

THE MOST TALKED- ABOUT

INDUSTRIAL DEVELOPMENT
IN THE REGION





iBP is a world-class freehold business park that is the premier choice for today's leading global and local industries. Strategically positioned within Nusajaya's SiLC, iBP has quickly become the most talked about business park in the region.

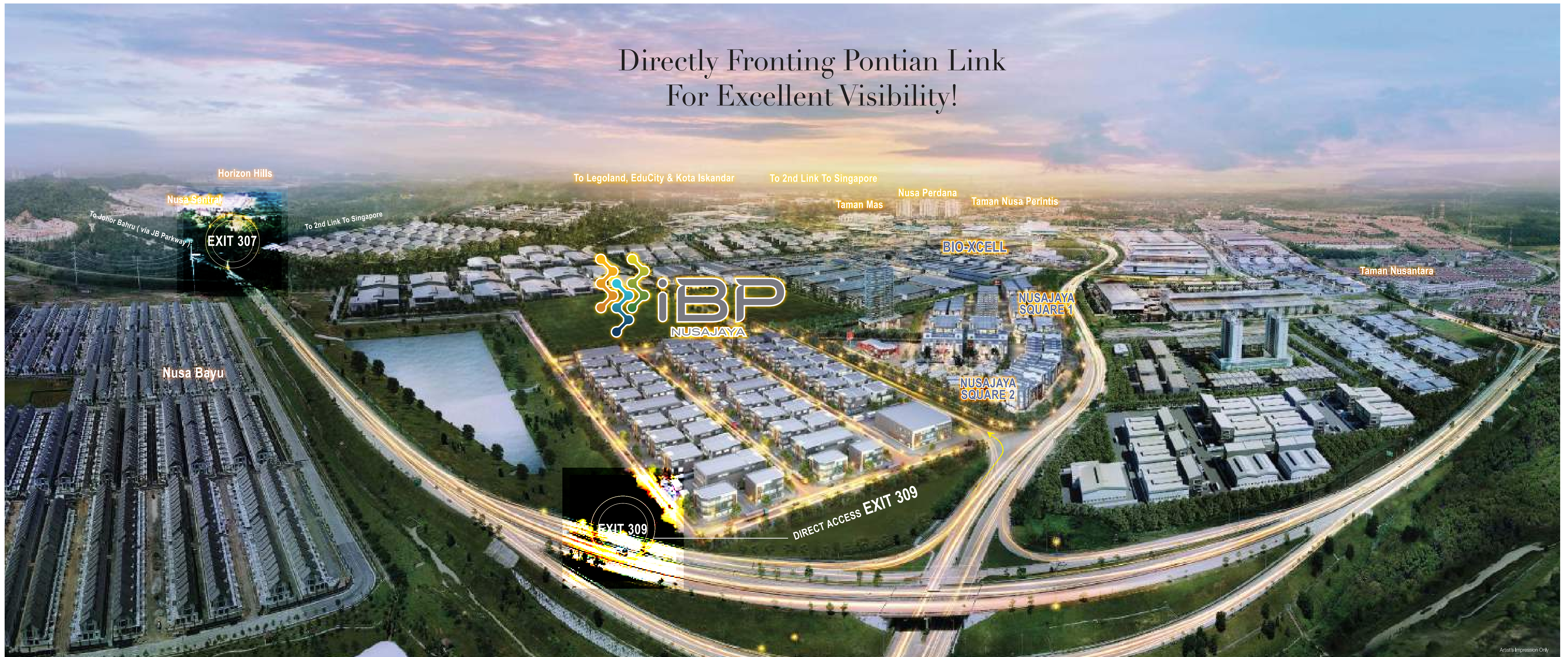
F O C U S

FOCUS

THE FOCUS
OF
NUSAJAYA



Directly Fronting Pontian Link For Excellent Visibility!





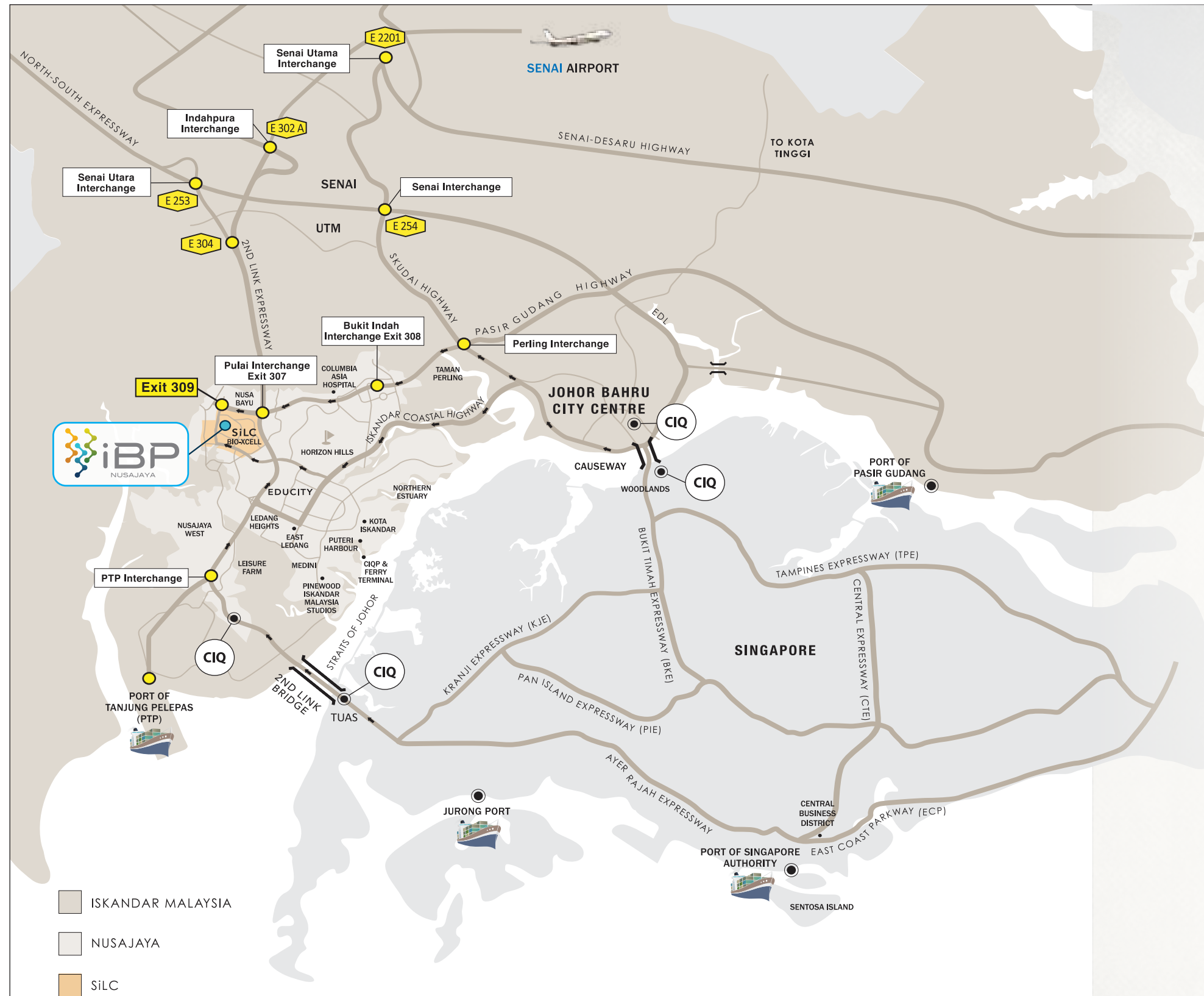
World-Class Freehold Business Park

A gated and guarded business address, iBP puts power in the hands of today's business operators by integrating value-enhancing attributes for long-term sustainability.



