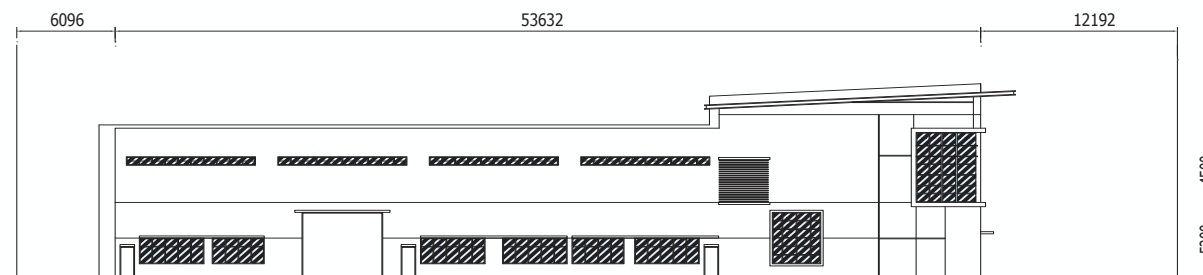


FIRST FLOOR

Lot Size : 19,043sq.ft.
Built-up Area : 13,395sq.ft.



FRONT ELEVATION



SIDE ELEVATION



22 August 2017



Location



HIGH CONNECTIVITY

Suited to businesses requiring Cross-border Trades



Matured Hubs: Commercial & Industrial



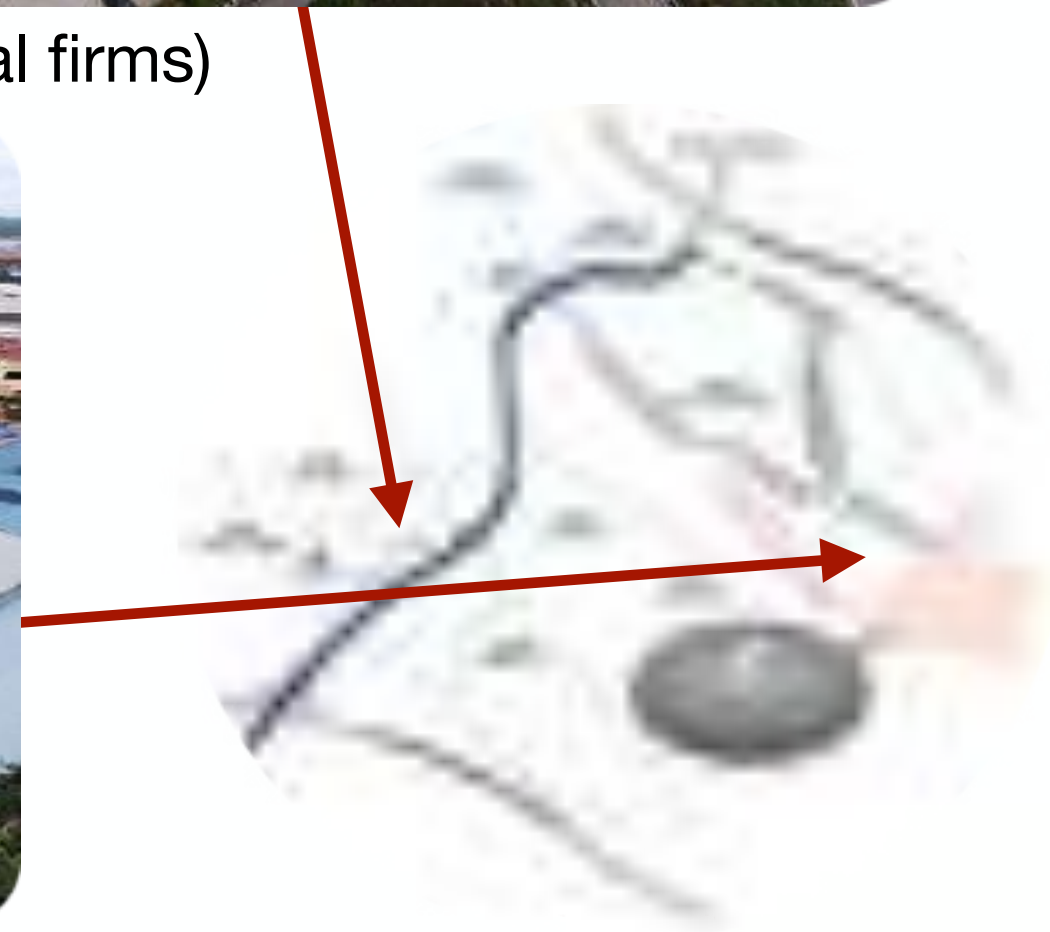
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- **5 minutes** from Johor's biggest shopping malls



II. **INDUSTRIAL HUB**

- More than **1,000 factories** in proximity (Many are international firms)



Matured Hubs: Industrial

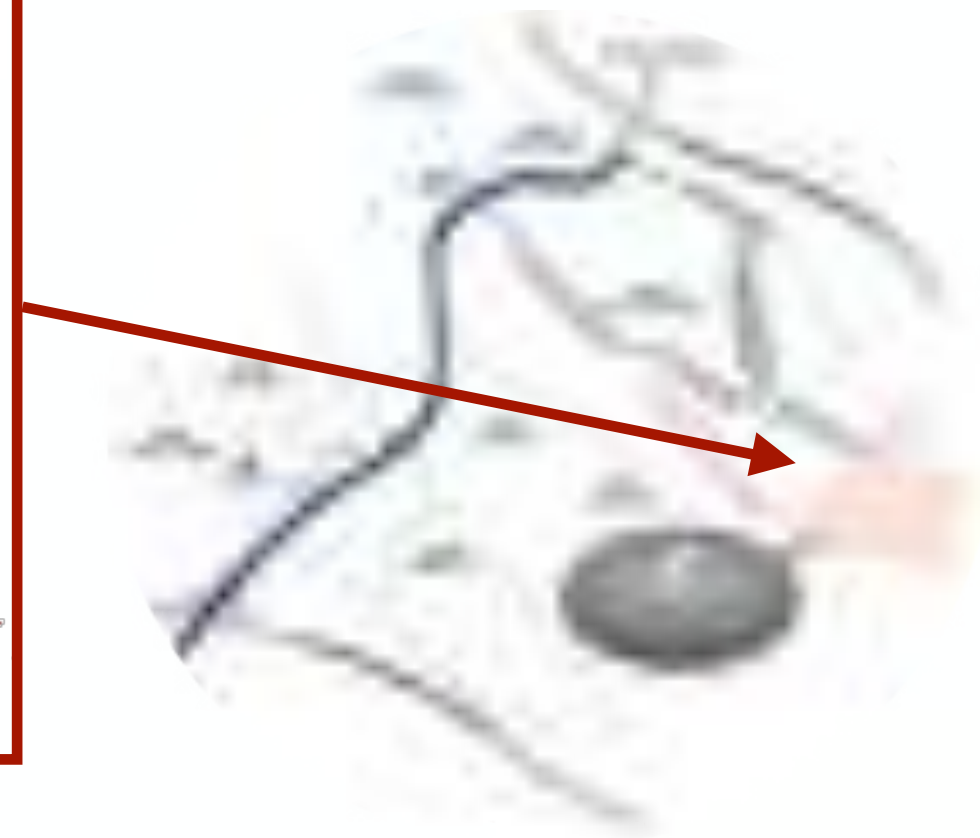
II. INDUSTRIAL HUB

- Entire Value-chain

- PCB, Electrical & electronics components, Machinery components, Precision tools & die, Metal fabrication, Plastic moulding & fabrication, Surface treatment, Powder coating, Rubber-based materials, Specialty chemicals, Test equipments, Machine tools, Automation solution, Packaging, etc.



