

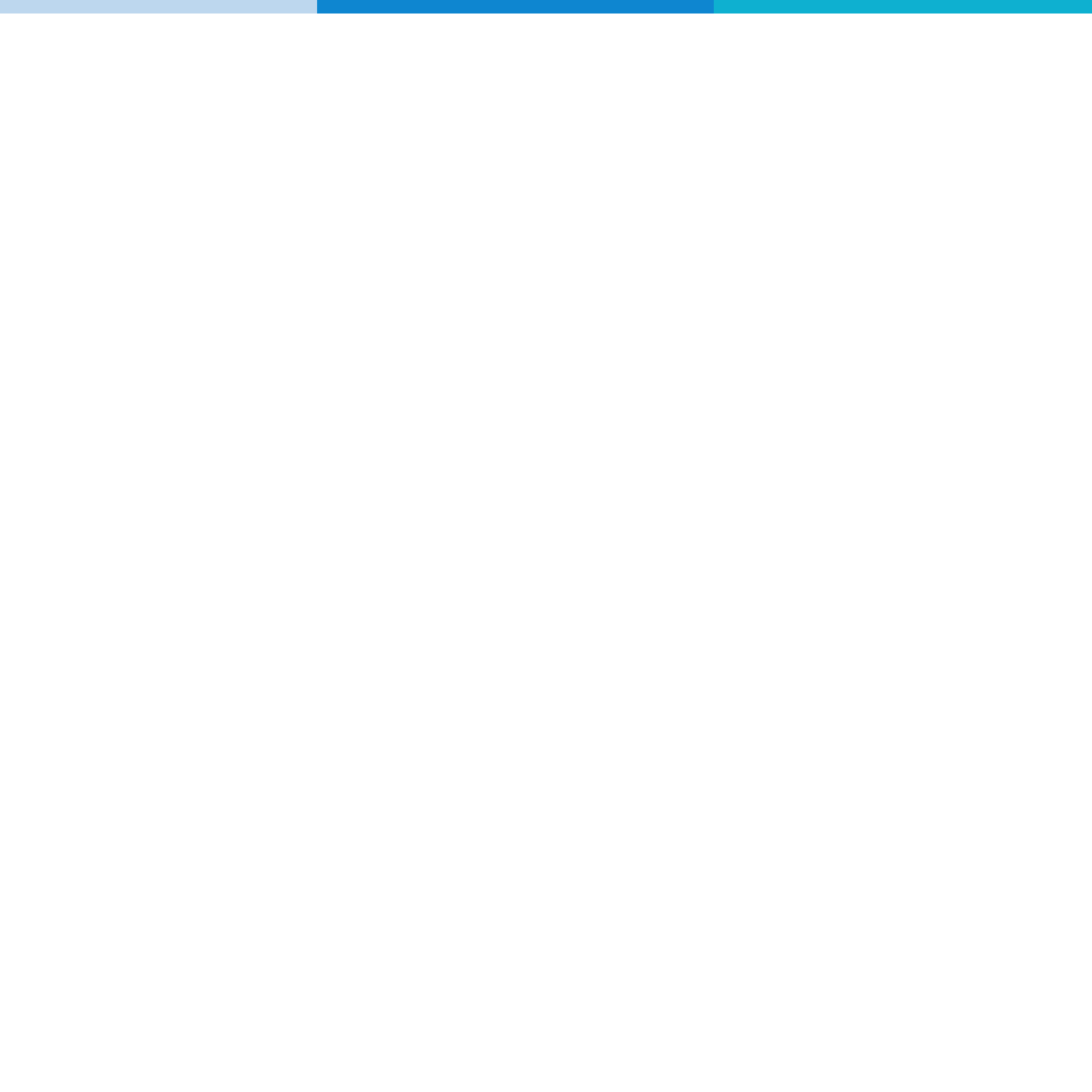


TANJUNG BIN PETROCHEMICAL & MARITIME INDUSTRIAL CENTRE

A Project by Seaport Worldwide Sdn Bhd









VISION

To be a leading integrated petrochemical and oil storage hub in Asia Pacific.