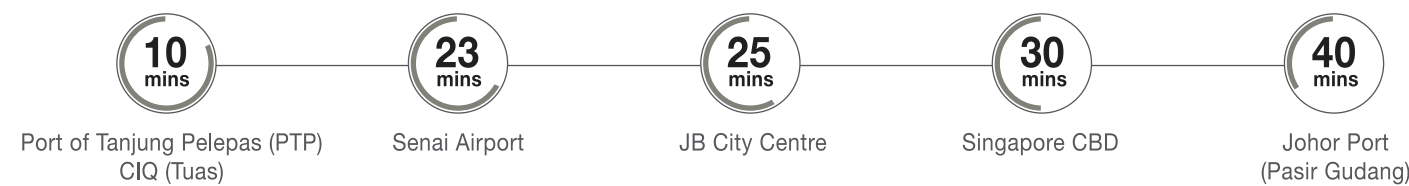
Artist's Impression Only

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Prime Location Within Iskandar Malaysia

Nusajaya is Asia's foremost integrated city with world-class opportunities for business, living and leisure. Signature developments at Nusajaya include Legoland, Puteri Harbour, Medini Iskandar and Kota Iskandar.



PTP & JURONG PORT

iBP offers proximity to essential shipping ports that include Port of Tanjung Pelepas (PTP) and Singapore's Jurong Port. As the first Malaysian port to be IMS certified, PTP is the preferred logistics hub in Southeast Asia. Jurong Port, which operates the only multi-purpose port in Singapore, handles bulk, breakbulk and containerized cargo. The Port welcomes over 40,000 vessel-calls annually.



SENAI INTERNATIONAL AIRPORT

Senai International Airport is able to handle up to 4.5 million passengers and 100,000 tonnes of cargo per annum. With recent expansions and upgrades, the airport is envisaged to be the No. 2 airport in the region after Changi by 2025.



CIQ

Being just 10 minutes from the CIQ to Singapore (Tuas Second Link), iBP is a strategic address for both local industries and Singaporean industries that seek new cost-effective base for their operations.



BIO-XCELL

A premier biotechnology park and eco-system facility that will position Malaysia as a world-leading biotech location. With attractive offerings in biotechnology facilities, innovation capital and eco-system for sustainable lifestyles – the park caters and focuses on global Industrial and Healthcare biotechnology companies that is capable of turning good science into great businesses.



RESIDENTIAL NEIGHBOURHOODS

Availability of skilled workers and a booming population catchment from surrounding residential areas that include Nusa Bayu, Setia Eco Gardens, Taman Nusantara, East Ledang, Eco Botanic and Horizon Hills.



Offering you the ultimate clean and green business park,
iBP comprises a unique environment unlike any other,
with landscaped parks and pedestrian walkways.



- | | |
|----------|----------|
| TYPE A1 | TYPE B1 |
| TYPE A1a | TYPE B1a |
| TYPE A2 | TYPE B1b |
| TYPE A3 | TYPE B2 |
| | TYPE B3 |
| | TYPE B3a |
| | TYPE B4 |
| | TYPE B4a |
| | TYPE B4b |

Artist's Impression Only



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ECO FRIENDLY

A World-Class Managed,
Clean & Green
Environment





With every aspect taken into consideration, iBP offers you the ideal opportunity and cutting-edge solutions that will ensure you will always be ahead of the competitors. With Nusajaya thriving, this is the best investment you'll ever make.

T
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T I M E



Tomorrow's Successful
Endeavour Begins Today

1 ½ STOREY
SEMI-DETACHED FACTORY
WITH MEZZANINE OFFICE

TYPE
B3

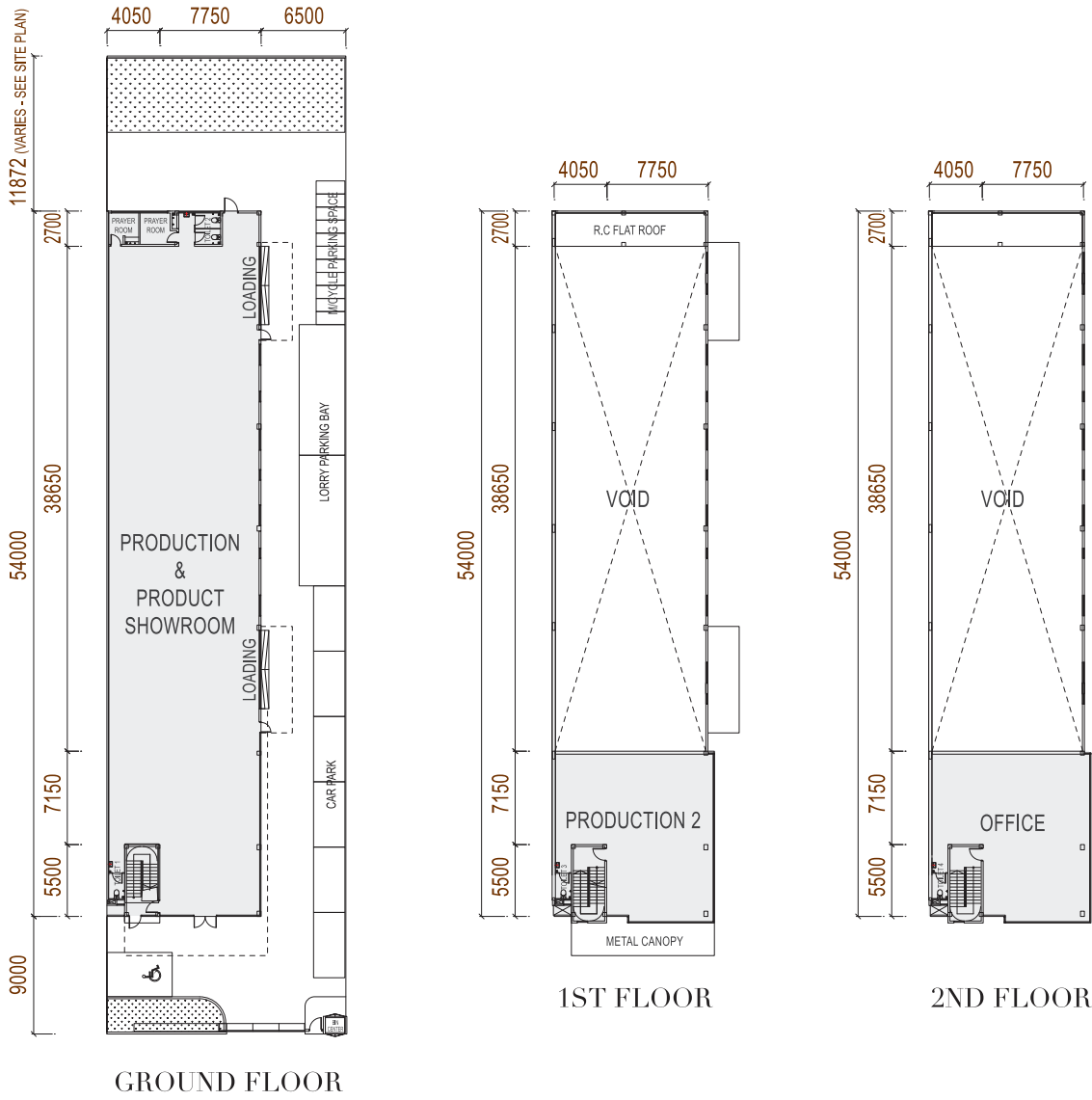
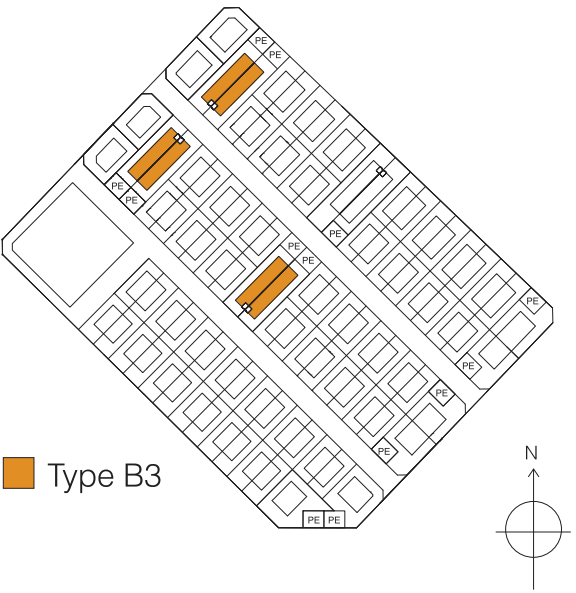
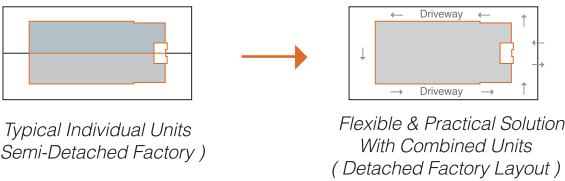