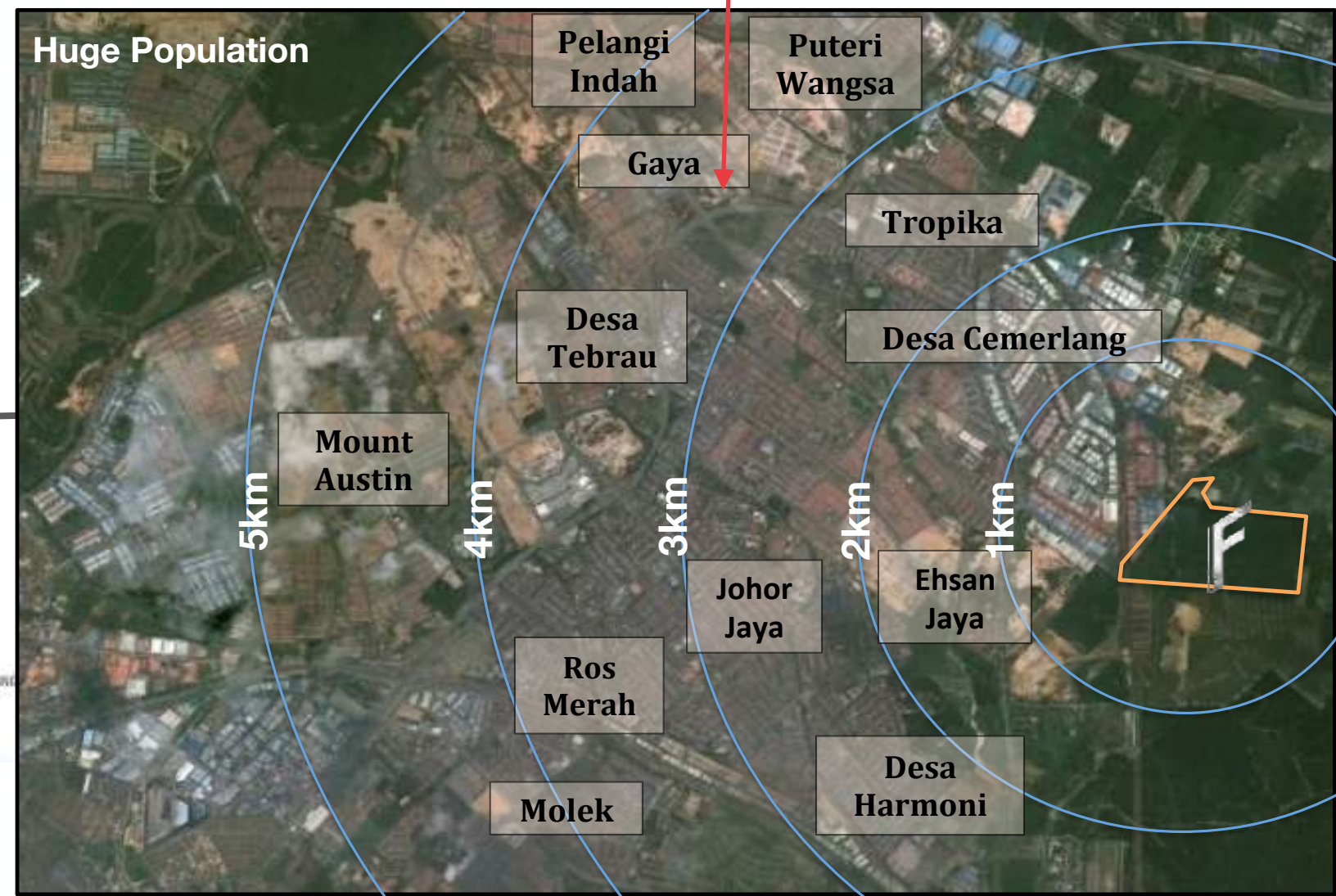
Sample companies



Matured Hubs: Labour Catchment

III. **RESIDENTIAL**

Johor's most populated region with more than 10 major townships clustered within 5 km radius.



SMART FIBRE-OPTIC BROADBAND



Smart Applications

YESTERDAY

The Smart Factory

Smart Applications

SMART-READY

Industrial Broadband	Super-fast	Fastest in the area
	Stable	Dual-link redundancy on Fibre & Wireless Technology
	Scalable	Leased line, Metro Ethernet
	Customisable	Broadband-on-demand, IP VPN, Data Centre, etc

Project Overview



A 136-acre Holistic Master Plan

Supported by **Established Infrastructure & Matured Hubs**

Challenging the limits

Type B2 No.7



Type B2



SPA Price

80% loan

Rebate 14%

6% Downpayment

RM 201,300 Downpayment

Items	No.7
Land Area	14,407 sqft
Built-up	8,963 sqft
SPA Price	3,355,000
Rebate (14%)	469,700
Net Price	2,885,300

*** Developer Absorbed Legal Fees**

*** Free 1 year high speed broadband**

Type B2



	No.7	GST
Booking Fees	50,000	
Upon Signing SPA	151,300	
Loan StampDuty	18,420	
MOT & Disbursement	100,000	6,000
GST		173,118
Upfront Cash Flow	319,720	179,118

*Estimated Calculation

	No.7
Maintenance Fees	RM 0.05 x 14,407 sqft (Land Area) = RM 720.35



SEMI-DETACHED FACTORY TYPE B

- GATED-GUARDED
- PREMIUM ENTRY-LEVEL
- 40-FOOT BUILDING SETBACK



SPECIFICATIONS

Structure

- Reinforced concrete / Steel structure

Roof

- Metal roof with heat insulation

Floor Loading Capacity

- Production area : 15kN/m² (Approximately)
- Lobby & Office : 2.5kN/m²

Walls

- Brickwall with plaster

Windows

- Aluminium frames tinted-glass windows

Doors

- Tempered glass door to lobby
- Motorised roller-shutter
- Fire-rated door / Timber flush door

Factory Height

- Production Area : 9m

Floor Finishes

- 4kg/m² floor hardener to Production area
- Full floor tiles for Office, Lobby, Toilet, Staircase area

Ceilings

- Exposed steel frame for Production area
- Pin-hole false ceiling to Office area

