

GOLDEN VALLEY HIGH TECH PARK

Flagship F: Kulai, Johor

Johor - Singapore Special Economic Zone



DISCLAIMER

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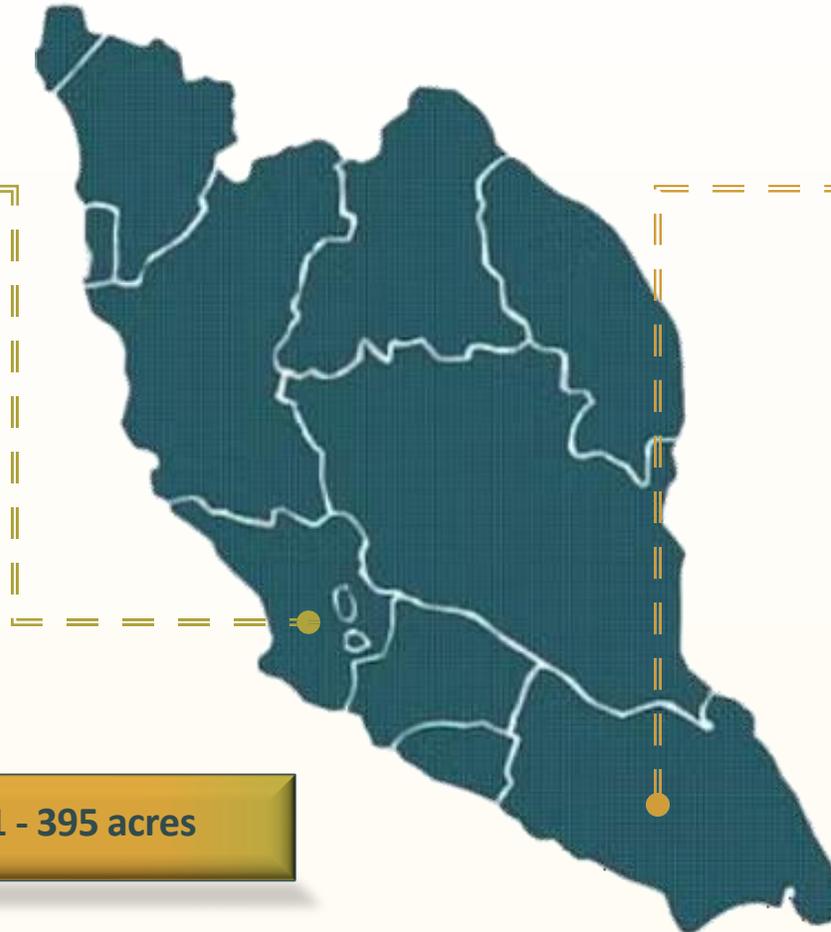
DELIVERING FOCUSED DEVELOPMENTS IN MALAYSIA



**Kapar
Selangor**

Approximately 819 acres freehold premium industrial space strategically located in Kapar, Selangor, Malaysia