BUILDING SPECIFICATIONS

Land Area	18.3 m x 71 m
Built-up Area	11,242.59 sq.ft.
Floor Loading Capacity	• Ground Floor (Production) : 20kN/m ² • 1st Floor (Production) : 10kN/m ² • 2nd Floor (Office) : 4kN/m ²
Floor to Floor Height	3.5 m - 6 m (clearance 14 m ground floor)
Electricity Provision	300 amp

UNIQUE FEATURES

- Contemporary facade with high visibility.
- Full height glass frontage to invite in streams of natural light.
- Extra high ceiling for maximum storage and air ventilation.
- DUAL entrance at production area for ease in loading and unloading.
- Additional production floor at 1st floor.
- Limited units. (premium design, only 6 units)
- Flexible to combine units. (optional)



MULTI-FUNCTION LAYOUT

Corporate Office / Showroom / Production / Warehouse

VERSATILE SPACE

35400 (116 ft)



EXPANSIVE
FLOOR TO FLOOR
HEIGHT UP TO
14m

Private Toilet at
Production &
Warehouse

CONVENIENCE OF LOADING / UNLOADING SPACE

for Containers up to 40 feet in length.

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Spacious and multi-functional, these semi-detached units are ideal for industries that require a larger space for heavy machinery and equipment.



Artist's Impression Only

BUILDING SPECIFICATIONS

TYPE B1

Land Area	18.3 m x 43 m
Built-up Area	8,440.14 sq.ft.
Floor Loading Capacity	• Ground Floor (Production) : 20kN/m ² • 1st Floor (Office) : 4kN/m ² • 2nd Floor (Production) : 10kN/m ²
Floor to Floor Height	3.5 m - 6 m
Electricity Provision	300 amp
Vertical Transport	Hoist : 1 no.

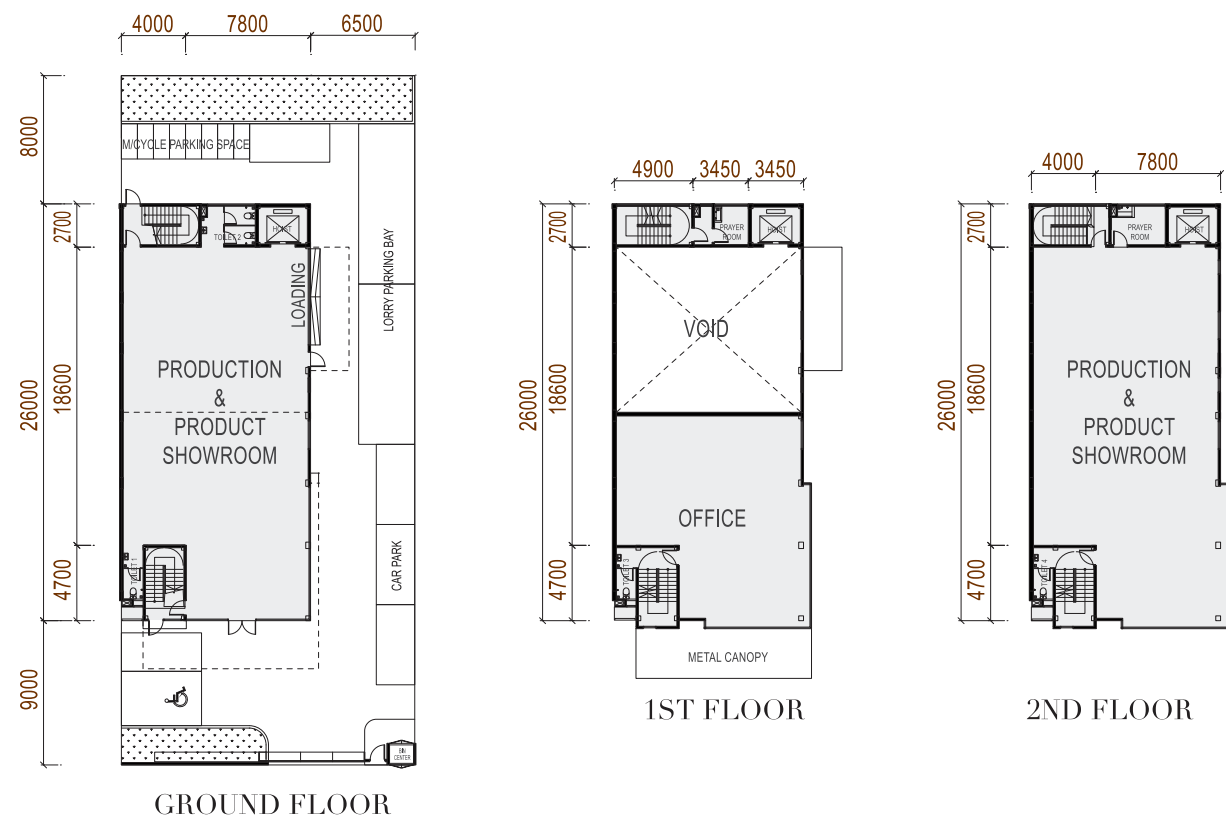
TYPE B2

Land Area	18.3 m x 45 m
Built-up Area	8,943.60 sq.ft.
Floor Loading Capacity	• Ground Floor (Production) : 20kN/m ² • 1st Floor (Production) : 4kN/m ² & 10kN/m ² • 2nd Floor (Office & Production) : 10kN/m ²
Floor to Floor Height	3.5 m - 6 m
Electricity Provision	300 amp
Vertical Transport	Hoist : 1 no.

2 ½ STOREY SEMI-DETACHED FACTORY

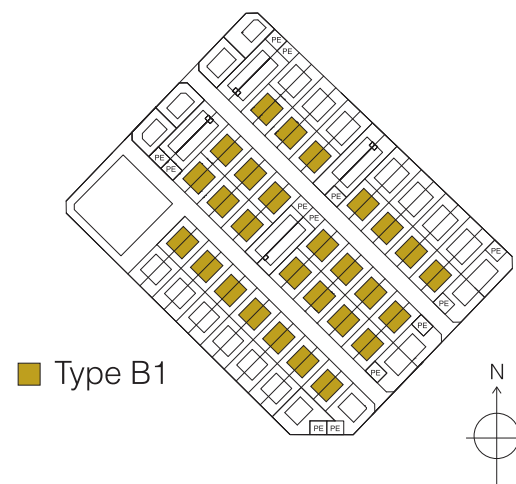
3 STOREY SEMI-DETACHED FACTORY

TYPE
B1 & B2



UNIQUE FEATURES

- Contemporary facade with high visibility.
- Full height glass frontage to invite in streams of natural light.
- Column-free design for flexible space planning.
- Extra high ceiling for maximum storage and air ventilation.
- Additional production floor at 2nd floor.

