



SOUTHERN INDUSTRIAL & LOGISTICS CLUSTERS

# An International Industrial Park

Comprehensively masterplanned by leading developer UEM Sunrise, the Southern Industrial Logistics Clusters (SiLC) is built to leverage the synergies within Iskandar Puteri – Malaysia's most successful economic corridor in the southern region. Iskandar Puteri is the largest integrated urban development in Southeast Asia and one of the five flagship zones in Iskandar Malaysia. SiLC, as Iskandar Puteri's pioneer, largest and most significant industrial development,

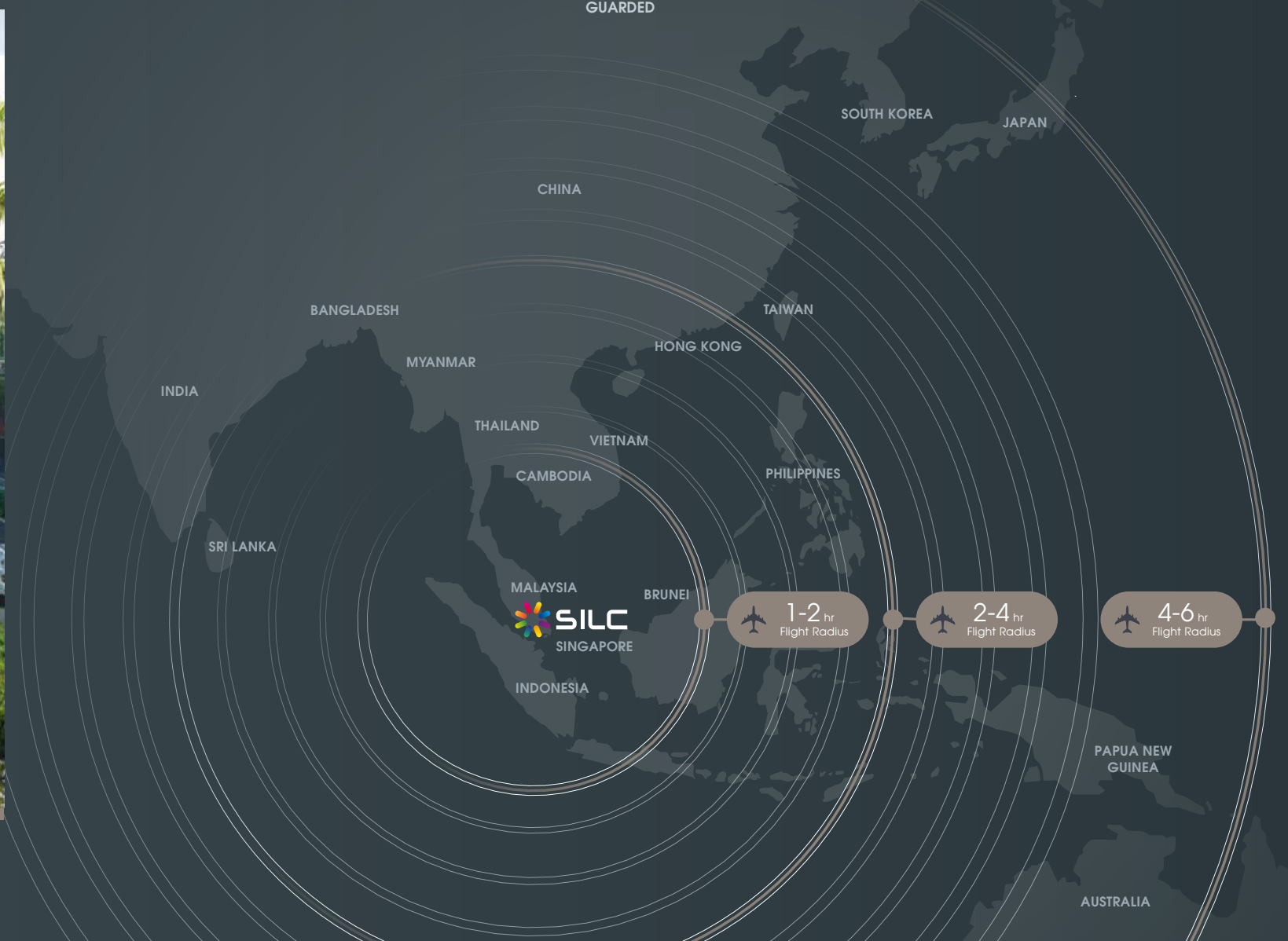
is not only set amidst a strategic geographical location, but within a thriving hub of investment. SiLC has attracted not only local companies but global businesses from India, Denmark, China, Germany, Australia, the United States, the Netherlands, South Korea, Singapore, Taiwan and the United Kingdom, creating a rich ecosystem of business opportunities to stimulate jobs, drive economic activity and generate strong growth.