Lot 93 - 421 acres



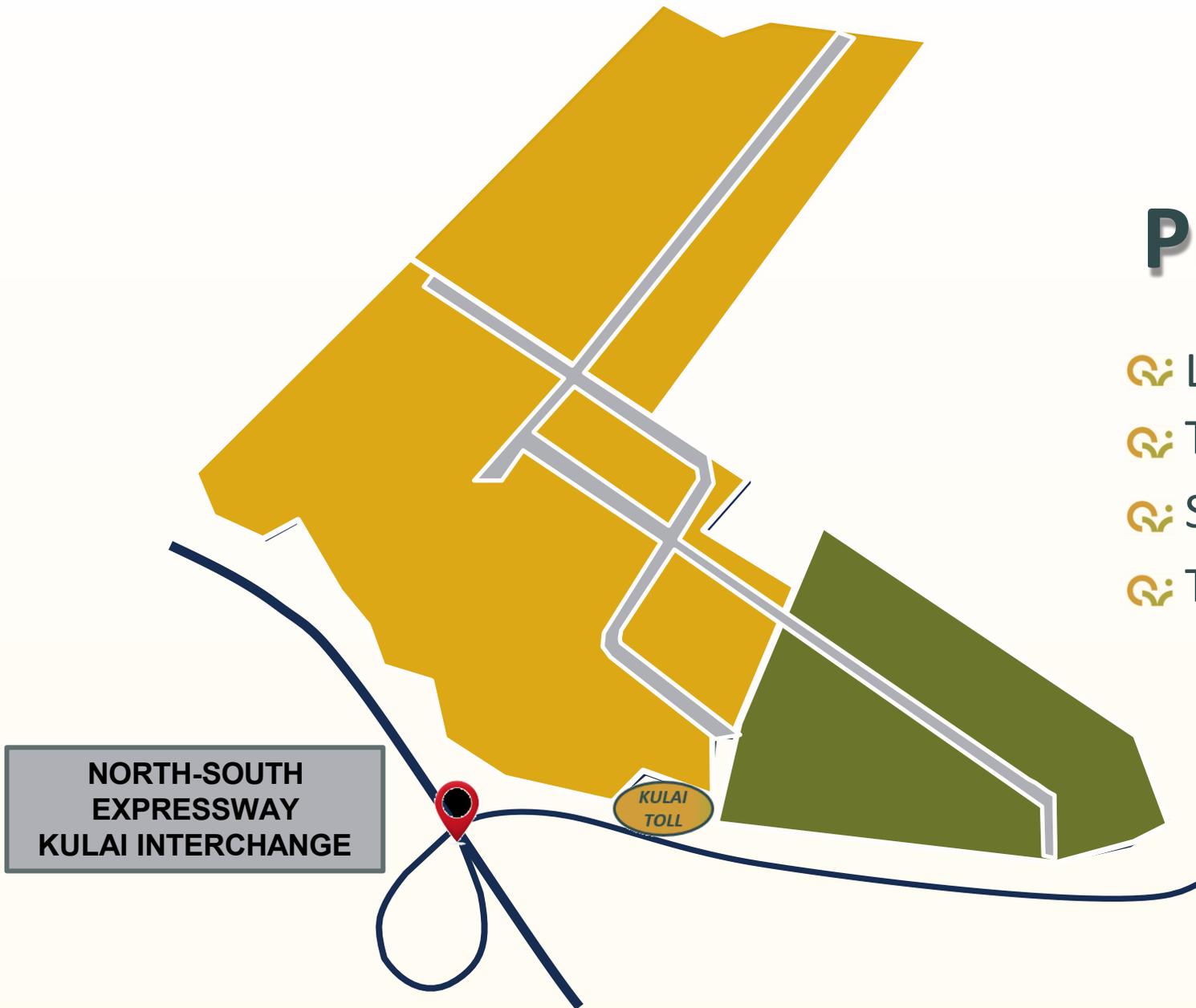
**Kulai
Johor**

512.74 acres of freehold industrial park strategically located in Flagship F: Kulai within JS-SEZ