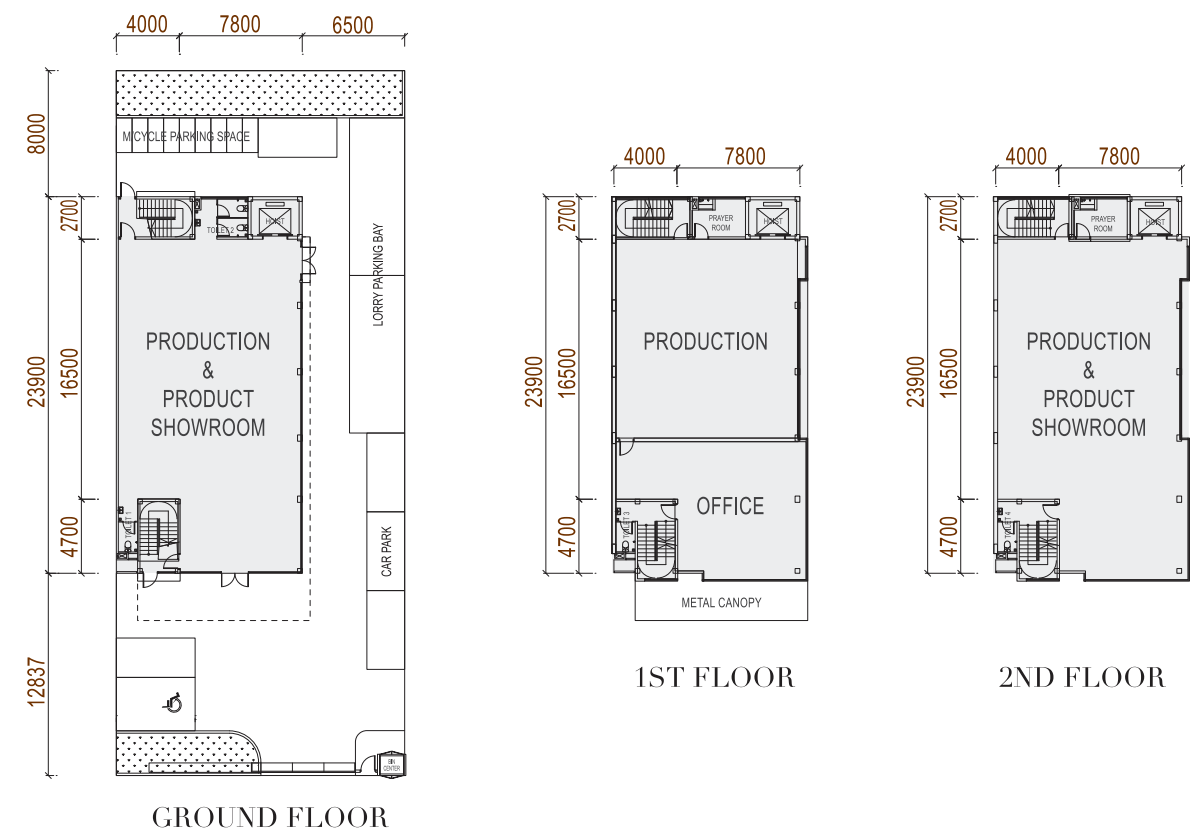


■ Type B1



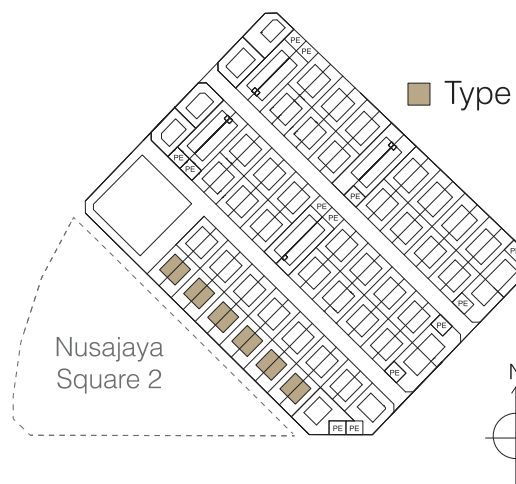
CONVENIENCE OF LOADING / UNLOADING SPACE
for Containers up to 40 feet in length.

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UNIQUE FEATURES

- Contemporary facade with high visibility.
- Full height glass frontage to invite in streams of natural light.
- Column-free design for flexible space planning.
- Extra high ceiling for maximum storage and air ventilation.
- Additional production floor at 1st & 2nd floor.
- Advantageously facing Nusajaya Square 2 for high visibility and consumer flow.



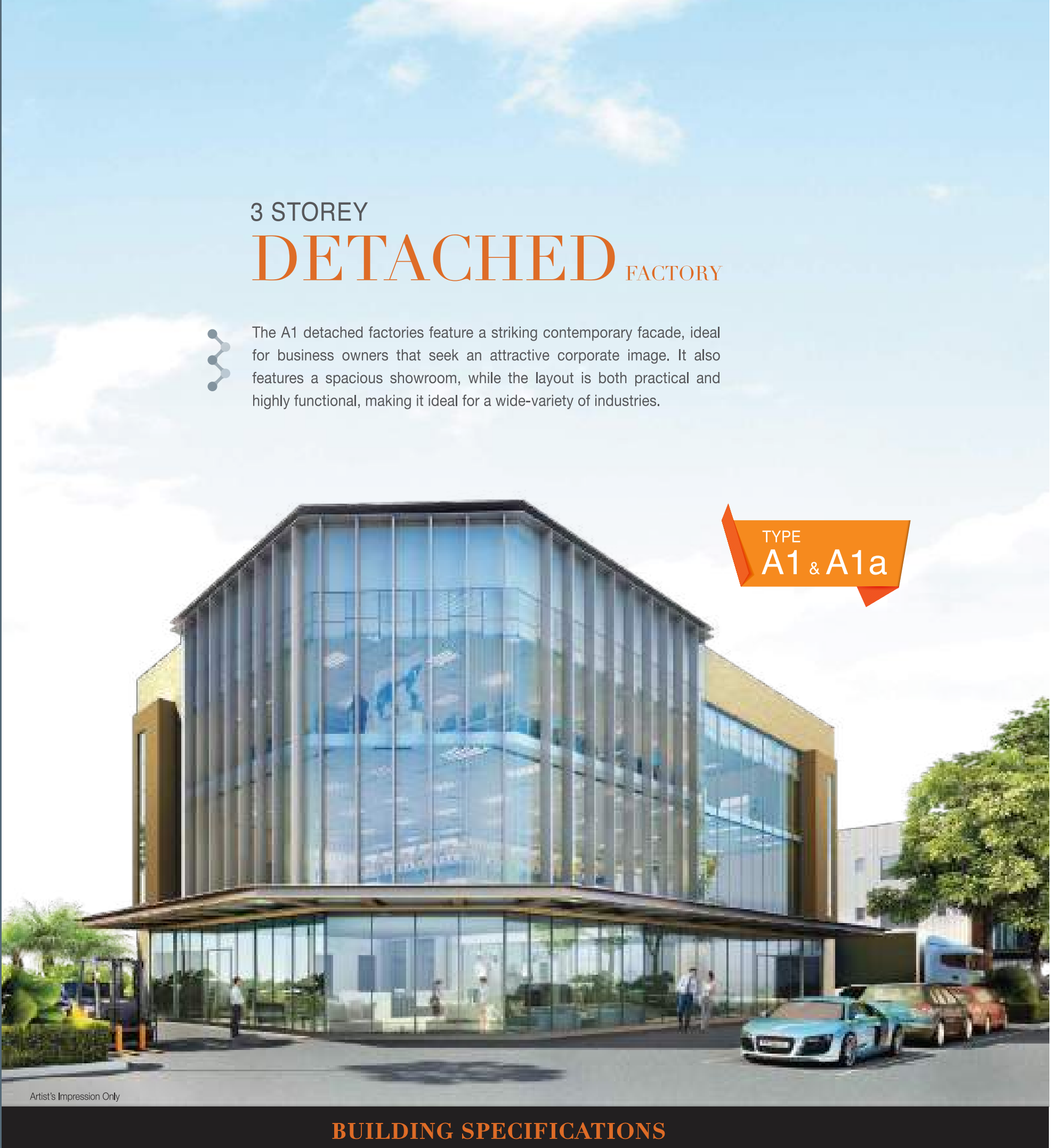
■ Type B2



CONVENIENCE OF LOADING / UNLOADING SPACE
for Containers up to 40 feet in length.



Designed for small to medium-sized industries, these factories are perfect for businesses that require a multi-functional layout while minimizing on investment costs.