**TANJUNG BIN
PETROCHEMICAL
& MARITIME
INDUSTRIAL CENTRE**



MMC Corporation Berhad

Ports & Logistics



Port of Tanjung Pelepas
Sdn Bhd

Johor Port Berhad

- JP Logistics Sdn Bhd
- Seaport Worldwide
Sdn Bhd (SWW)



Red Sea Gateway
Terminal Co Ltd

Senai Airport Terminal
Services Sdn Bhd

Stormwater Management
and Road Tunnel
(SMART)

Energy & Utilities



Malakoff Corporation
Berhad

Gas Malaysia
Berhad

Aliran Ihsan Resources
Berhad

Vision

To be a premier
Utilities &
Infrastructure
Group

Mission

Excellence in
our Core
Business
Segments

Engineering & Construction



MMC Engineering
Services Sdn Bhd

MMC Oil & Gas
Engineering Sdn Bhd

Tepat Teknik Sdn Bhd

Zelan Berhad

MMC-Gamuda Joint
Venture Sdn Bhd

MMC-Gamuda KVMRT
(PDP) Sdn Bhd

MMC-Gamuda KVMRT (T)
Sdn Bhd



Seaport Worldwide Sdn Bhd

Seaport Worldwide Sdn Bhd (SWW) is a wholly-owned subsidiary of Johor Port Berhad, the southern gateway multi-purpose port and the largest palm oil terminal in the world.

As the land owner and master developer of Tanjung Bin Petrochemical and Maritime Industrial Centre (TBPMC), SWW presents potential investors with the ultimate location in Southeast Asia for oil & gas ventures, with complete facilities and infrastructure catering for processing and blending, tankage and terminaling, as well as trading and logistics of petroleum oil and its by-products.

Capturing Oil & Gas Downstream Industries Demand

South Johor is well positioned to capitalise on the rising demands of the oil & gas industry.

Growth in Asia crude consumption
Million barrels per day



2005

2010

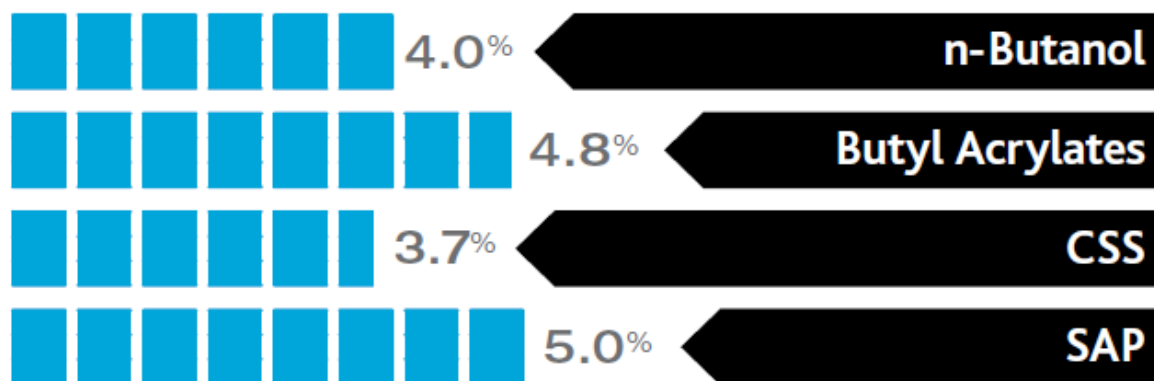
2015

Growing Demands in Storage, Refining & Petrochemical Businesses in the Region.

Source: Iskandar Malaysia



Growth in Demand for Specialty Petrochemical Products Worldwide



Anticipated demand growth rates for specialty chemicals (2010 – 2017)

Source: Iskandar Malaysia The logo for Iskandar Malaysia, featuring a stylized orange and green geometric design.