Fire Protection

- Fire extinguisher

Sanitary Installation

- Quality sanitary wares and fittings

Electrical Installation

- 150A power supply , 3 phase

Building Frontage Setback

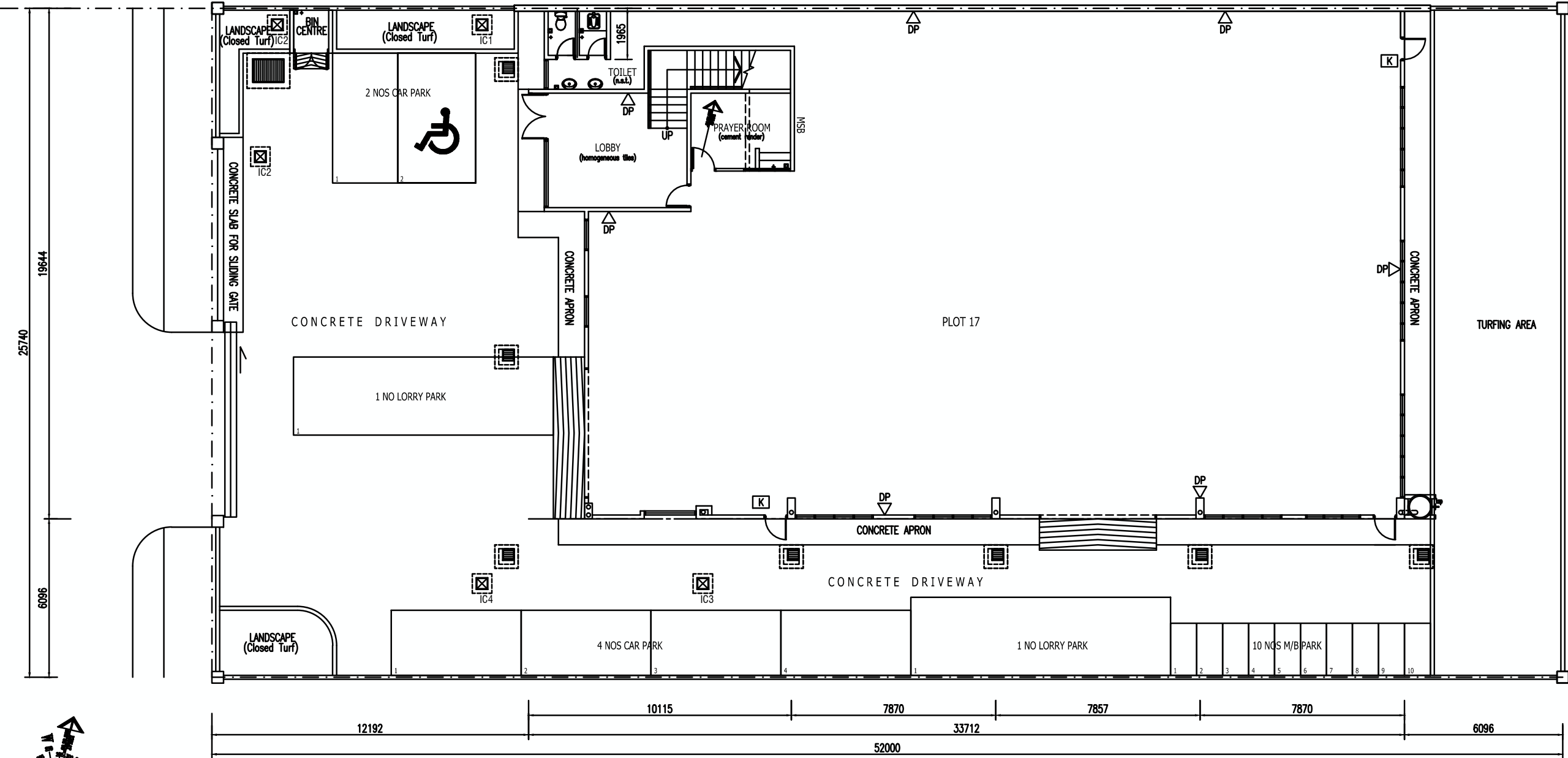
- 12m

Roller-shutter size

- Front : 4.5m (W) x 4.5m (H)
- Side : 5m (W) x 4.5m (H)



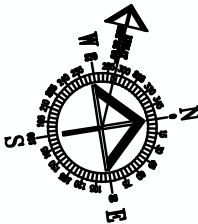
Type B2



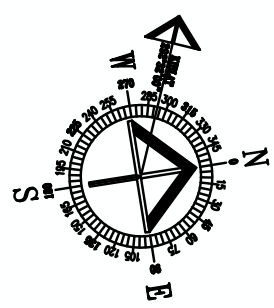
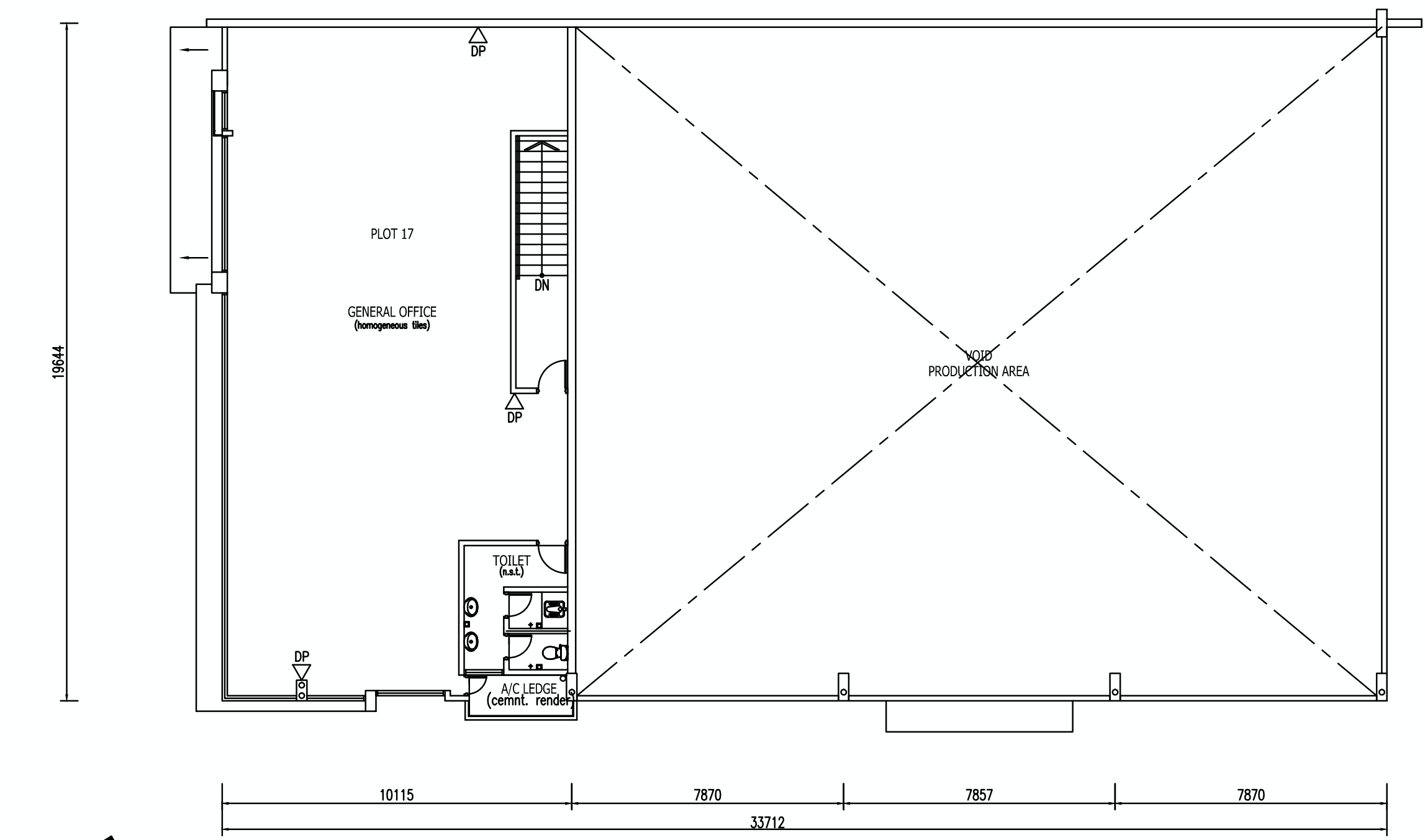
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GROUND FLOOR PLAN