TYPE A1

Land Area	34 m x 44.75 m
Built-up Area	12,358.18 sq.ft.
Floor Loading Capacity	• Ground Floor (Production) : 20kN/m² • 1st Floor (Production) : 10kN/m² • 2nd Floor (Office) : 4kN/m²
Floor to Floor Height	3.5 m - 6 m (clearance 14 m ground floor)
Electricity Provision	400 amp
Vertical Transport	Hoist : 1 no

TYPE A1a

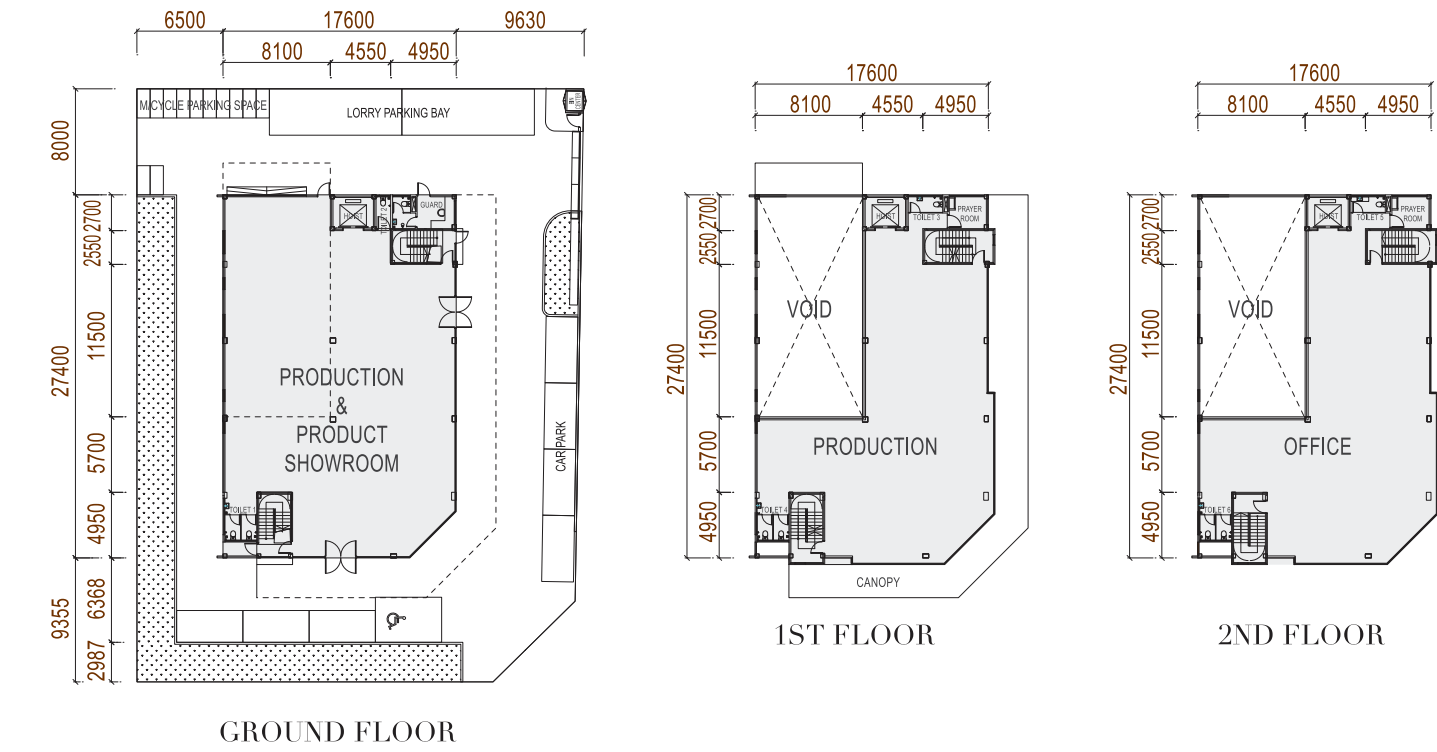
Land Area	32 m x 43 m
Built-up Area	10,883.31 sq.ft.
Floor Loading Capacity	• Ground Floor (Production) : 20kN/m² • 1st Floor (Production) : 10kN/m² • 2nd Floor (Office) : 4kN/m²
Floor to Floor Height	3.5 m - 6 m (clearance 14 m ground floor)
Electricity Provision	400 amp
Vertical Transport	Hoist : 1 no

3 STOREY
DETACHED FACTORY

The A1 detached factories feature a striking contemporary facade, ideal for business owners that seek an attractive corporate image. It also features a spacious showroom, while the layout is both practical and highly functional, making it ideal for a wide-variety of industries.

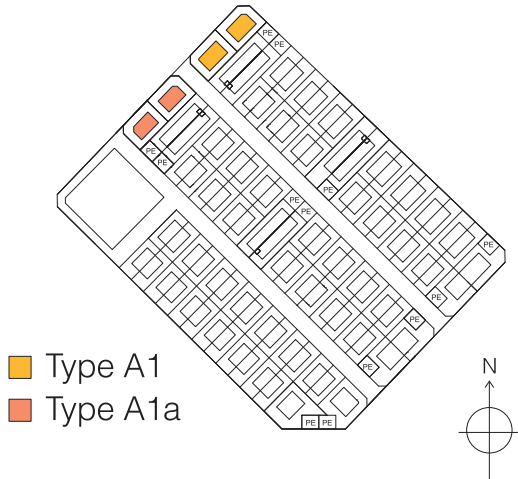
TYPE
A1 & A1a

BUILDING SPECIFICATIONS



UNIQUE FEATURES

- Contemporary facade with high visibility.
- Full height glass frontage to invite in streams of natural light.
- Extra high ceiling for maximum storage and air ventilation.
- Additional production floor at 1st floor.
- Limited units. (premium design, only 4 units)
- Spacious and ideal as showrooms for cars, furniture, and many more.



CONVENIENCE OF LOADING / UNLOADING SPACE
for Containers up to 40 feet in length.

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A Strategic Partnership Of Iconic Names



AME Development Sdn Bhd was established as a property developer with a strong commitment to quality and dynamic result-oriented approach. AME is an integrated boutique industrial developer who provides one-stop service in development and construction of factories and warehouses. Its clientele are mainly multi-national corporations. AME is one of the most prominent industrial park developers in Malaysia with most of its developments carrying the brand name of **i-Park**.

i-Park, an award winning industrial development gives you the vital edge you need to succeed by perfectly integrating well-planned infrastructure, superb connectivity to major ports & highways and high quality industrial spaces within a sustainable clean and green environment.



Tat Hong was established in Singapore in the 1970s as a supplier of cranes and heavy equipment and has been listed on the mainboard of the Singapore Stock Exchange since 2000. It is the largest crane company in the Asia-Pacific region with a fleet size of more than 1,500 crawler, mobile and tower cranes ranging from under 50 tonnes to 1,600 tonnes.

Tat Hong has since expanded operations to include Singapore, Malaysia, Thailand, Indonesia, Hong Kong, China, Vietnam, and Australia serving customers in diverse industries such as construction and engineering, infrastructure, oil and gas, power generation and resources.



BP Lands Sdn Bhd is a wholly owned subsidiary of Boustead Projects Pte Ltd. Established in 1996, Boustead Projects is a leading industrial real estate solutions provider in Singapore, with core engineering expertise in the design-and-build, and development of industrial facilities for multi-national corporations and local enterprises. To date, Boustead Projects has designed, built and developed more than 4,000,000 square metres of industrial real estate regionally.

Boustead Projects is a key engineering division of Boustead Singapore Limited - a progressive global Infrastructure-Related Engineering Services and Geo-Spatial Technology Group listed on the Singapore Exchange.



CSC Holdings Limited Group of companies ("the Group") is Singapore's largest foundation and geotechnical engineering specialist and the region's leading ground engineering solutions provider for private and public sector works which include residential, commercial, industrial and infrastructure projects. Founded in 1975, it has been listed on the Main Board of the Singapore Stock Exchange since 1998.

Developer :
THAB DEVELOPMENT SDN. BHD. (1025541-M)
(FORMERLY KNOWN AS TAT HONG INDUSTRIAL PROPERTIES SDN BHD)
PTD 182020, Jalan SILC 2/4, Kawasan Perindustrian SILC, 79200 Nusajaya, Johor.
W www.ibpnusajaya.com.my **T** +607-288 7751

For the latest news and updates :



Website :



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**EXCLUSIVE MARKETING AGENT
IBP @ NUSAJAYA**



WORLD-CLASS FREEHOLD INDUSTRIAL PARK



FOCUS OF NUSAJAYA

iBP is a 24-hour gated and guarded industrial park, located within the clean and green environment of SICC.