LNG Storage
& Registration Plant



Oil Storage

Oil Refineries



Petroleum Support
Services Hub



TBPMC located within Iskandar
Malaysia's Oil & Gas Activities areas:



Major oil storage, trading, bunkering,
warehousing and manufacturing projects
are located in Tanjung Bin, Tanjung
Langsat and Pengerang districts in Johor.

Petrochemical Refineries



Oil & Gas Related Derivatives
Trading

Opportunities for Growth

There is a demand to build storage
capacity for the region.

Facility would complement Singapore,
which currently is the only major
independent terminal and storage
facility in South East Asia.

Potential for an oil trading business
and future development of
downstream activities.

Johor's Competitive Advantages

- Vast land resources
- Natural deep water
- Advanced infrastructure
- Located in the middle of the oil
& gas trading route





About Iskandar Malaysia

Iskandar is the new southern development corridor in Johor that has been identified as one of the catalyst developments to spur the growth of the Malaysian economy.



Located in Malaysia's southernmost state of Johor, adjacent to international metropolis, Singapore, Iskandar Malaysia and its surrounding areas have now grown to become a strategic economic corridor in Malaysia. Iskandar Malaysia commanded a total Gross Domestic Product (GDP) of RM62 billion (USD20 billion) and had a population of nearly 1.3 million in 2005, half that of Johor. Iskandar Malaysia's GDP is expected to be over four times larger, rising to RM288 billion (USD93 billion) with a population of 4 million by 2025.

2005

Population	GDP (PPP)	GDP per capita	Employment
1.4	20.0	14,790	0.61
million	USD (billion)	(PPP) in USD	million

Source: Comprehensive Development Plan, 2006-2025,
Economic and Social Aspect Report

OVERVIEW OF ISKANDAR MALAYSIA

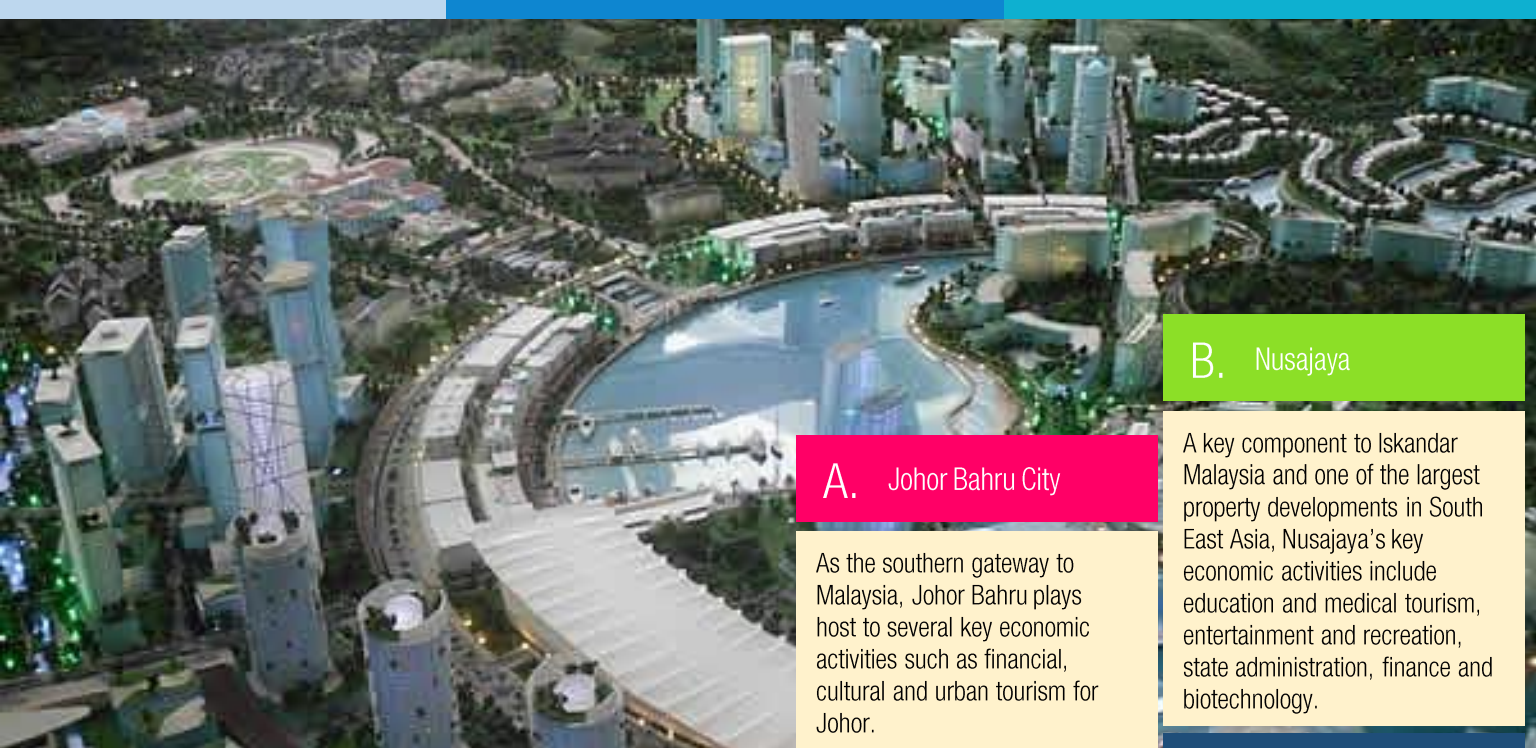
Iskandar Malaysia,
Malaysia's key growth
corridor and southern
gateway to Asia.