Scale: 1:100



Type B2



1 MEZZANINE FLOOR PLAN
Scale: 1:150

23 August 2017



Location



HIGH CONNECTIVITY

Suited to businesses requiring Cross-border Trades



Matured Hubs: Commercial & Industrial



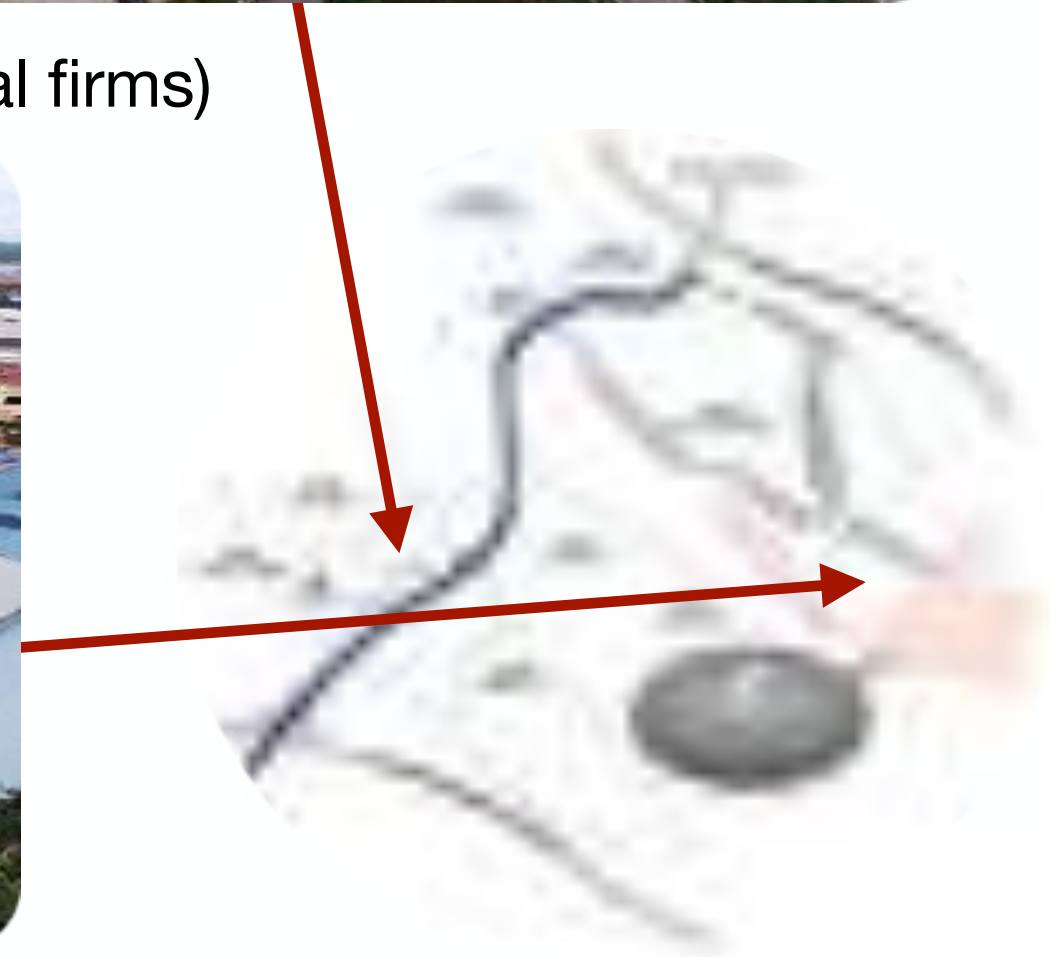
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Matured Hubs: Industrial

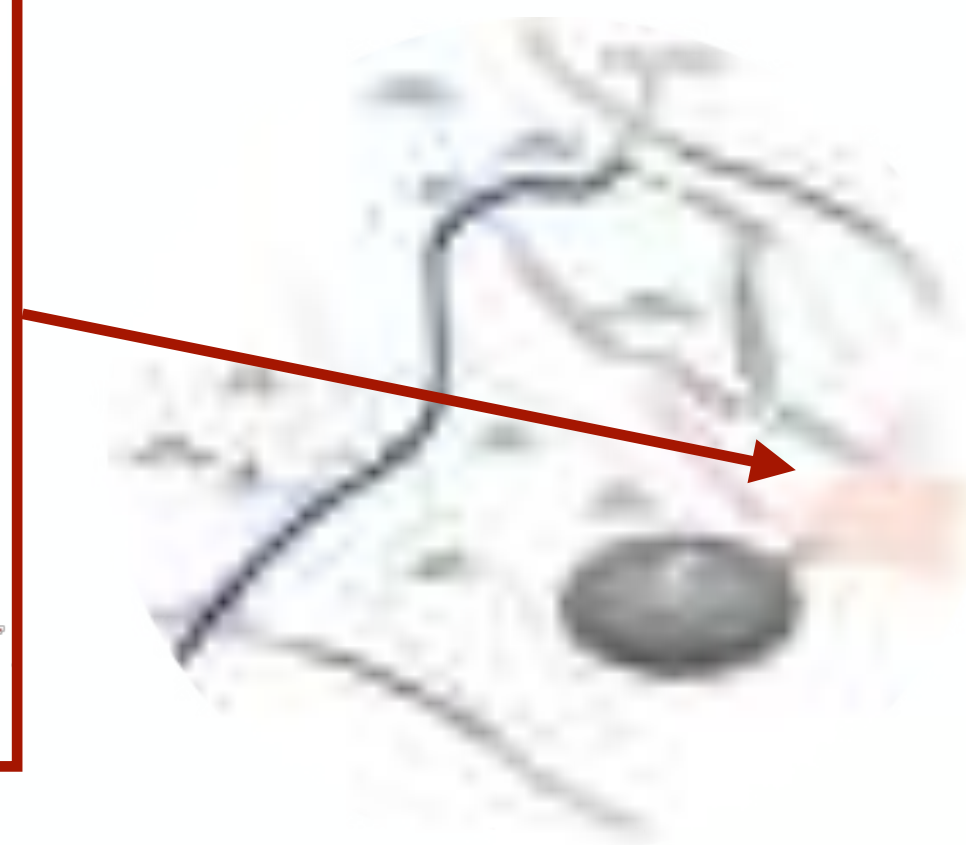
II. INDUSTRIAL HUB

- Entire Value-chain

- PCB, Electrical & electronics components, Machinery components, Precision tools & die, Metal fabrication, Plastic moulding & fabrication, Surface treatment, Powder coating, Rubber-based materials, Specialty chemicals, Test equipments, Machine tools, Automation solution, Packaging, etc.