Immediately adjacent to the Nusajaya Square development, iBP owners will be able to enjoy vibrant commercial amenities at their doorstep.

It's no wonder that iBP is the focus of Nusajaya.

A Collaboration By:



UNBEATABLE INDUSTRIAL LOCATION

Key Highlights

10
mins

- Port of Tanjung Pelepas (PTP)
- CIQ

23
mins

- Senai International Airport

25
mins

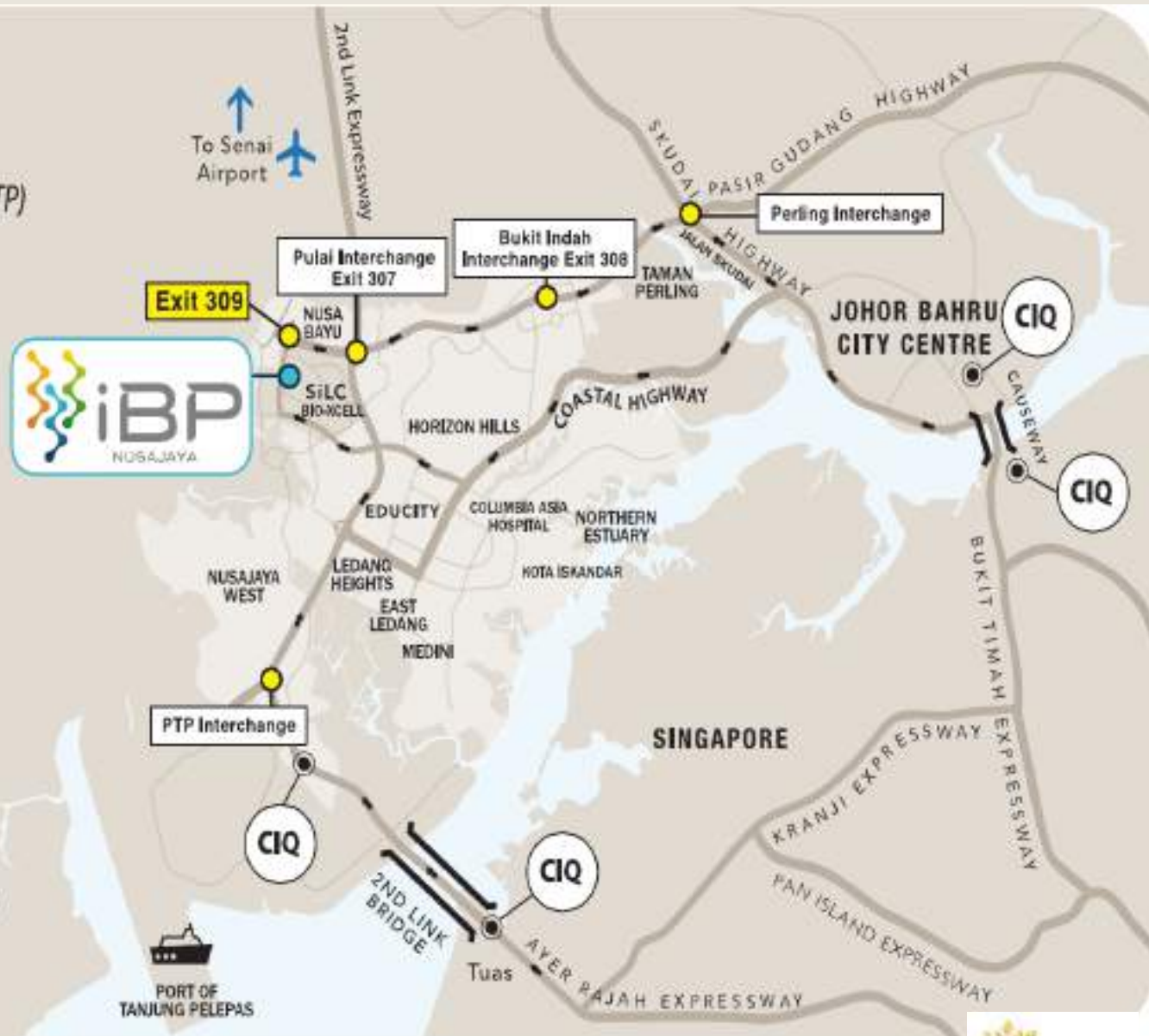
- JB City Centre

30
mins

- Singapore CBD

40
mins

- Johor Port (Pasir Gudang)





- | | |
|---|--|
| <p>1 EduCity
Newcastle University of Medicine
Stadium & Sports Complex
International Student Village
Netherland's Maritime Institute of Technology
Management Development
Institute of Singapore
University of Southampton
Secondary Trust School
Raffles Education University</p> <p>2 Legoland Malaysia
Legoland Hotel
Lifestyle Retail Mall</p> <p>3 Gleneagles Private Hospital</p> <p>4 Primary Trust School</p> <p>5 i Medini
Medini Square</p> | <p>6 BoutiqueTown Residence</p> <p>7 Marlborough College (International School)</p> <p>8 Kota Iskandar (Johor State New Administrative Centre)</p> <p>9 Puteri Harbour Marina
Children's Indoor Theme Park
Trader's Hotel
The Impiana</p> <p>10 SNE Business Park</p> <p>11 Media Village</p> <p>12 Pinewood Islander Malaysia Studio</p> <p>13 Landed Residences & Apartment</p> <p>14 Waterfront Hospitality & Residences</p> <p>15 New MRT Station (Tuas MRT Extension)</p> |
|---|--|



IBP @ NUSAJAYA LOCATION



Direct Access & Visibility From EXIT 309

WORLD CLASS FREEHOLD BUSINESS PARK

Situated on a prime commercial location with adjacent commercial centres in Nusajaya Square 1 & 2 with over 230 shop lots.

- 8-mins to Tuas Checkpoint
- 5-mins to Aeon Bukit Indah
- 10-mins to Port of Tanjung Pelepas (PTP)
- 23-mins to Senai Airport
- 25-mins to JB City Centre
- 30-mins to Singapore CBD

Truly cutting edge modern Architecture with attractive contemporary frontage. Designed by ADDP, an international architect based in Singapore.

- Multi-Functional layout ideal for showroom office & factory
- Perfect for Product Showroom
- Use as a Corporate HQ
- Storage, Warehousing & Production Facility (Medium Industrial)
- Lush green landscape parks & streetscapes
- Well supported by excellent infrastructure
- Recreational and leisure activities supported by adjacent Nusajaya Square 2 development

Keeping your Priced Assets Safe

- Gated & Guarded compound
- Multi-layered security
- 24-hour CCTV monitoring
- Security Patrols
- Barrier gate gantries for monitoring vehicular & personnel access



PORT OF TANJUNG PELEPAS (PTP)