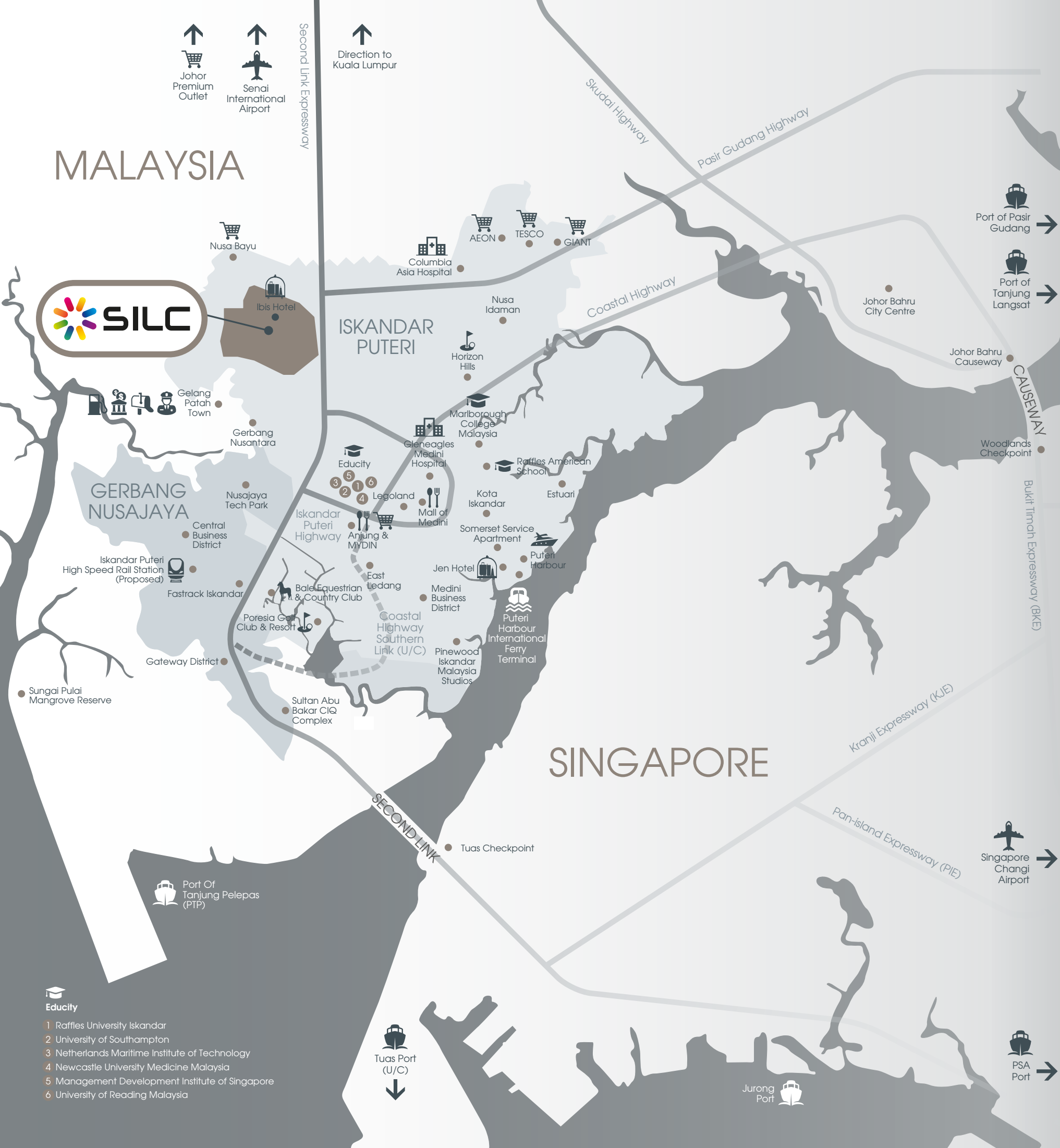
# Value-add to Your Business

SiLC is a fully-integrated sustainable managed park built to maximise business growth. It is served with a comprehensive infrastructure that includes a robust Safety and Security Masterplan, access to

dedicated investor services and the option to access Central Utilities Facilities. The park is also strategically located amid a rich ecosystem of industries, residential developments and leisure spots.