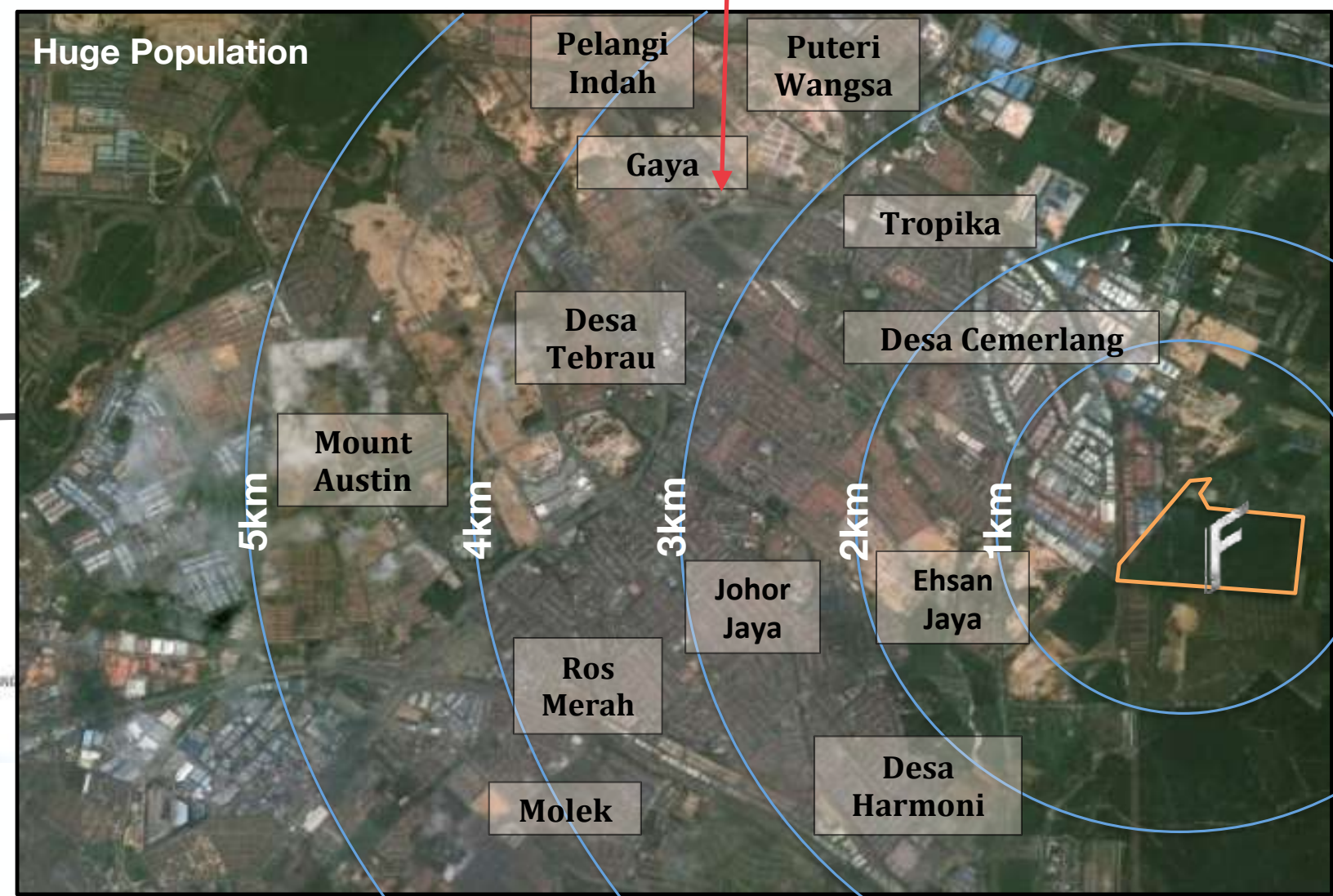
Sample companies



Matured Hubs: Labour Catchment

III. **RESIDENTIAL**

Johor's most populated region with more than 10 major townships clustered within 5 km radius.



SMART FIBRE-OPTIC BROADBAND



Smart Applications

YESTERDAY

The Smart Factory

Smart Factory

SMART-READY

Industrial Broadband	Super-fast	Fastest in the area
	Stable	Dual-link redundancy on Fibre & Wireless Technology
	Scalable	Leased line, Metro Ethernet
	Customisable	Broadband-on-demand, IP VPN, Data Centre, etc

Project Overview



A 136-acre Holistic Master Plan

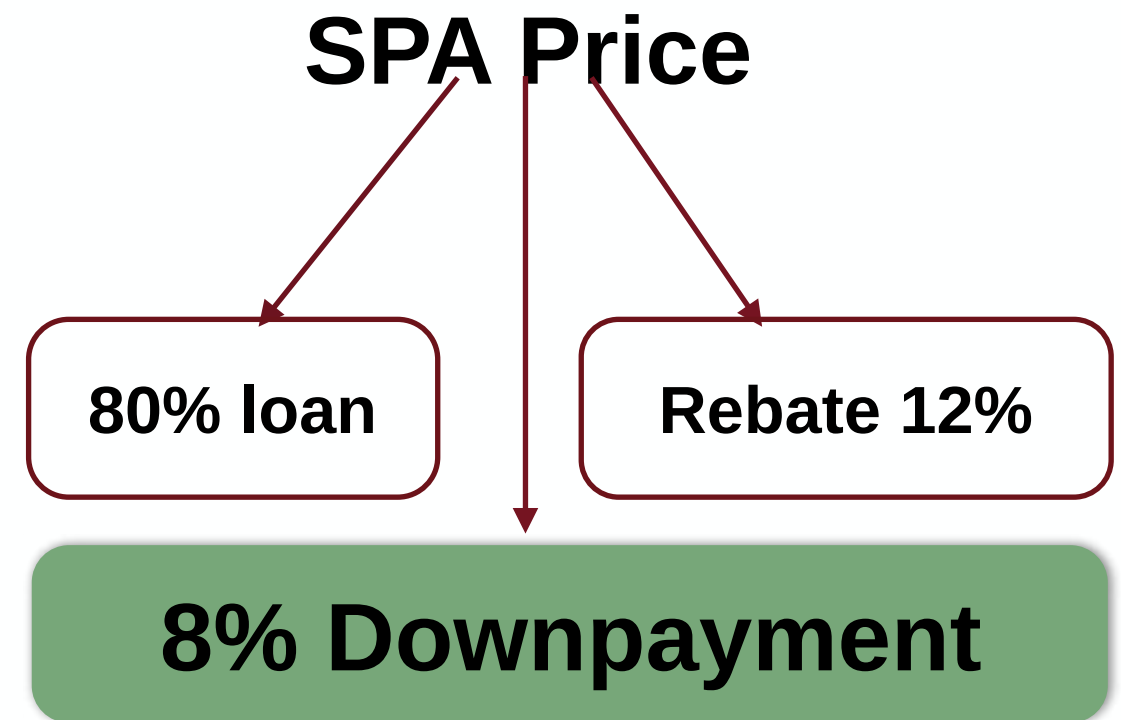
Supported by **Established Infrastructure & Matured Hubs**

Challenging the limits

Type C



Type C



	No. 7
Land Area	10,430 sqft
Built-up	6,349 sqft
SPA Price	2,616,000
Rebate (12%)	313,920
Net Price	2,302,080

- * Developer Absorbed Legal Fees, Stamp duty & MOT
- * Free 1 year high speed broadband
- * Sign SPA before 30th November 2017

Type C



	No.7	GST (By Progress)
Booking Fees	50,000	
Upon Signing SPA	263,920	
GST		138,125
Upfront Cash Flow	313,920	138,125

***Estimated Calculation**

	No.7
Maintenance Fees	RM 0.05 x 10,430 sqft (Land Area) = RM 521.50 x 6% GST



SEMI-DETACHED FACTORY TYPE C

Build-up Area : 6,349sq.ft.