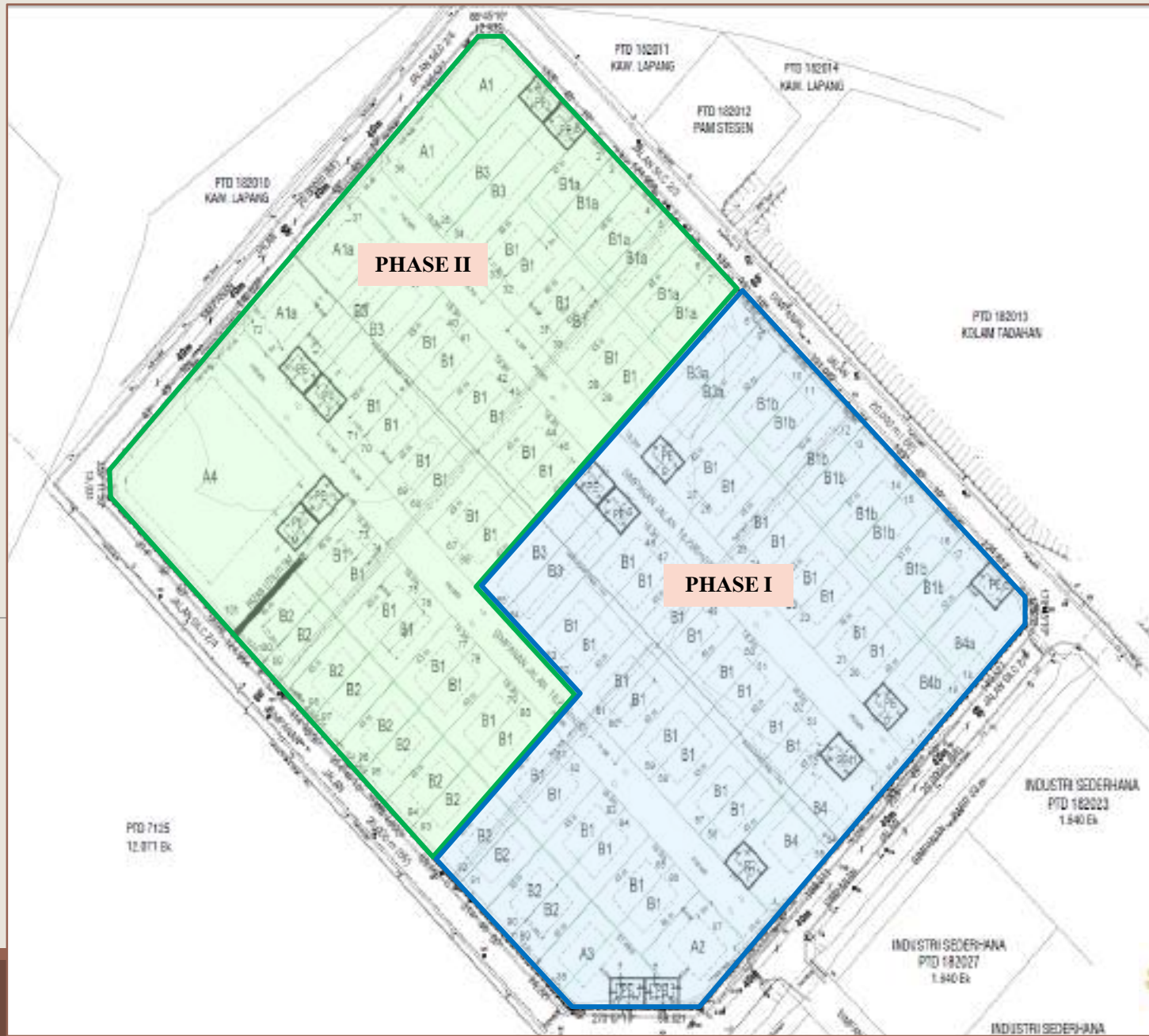
www.thabdevelopment.com

IBP @ NUSAJAYA – MASTER PLAN

● SOLD UNITS



IBP @ NUSAJAYA – MASTER PLAN



2 ½ STOREY

SEMI-DETACHED FACTORY

3 STOREY

SEMI-DETACHED FACTORY

(INDUSTRIAL SERVICE)

TYPE
B1 & B2



BUILDING SPECIFICATIONS

TYPE B1

Land Area	10.5 m x 40 m
Built-up Area	8,440.14 sq.ft.
Floor Loading Capacity	• Ground Floor (Production) : 20kN/m ² • 1st Floor (Office) : 4kN/m ² • 2nd Floor (Production) : 10kN/m ²
Floor to Floor Height	3.5 m - 5 m
Electricity Provision	300 amp
Vertical Transport	Lift : 1 no

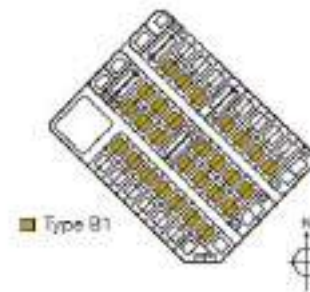
TYPE B2

Land Area	10.5 m x 40 m
Built-up Area	8,943.60 sq.ft.
Floor Loading Capacity	• Ground Floor (Production) : 20kN/m ² • 1st Floor (Production) : 32kN/m ² & 10kN/m ² • 2nd Floor (Office & Production) : 10kN/m ²
Floor to Floor Height	3.5 m - 5 m
Electricity Provision	300 amp
Vertical Transport	Lift : 1 no



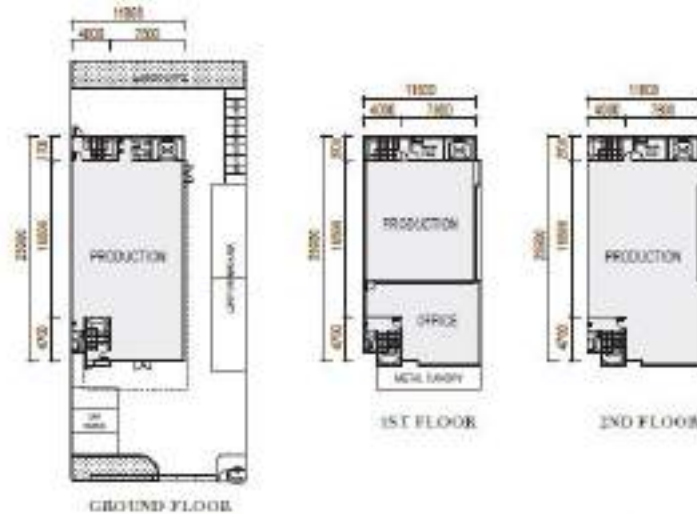
UNIQUE FEATURES

- Contemporary facade with high visibility.
- Full height glass frontage to invite in streams of natural light.
- Column-free design for flexible space planning.
- Extra high ceiling for maximum storage and air ventilation.
- Additional production floor at 2nd floor.



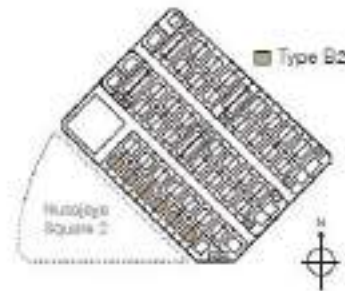
CONVENIENCE OF LOADING / UNLOADING SPACE

for Containers up to 40 feet in length.



UNIQUE FEATURES

Contemporary facade with high visibility.
Full height glass frontage to invite in streams of natural light.
Column-free design for flexible space planning.
Extra high ceiling for maximum storage and air ventilation.
Additional production floor at 1st & 2nd floor.
Advantageously facing Nusajaya Square 2 for high visibility and consumer flow.
Ideal for cafes, restaurants, central kitchen, retail and convenience stores.



CONVENIENCE OF LOADING / UNLOADING SPACE

for Containers up to 40 feet in length.