# MALAYSIA



- Educity**
- 1 Raffles University Iskandar
  - 2 University of Southampton
  - 3 Netherlands Maritime Institute of Technology
  - 4 Newcastle University Medicine Malaysia
  - 5 Management Development Institute of Singapore
  - 6 University of Reading Malaysia

# Excellent Connectivity

SiLC – located in the north west of Iskandar Puteri, Malaysia's most successful economic corridor – is set amid a rich array of government services, businesses, amenities and residential developments. The industrial park is also easily accessible and served by a comprehensive road, air and sea grid that links it to the Asian continent and beyond.

The development is connected to the Malaysia-Singapore Second Link Highway via the nearby Pontian Link

Highway – a four-lane carriageway that supports a sizeable traffic flow. SiLC is also close to major seaports and is within minutes to Johor's Senai and Singapore's Changi international airports.

Strategically located, SiLC is well placed in the nexus of emerging Asian economies and is within a six-hour flight radius of the major Asian cities and consumer markets of more than three billion people, bringing industries closer to new growth markets.

Senai International Airport 29 km	Singapore Changi Airport 59 km	
Tuas Checkpoint 11 km	Johor Bahru City Centre 25 km	Johor Bahru Causeway 30 km
Port Of Tanjung Pelepas (PTP) 18 km	Port Of Pasir Gudang 45 km	Port of Tanjung Langsat 59 km
Jurong Port 32 km	PSA Port 45 km	



Iskandar Puteri, The Best Masterplan FIABCI Prix d'Excellence Award Winner



# Break from the Competition

SiLC is a 1,300-acre freehold industrial development that has been masterplanned with robust infrastructure, value-added amenities and services to serve a wide range of industries such as pharmaceuticals, biotechnology, advanced technologies and integrated logistics.

Companies setting up in SiLC will benefit from a range of ready infrastructure that includes water provision (by SAJ Holdings Sdn Bhd), waste water treatment, power supply (by Tenaga Nasional Berhad), and telecommunications including fibre optics connection (by Telekom Malaysia and TIME dotCom). The development is also served by 24/7 two-tier access control and 24-hour patrol.

## PHASE 3 OPEN FOR SALE!

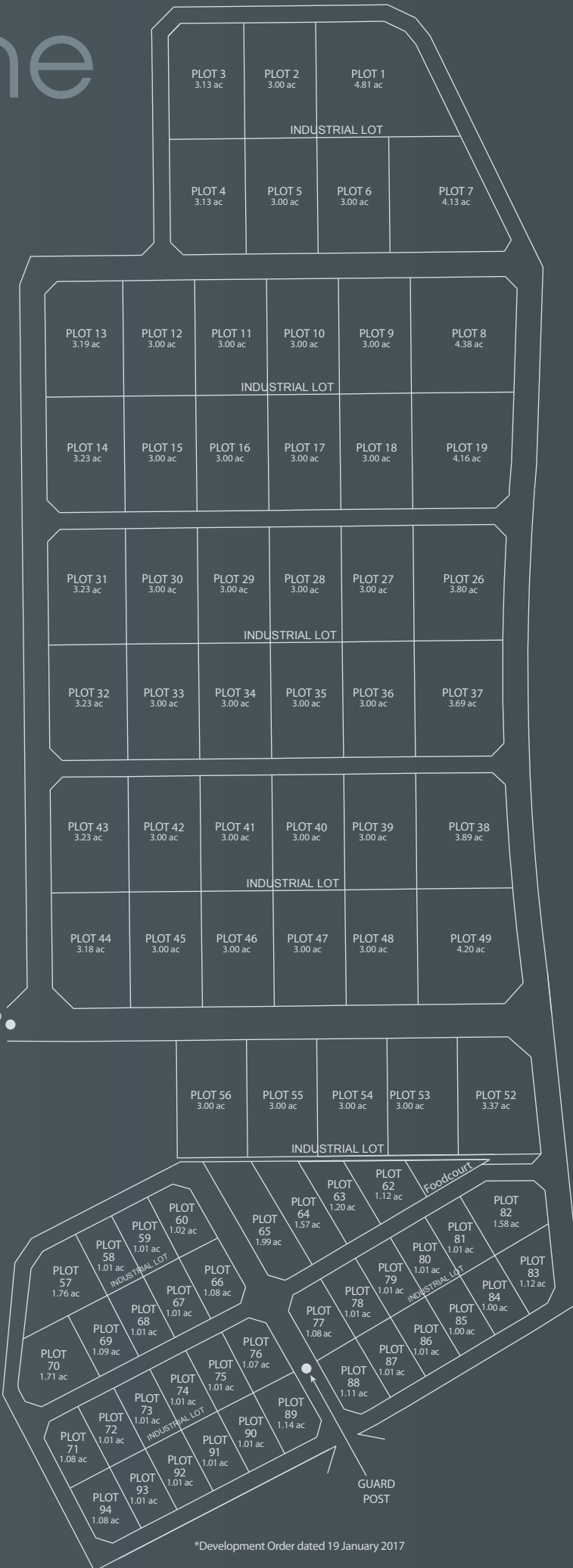
Southern Industrial Logistics Clusters (SiLC)