• GATED-GUARDED • IDEAL FOR PRODUCTION-BASED BUSINESS • MEZZANINE OFFICE



SPECIFICATIONS



Structure

- Reinforced concrete / Steel structure

Roof

- Metal roof with heat insulation

Floor Loading Capacity

- Production area : 15kN/m² (Approximately)
- Lobby & Office : 2.5kN/m²

Walls

- Brickwall with plaster

Windows

- Aluminium frames tinted-glass windows

Doors

- Tempered glass door to lobby
- Motorised roller-shutter
- Fire-rated door / Timber flush door

Factory Height

- Production area : 9m

Floor Finishes

- 4kg/m² floor hardener to Production area
- Full floor tiles for Office, Lobby, Toilet, Staircase area

Ceilings

- Exposed steel frame for Production area
- Pin-hole false ceiling to Office area

Fire Protection

- Fire extinguisher

Sanitary Installation

- Quality sanitary wares and fittings

Electrical Installation

- 200A power supply, 3 phase

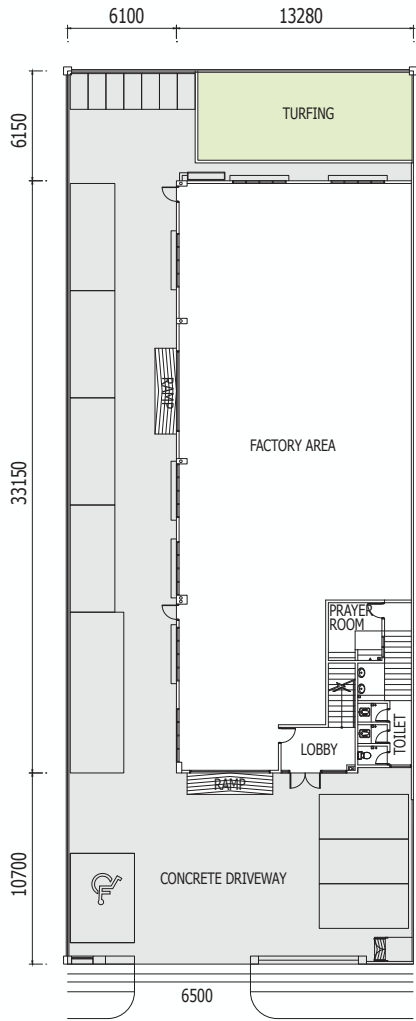
Roller-shutter size

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- Side : 4.5m (W) x 4.5m (H)

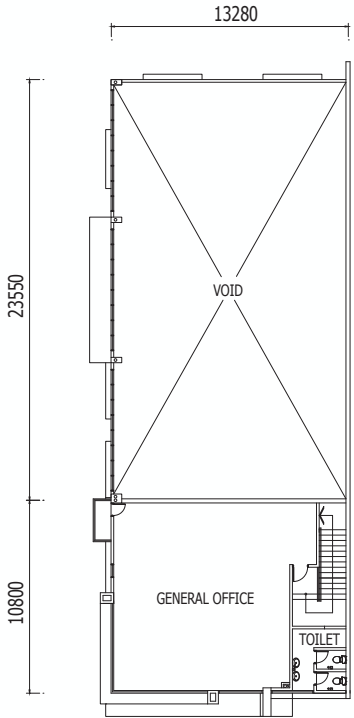
All plans, information and specification contained herein are subject to change and/or amendments are directed by the relevant authorities / architects and cannot from any part of an offer and contract.
All measures are approximate and the illustrations are artist's impressions only. While every reasonable care has been taken in preparing this loose sheet, the developer cannot be held responsible for any inaccuracies.



FLOOR PLAN

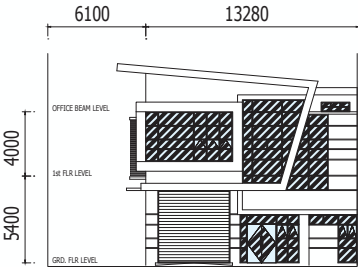


GROUND FLOOR

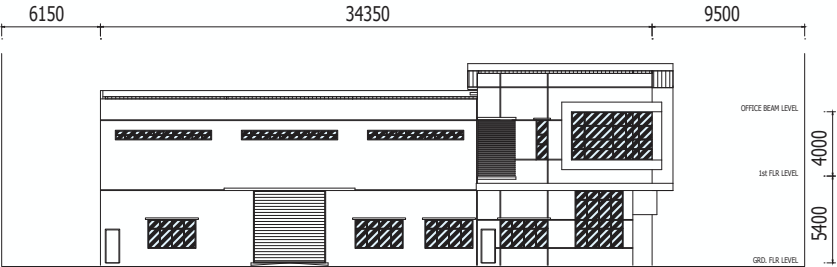


FIRST FLOOR

Lot Size : 10,430sq.ft.
Built-up Area : 6,349sq.ft.



FRONT ELEVATION



SIDE ELEVATION



FRONTIER
INDUSTRIAL PARK

7th September 2017



Huge Townships for Labour Supply



16 Major Townships



1 of the most Densely Populated region in Johor

Major Industrial Hub

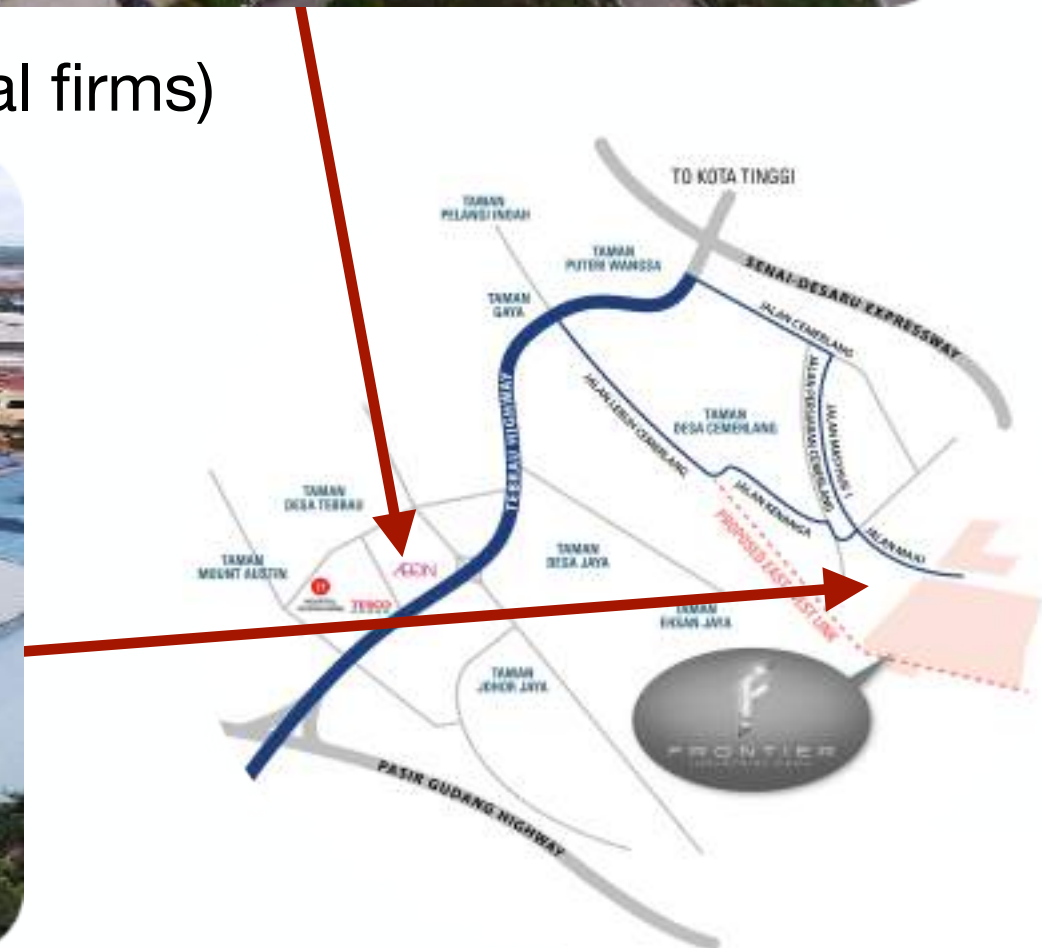


1 of the most Vibrant Industrial Hub in Johor



AEON Tebrau

Desa Cemerlang



Matured Location



Synergistic Environment

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- Ready Industry Value-chain