1 ½ STOREY

SEMI-DETACHED FACTORY

WITH MEZZANINE OFFICE

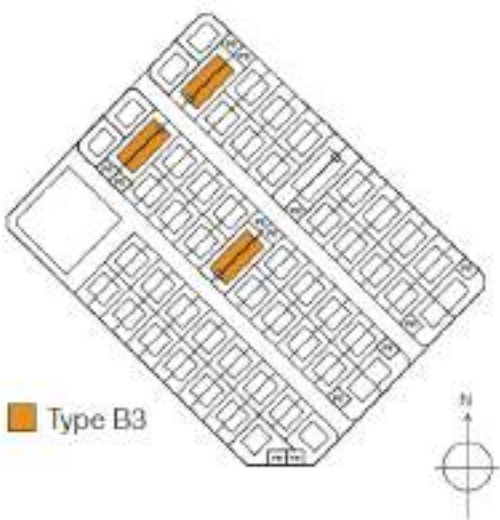
TYPE
B3



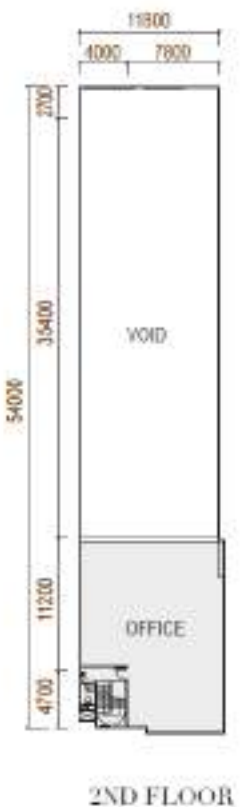
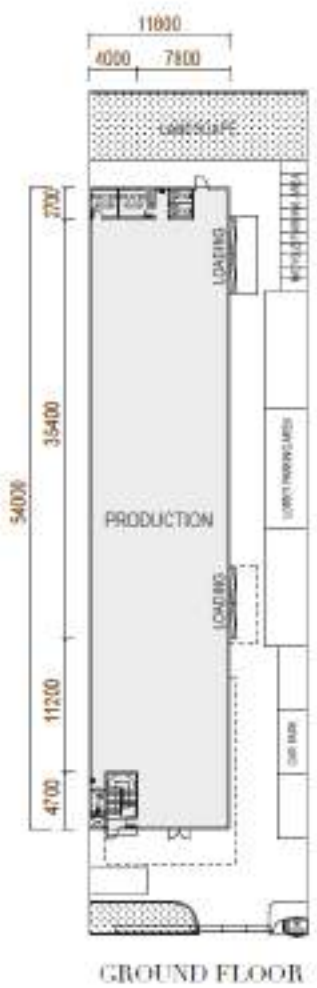
Arch. Impression Only

BUILDING SPECIFICATIONS

Land Area	16.3 m x 71 m
Build-up Area	11,242.66 sq.ft.
Floor Loading Capacity	+ Ground Floor (Production) : 20knt/m ² + 1st Floor (Production) : 10knt/m ² + 2nd Floor (Office) : 4knt/m ²
Floor to Floor Height	3.5 m - 6 m (clearance 14 m ground floor)
Electricity Provision	800 amp



Type B3



MULTI-FUNCTION LAYOUT

Corporate Office / Showroom / Production / Warehouse

VERSATILE SPACE

35400 (116 ft)

Director's Room /
General Office

3.5m

Production

4.5m

Showroom /
General Office /
Warehouse /
Production

6m



CONVENIENCE OF LOADING / UNLOADING SPACE

for Containers up to 40 feet in length

3 STOREY DETACHED FACTORY



The A1 detached factories feature a striking contemporary facade, ideal for business owners that seek an attractive corporate image. It also features a spacious showroom, while the layout is both practical and highly functional, making it ideal wide-variety of industries.

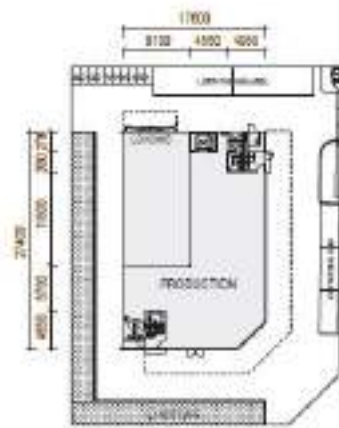
TYPE
A1



Artistic Impression Only

BUILDING SPECIFICATIONS

Land Area	34 m x 44.75 m
Built-up Area	12,558.18 sq ft
Floor Loading Capacity	• Ground Floor (Production) : 20kN/m² • 1st Floor (Production) : 10kN/m² • 2nd Floor (Office) : 4kN/m²
Floor to Floor Height	3.5 m - 5 m (clearance 14 m ground floor)
Electricity Provision	400 amp
Vertical Transport	Lift : 1 no



GROUND FLOOR



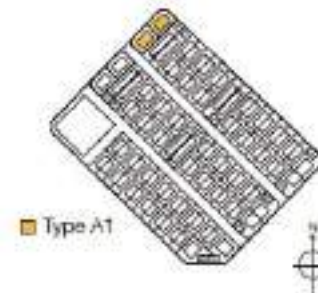
1ST FLOOR



2ND FLOOR

UNIQUE FEATURES

- Contemporary facade with high visibility.
- Full height glass frontage to invite in streams of natural light.
- Column-free design for flexible space planning.
- Extra high ceiling for maximum storage and air ventilation.
- Additional production floor at 1st floor.
- Limited edition: (premium design, only 2 units)
- Spacious and ideal as showrooms for cars, furniture, and many more.



CONVENIENCE OF LOADING / UNLOADING SPACE

for Containers up to 40 feet in length

**PLOT LISTING AVAILABLE UNITS &
PRICE LIST EFFECTIVE ON 1ST NOVEMBER 2014**

Type	QTY	Lot No.	Land Size (appx.)	Built Up (appx.)	Net Selling Price (psf)
A1	2	1 36	15,860 15,871	12,349.14 12,349.14	Price to consult with THAB Management
A1a	2	37 72	14,752 14,429	10,893.42 10,893.42	
B1	18	28	8,467	8,440.14	413.00
		29	8,467	8,440.14	413.00
		30	8,467	8,440.14	413.00
		31	8,467	8,440.14	413.00
		32	8,467	8,440.14	413.00
		33	8,467	8,440.14	413.00
		40	8,467	8,440.14	413.00
		41	8,467	8,440.14	413.00
		42	8,467	8,440.14	413.00
		44	8,467	8,440.14	413.00
		45	8,467	8,440.14	413.00
		70	8,467	8,440.14	431.00
		71	8,467	8,440.14	431.00
		73	8,467	8,440.14	431.00
		74	8,467	8,440.14	413.00
		75	8,467	8,440.14	413.00
		76	8,467	8,440.14	413.00
		78	8,467	8,440.14	413.00
B1a	3	2	9,255	8,851.18	478.00
		3	9,451	8,851.18	478.00
		5	9,451	8,851.18	478.00
B2	5	94	8,861	8,943.60	478.00
		97	8,861	8,943.60	478.00
		98	8,861	8,943.60	478.00
		99	8,861	8,943.60	478.00
		100	8,861	8,943.60	498.00
B3	4	34	14,571	10,442.47	418.00
		35	14,571	10,442.47	418.00
		38	13,980	10,442.47	418.00
		39	13,980	10,442.47	418.00



A STRATEGIC PARTNERSHIP OF ICONIC NAMES



AME Development Sdn Bhd was established as a property developer with a strong commitment to quality and dynamic result-oriented approach. AME is an integrated boutique industrial developer who provides one-stop service in development and construction of factories and warehouses. Its clientele are mainly multi-national corporations. AME is one of the most prominent industrial park developers in Malaysia with most of its developments carrying the brand name of **i-Park**.

i-Park, an award winning industrial development gives you the vital edge you need to succeed by perfectly integrating well-planned infrastructure, superb connectivity to major ports & highways and high quality industrial spaces within a sustainable clean and green environment.



CSC Holdings Limited Group of companies ("the Group") is Singapore's largest foundation and geotechnical engineering specialist and the region's leading ground engineering solutions provider for private and public sector works which include residential, commercial, industrial and infrastructure projects. Founded in 1975, it has been listed on the Main Board of the Singapore Stock Exchange since 1998.



TAT HONG

Tat Hong was established in Singapore in the 1970s as a supplier of cranes and heavy equipment and has been listed on the mainboard of the Singapore Stock Exchange since 2000. It is the largest crane company in the Asia-Pacific region with a fleet size of more than 1,500 crawler, mobile and tower cranes ranging from under 50 tonnes to 1,600 tonnes.

Tat Hong has since expanded operations to include Singapore, Malaysia, Thailand, Indonesia, Hong Kong, China, Vietnam, and Australia serving customers in diverse industries such as construction and engineering, infrastructure, oil and gas, power generation and resources.



Boustead Projects Pte Ltd is a wholly owned subsidiary of Boustead Projects Pte Ltd. Established in 1996, Boustead Projects is a leading industrial real estate solutions provider in Singapore, with core engineering expertise in the design-and-build, and development of industrial facilities for multi-national corporations and local enterprises. To date, Boustead Projects have designed, built and developed more than 4,000,000 square metres of industrial real estate regionally.

Boustead Projects is a key engineering division of Boustead Singapore Limited - A progressive global Infrastructure-Related Engineering Services and Geo-Spatial Technology Group listed on the Singapore Exchange.



~ THANK YOU ~