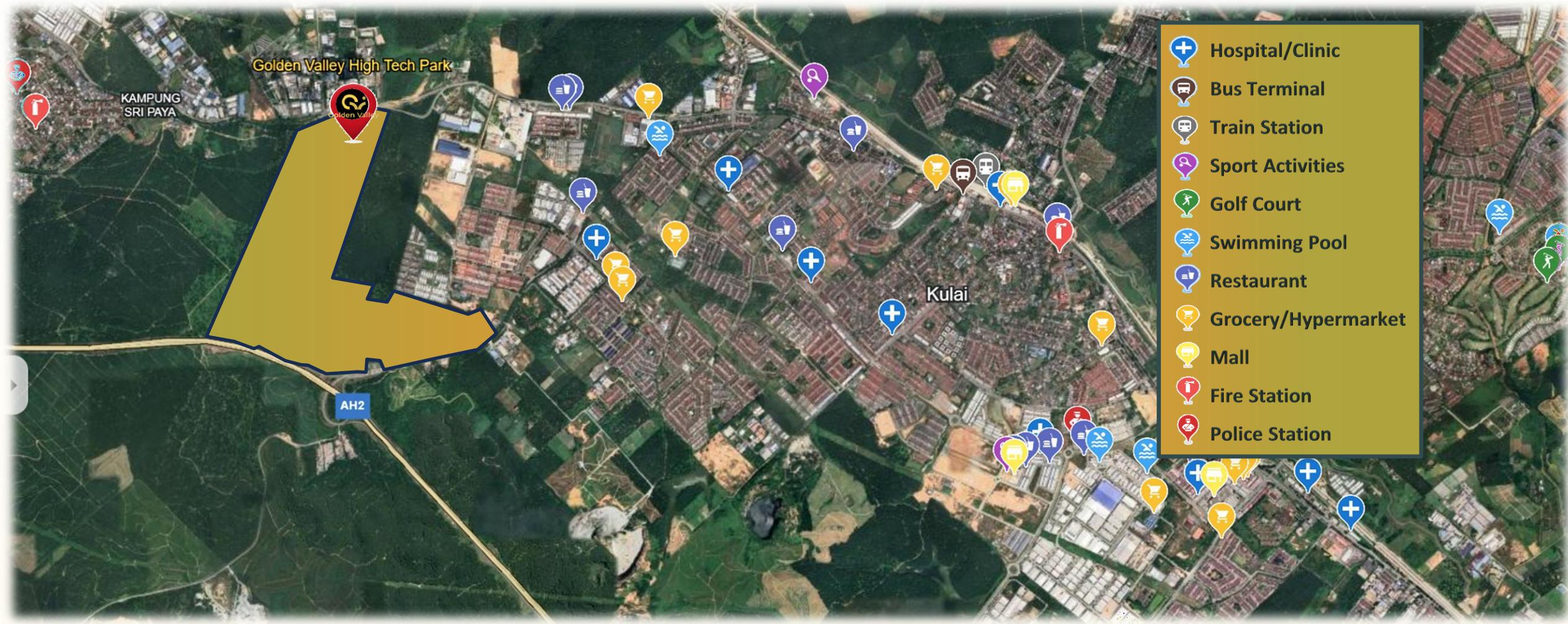
Lot 91 - 395 acres

PROJECT OVERVIEW

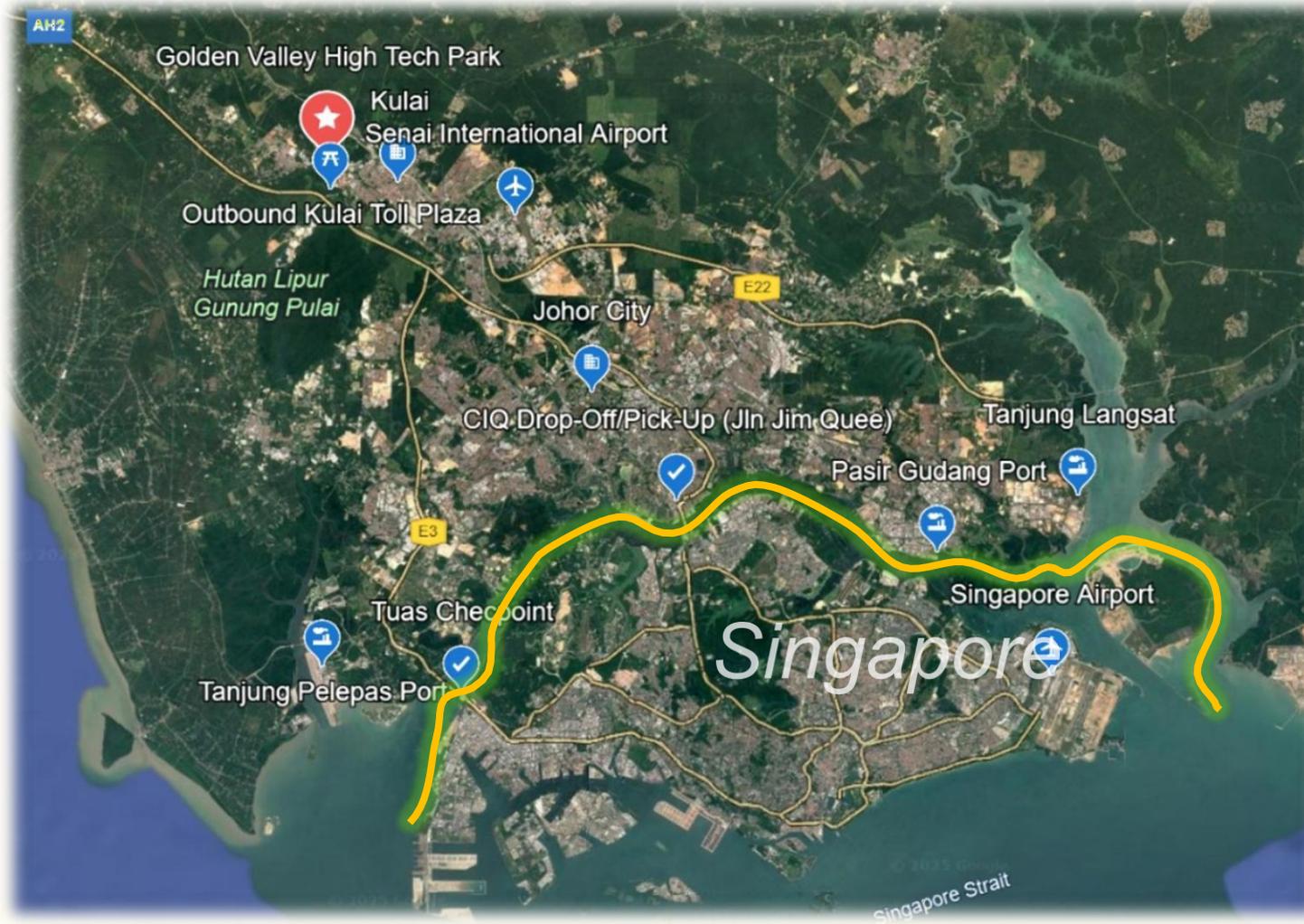
- 📍 Location: Flagship F - Kulai, JS-SEZ
- 📍 Tenure : Freehold
- 📍 Size : 512.74 acres
- 📍 Type : Industrial & Commercial