Location



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Established Food Companies



Popular amongst food industries

Smart Fibre-optic Broadband

Smart Applications



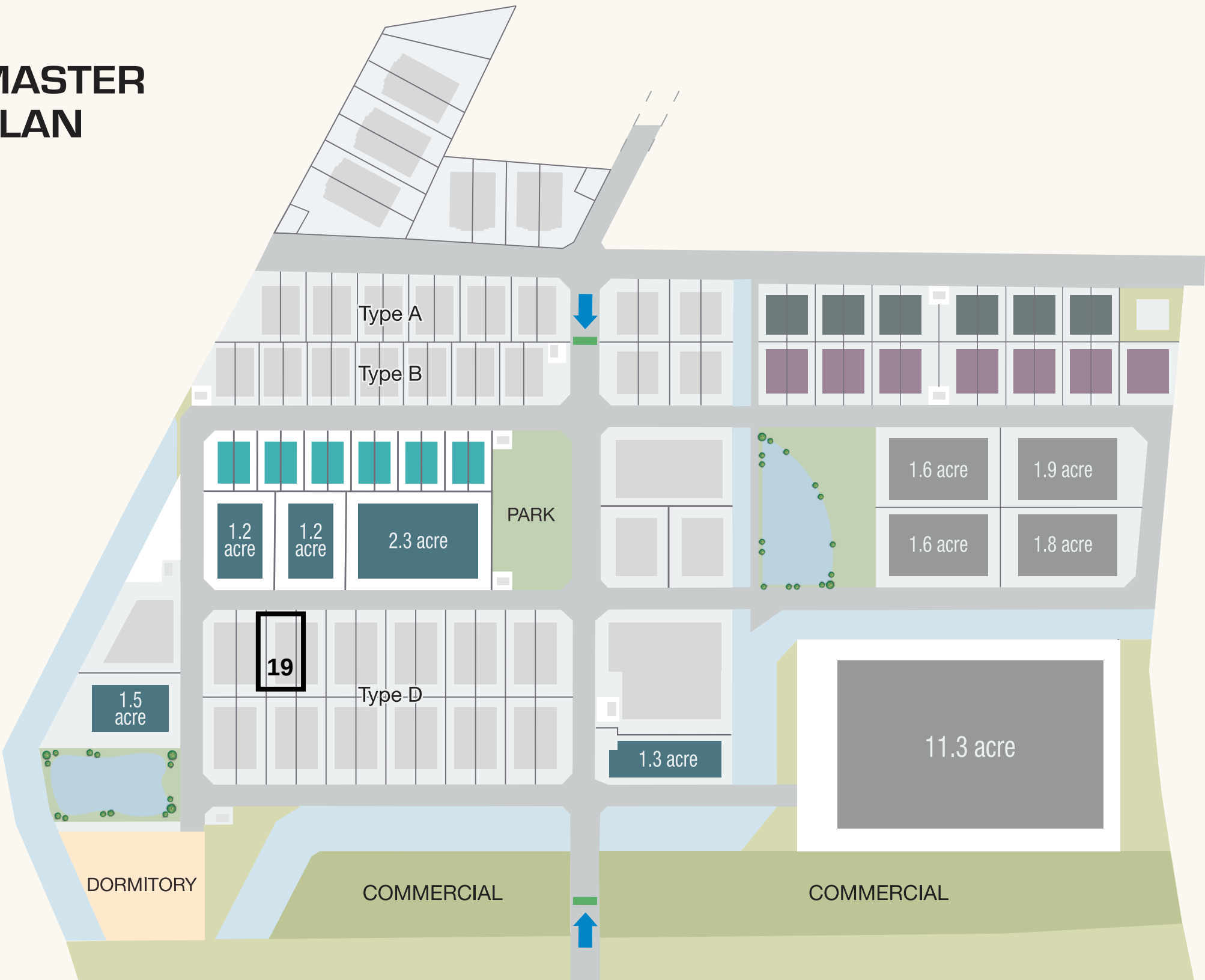
SMART-READY

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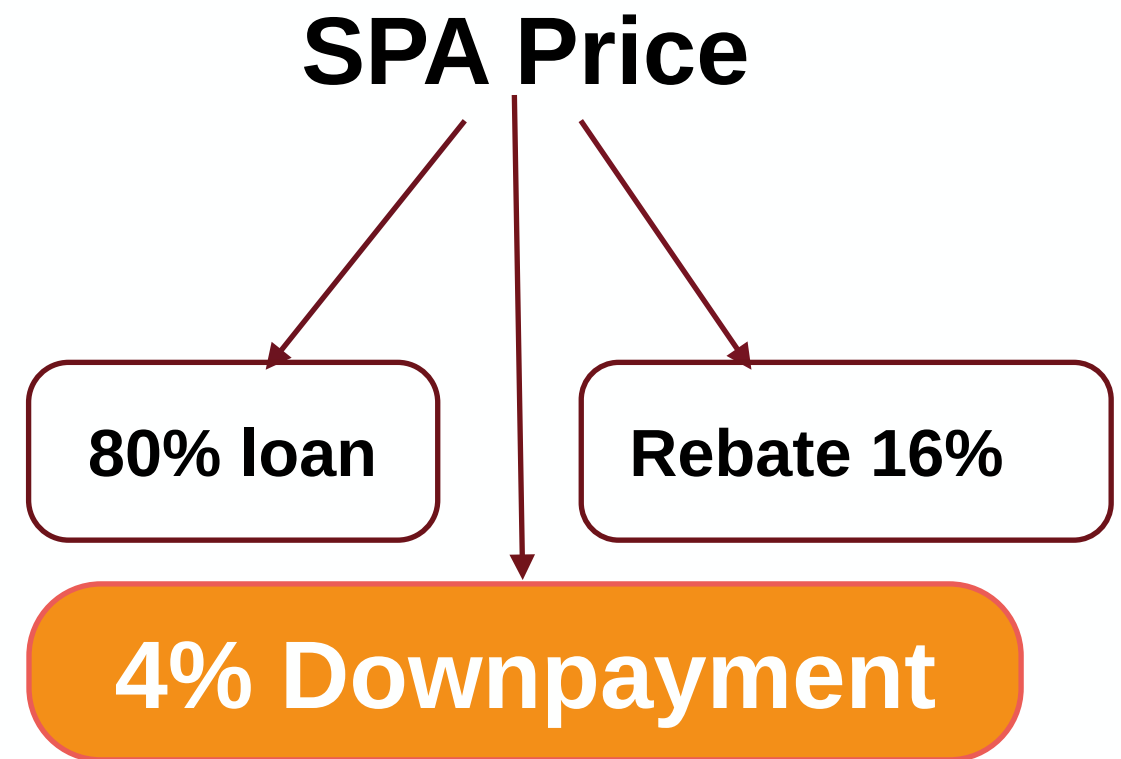
Available Units