### Features

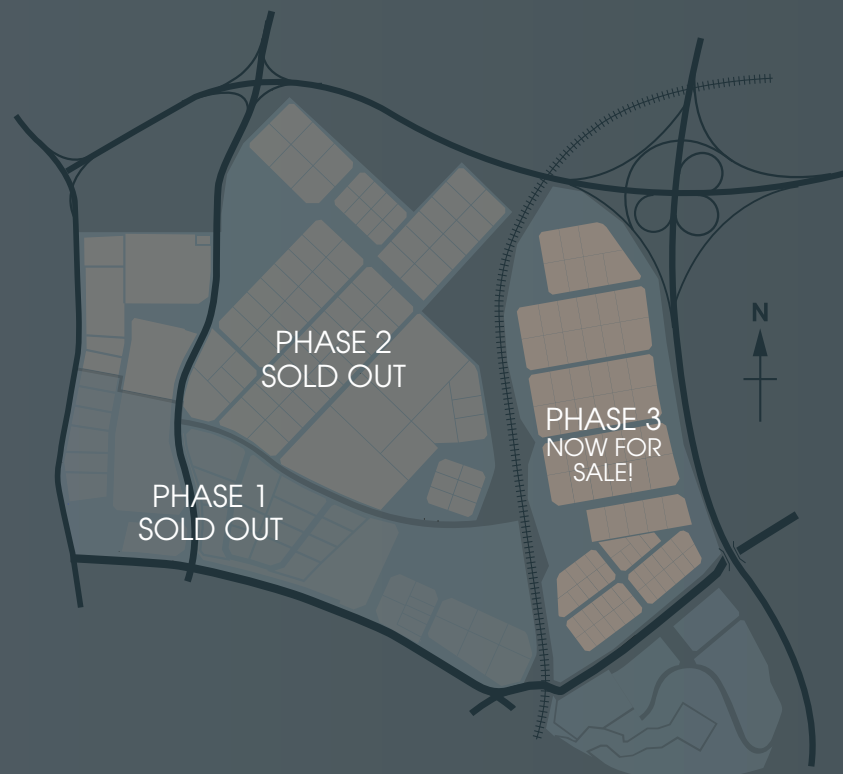
- Ready-built
- Comprehensive infrastructure
- Excellent Connectivity
- Investor services