OVERVIEW OF THE SURROUNDING AREA



EXCELLENT LOCATION

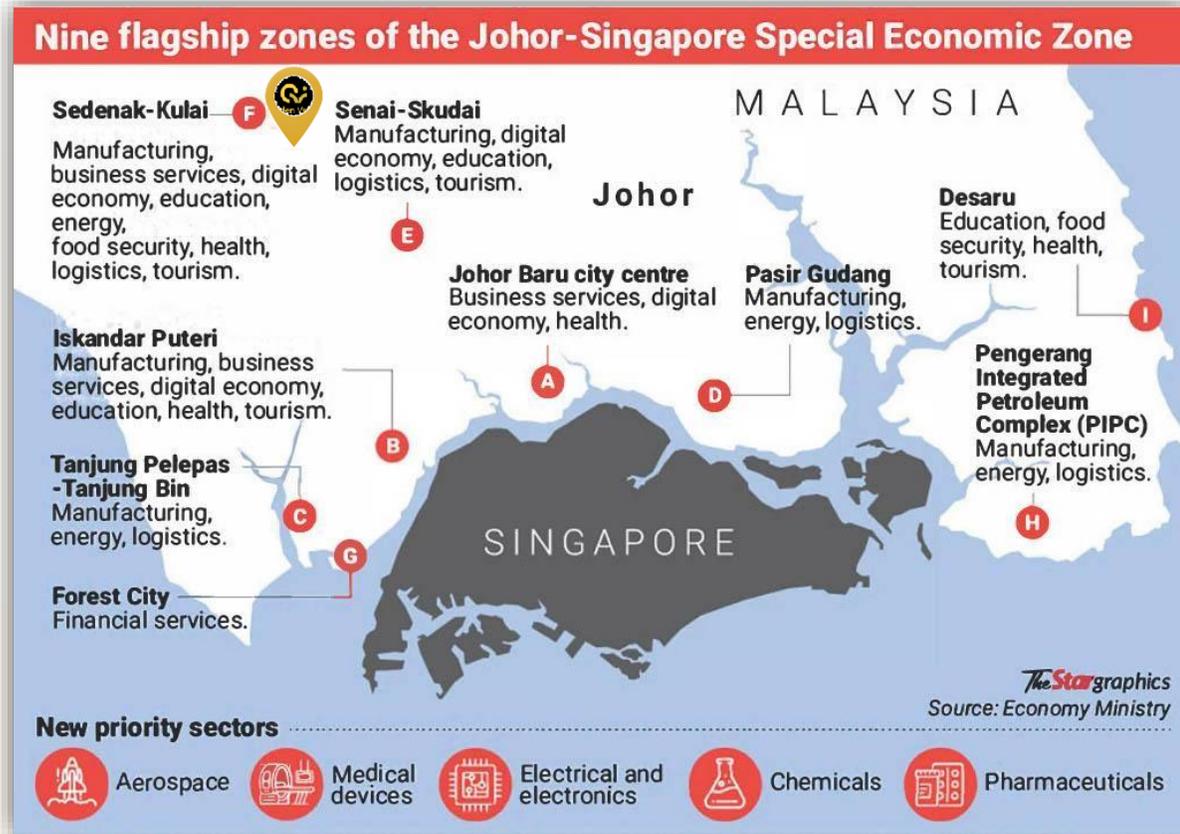


WITHIN EASY REACH

Strategically positioned with proximity to major ports, international airports and highways, giving fantastic advantages

-  Kulai Interchange North-South Highway (0 km)
-   Kulai Town (3.6km)
-  Johor Bahru CIQ (36km)
-  Tuas Checkpoint (42km)
-   Senai International Airport (19km)
-  Changi Airport (69km)
-   Tanjung Pelepas Port (PTP) (41km)
-  Pasir Gudang Port (51km)
-  Tanjung Langsat Port (60km)

POLICY AND INVESTMENT ADVANTAGES



📍 Strategic Location

The industrial park is situated within the JS-SEZ, enjoying full access to the zone's preferential policies

🏛️ Government Support

Eligible for various forms of support from both the Johor State Government and the Federal Government of Malaysia in areas such as investment, taxation, talent recruitment, and foreign investment approval

🏆 Tax Incentives

New investment projects within the JS-SEZ may enjoy corporate income tax incentives for up to 15 years, with rates as low as 5%. Qualified knowledge workers are entitled to a reduced personal income tax rate of 15% for up to 10 years