MASTER PLAN



Type D



No.19	
Land Area	19,043 sqft
Built-up	13,395 sqft
SPA Price	4,680,000
Rebate (16%)	748,800
Net Price	3,931,200

- * Developer Absorbed SPA & Loan Legal Fees
- * Free 1 year fibre broadband subscription

**Estimated Monthly Loan
Instalment:
RM 30,000**

*Based on
-Margin 70%
-20 years tenure
Interest rate 4.6%

Type D

	No.19	GST
Booking Fees	50,000	
Upon Signing SPA	137,200	241,488
Stamp Duty On Loan (80%)	19,000	
MOT & Perfection	155,000	9,300
Upfront Cash Flow	361,200	250,788

*Estimated Calculation

No.19

Maintenance Fees

RM 0.05 x 19,043 sqft (Land Area) = **RM 952.15 x 6% GST**

SEMI-DETACHED FACTORY TYPE D

Built-up Area : 13,395sq.ft.

- GATED-GUARDED
- BUILT-IN SECURITY ROOM
- SUPPORT FOR TRAVELLING HOISTS
- HIGHLY VERSATILE



SPECIFICATIONS

Structure

- Reinforced concrete / Steel structure

Roof

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Fire Protection System

- Fire alarm system, hosereel system, and fire extinguisher

Sanitary Installation

- Quality sanitary wares and fittings

Electrical Installation

- 200A power supply, 3 phase

Roller-shutter size

- Front : 5m (W) x 4.5m (H)
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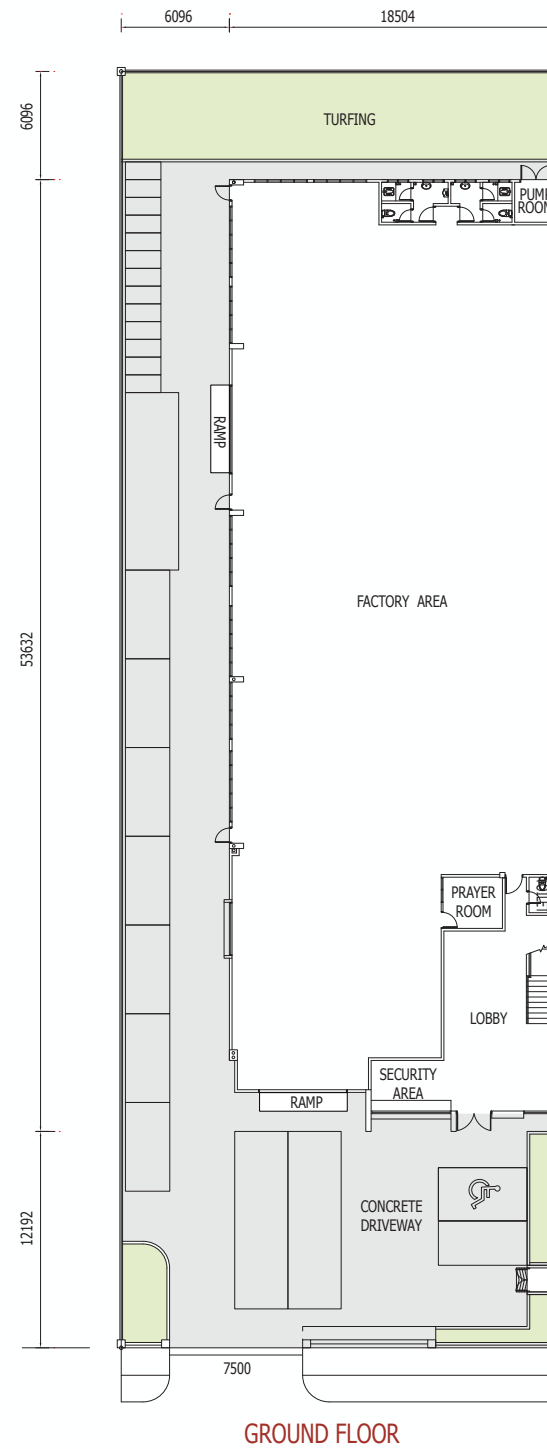
Building Frontage Setback

- 12m

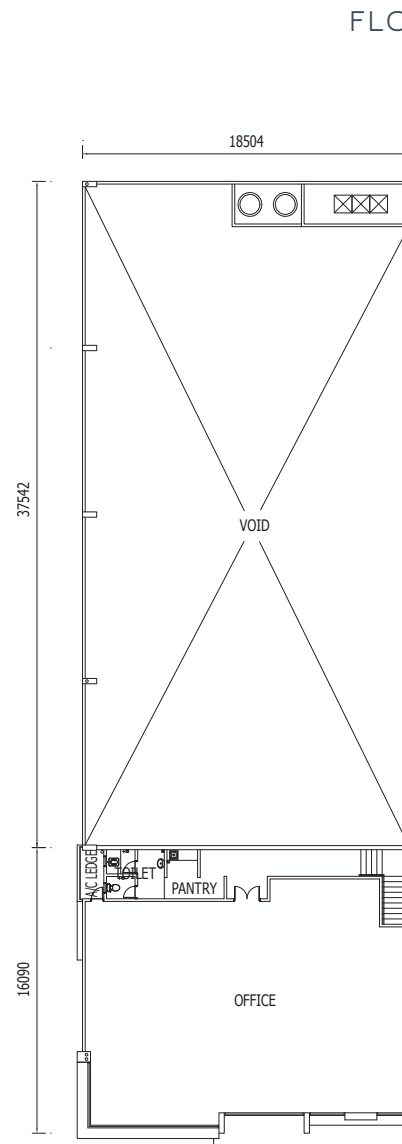
Provision of Support at Columns

- For installation of maximum 3-tonne travelling hoists



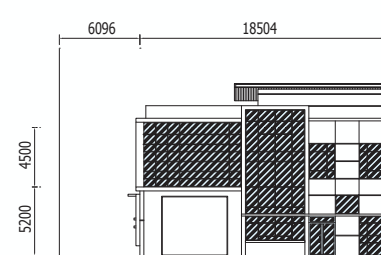


GROUND FLOOR

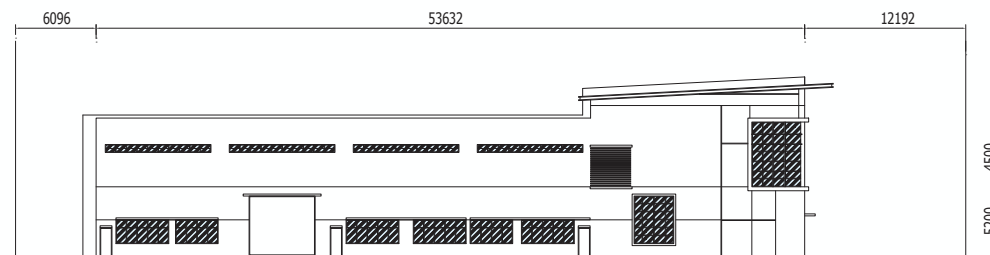


FIRST FLOOR

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FRONT ELEVATION



SIDE ELEVATION