### SiLC Phase 3

- Size — 196-acres
- Lots — 85
- Lot size — 1 to 5 acres
- Tenure — Freehold

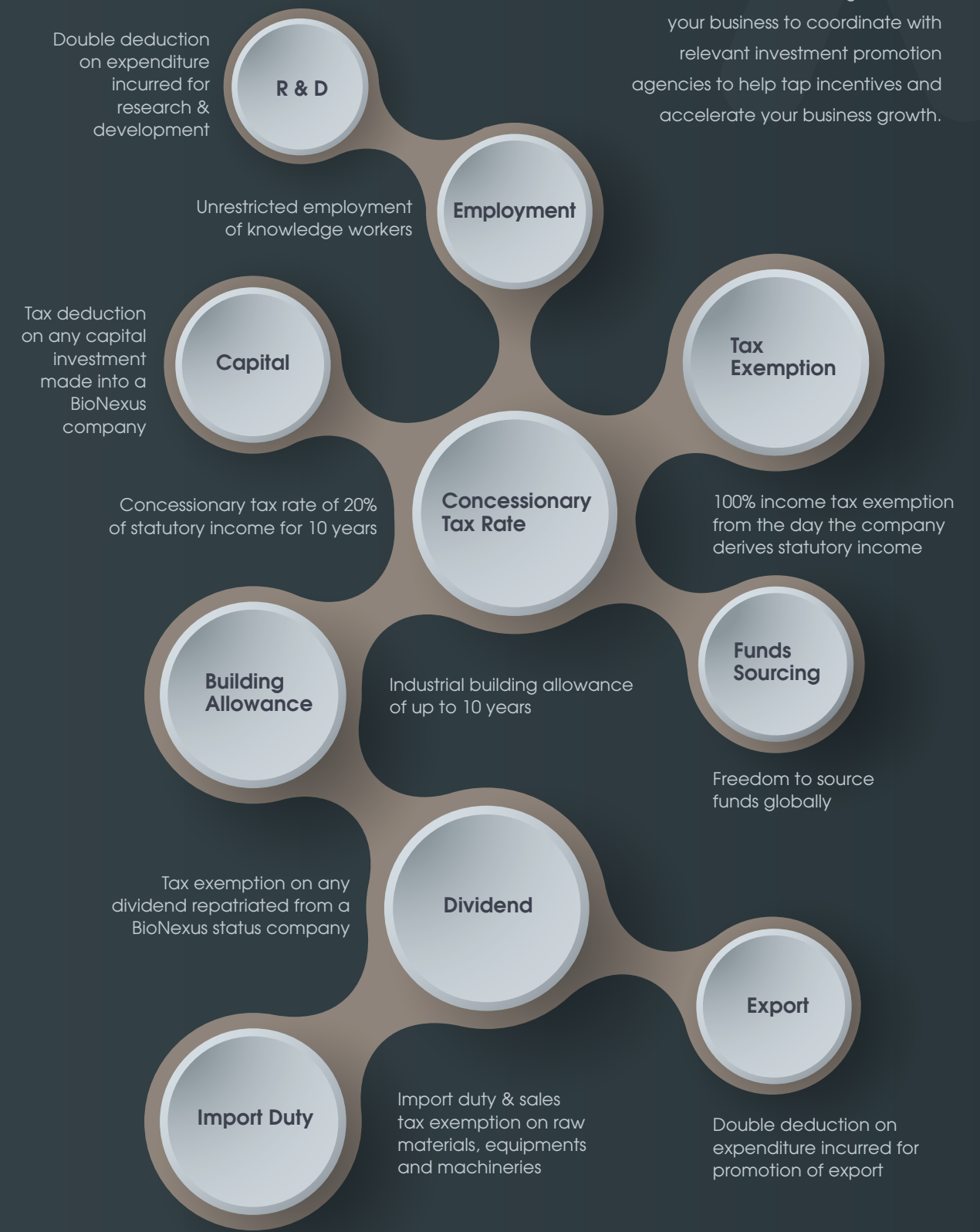


\*Development Order dated 19 January 2017



# Access Incentives and Grants

UEM Sunrise will work together with your business to coordinate with relevant investment promotion agencies to help tap incentives and accelerate your business growth.



\*Incentives are subject to application through investment promotion agencies relevant to each business sector and is subject to final approval from the Government of Malaysia.

# UEM Sunrise Berhad

BUILDING COMMUNITIES OF THE FUTURE WITH YOU AND FOR YOU

UEM Sunrise Berhad is one of Malaysia's top property developers with core competencies in macro township development, high-rise residential, commercial, retail and integrated developments, as well as property management and project & construction services. UEM Sunrise is the Master Developer of Iskandar Puteri (formerly known as Nusajaya) - one of the five flagship zones and the key driver of Iskandar Malaysia.

With an outstanding portfolio of numerous award-winning residential, commercial and integrated developments like Kuala Lumpur's Mont'Kiara enclave, Kuala Lumpur City Centre, Cyberjaya, Shah Alam, Bangi and Seremban. Internationally, UEM Sunrise's presence extends to Singapore, Australia, Canada and South Africa.



A member of **UEM Group**

UEM Sunrise Berhad, Level U2, Block C5  
Solaris Dutamas, No. 1, Jalan Dutamas 1  
50480 Kuala Lumpur, Malaysia

For enquiries, please call:  
G: +603 2718 7678  
E: [silc@uemsunrise.uemnet.com](mailto:silc@uemsunrise.uemnet.com)

[www.uemsunrise.com](http://www.uemsunrise.com)

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