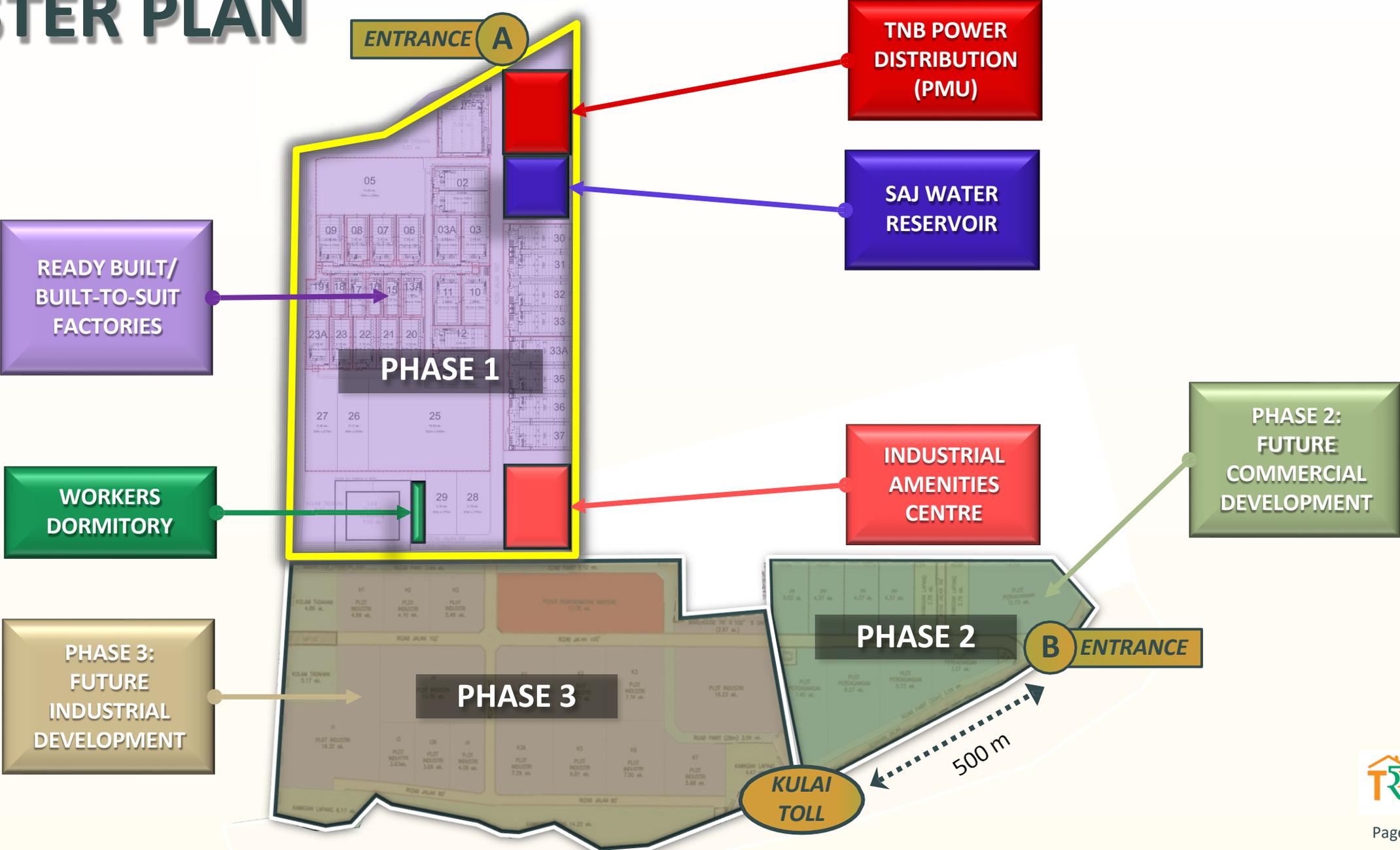
👤 Talent Recruitment

Supportive government policies facilitate the recruitment and mobility of high-skilled talent across the region

🚀 Fast-Track Approvals

The establishment of the Invest Malaysia Facilitation Centre – Johor (IMFC-J) provides a one-stop service platform for foreign investors, streamlining approval processes

MASTER PLAN



PHASE ONE

- Approximately 217.61 acres of freehold industrial land
- Consists of ready-built factories from 37,000 sq.ft to 530,000 sq. ft.
- Medium industry
- Workers' dormitories
- Healthcare services
- Amenities including grocery stores, laundry facilities and food centres
- Prayer facilities
- Recreational facilities



OUR PREMIUM STANDARD FACTORY



12m High Clear Ceiling

Ideal for heavy machineries & vertical storage



Solar Panel Ready Rooftop

Designed to accommodate solar panel installation



3 Tonnes/m² Floor Loading

Support industrial-grade equipment



EV Charging Facilities

Designed to support sustainable transportation with built-in EV charging access



Zero Charges for Common Facilities

Including refuse areas, TNB substations, guardhouses & covered access



24/7 Gated & Guarded Security

Round-the-clock access control & on-site security patrols (where applicable)



For illustration purposes only.









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CURRENT SITE PROGRESS – DEC 2025



A ENTRANCE

CURRENT SITE PROGRESS – DEC 2025



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