By 2025

Source: Iskandar Malaysia



Population	GDP (PPP)	GDP per capita	Employment
3.0	93	31,100	1.428
million	USD (million)	(PPP) in USD	million



KEY ECONOMIC DRIVERS OF ISKANDAR MALAYSIA

Vision to be a strong and sustainable metropolis of international standing

Iskandar Malaysia's strategic geographic position on the world's busiest shipping routes, its proximity to an international hub and the large markets of Indonesia, Singapore and further out China and India and its endowment of natural and human resources, underpins Iskandar Malaysia's potential growth.

Source: Iskandar Malaysia



A. Johor Bahru City

As the southern gateway to Malaysia, Johor Bahru plays host to several key economic activities such as financial, cultural and urban tourism for Johor.

B. Nusajaya

A key component to Iskandar Malaysia and one of the largest property developments in South East Asia, Nusajaya's key economic activities include education and medical tourism, entertainment and recreation, state administration, finance and biotechnology.

C. Western Gate Development

Known as one of the world's major container ports, Tanjung Pelepas economic cluster houses several key economic activities such as logistics, free zone industrial area, regional distribution and international procurement, and oil storage terminals.

D. Eastern Gate Development

A renowned manufacturing hub in the southern region of Malaysia, Pasir Gudang is the Flagship D of Iskandar Malaysia. The key economic activities that are taking place include manufacturing (encompassing electronics, petrochemicals and oleo chemicals), as well as oil storage terminals.

E. Senai - Skudai

As the transit town that links Iskandar Malaysia to the world, this township, which is also known as flagship E contains important economic activities such as logistics, manufacturing (especially in hi-technology and aerospace-related), tourism (luxury shopping destination) and Cybercity.

Tanjung Bin Petrochemical & Maritime Industrial Centre (TBPMC)



Strategically located at the intersection of the
East-West International trade lanes



- One of the 6 identified Oil, Gas and Energy Entry Point Projects (EPP) under the Iskandar Malaysia Economic Transformation Plan (ETP)
- Free Industrial Zone status
- EIA approved development
- 30-60 years tenant for O&G and maritime related industries

TBPMC

Flagship C
Western Gate
Development

SURROUNDING

Sheltered waters with deep water channel (Sg Pulai – 17m)

TOTAL LAND SIZE

2,255 acres

CONNECTIVITY

Accessible via land, sea and bridge connecting main highway to TBPMC

LEVERAGE

Complement Singapore's oil and gas storage capabilities

TBPMC Master Plan & Unique Selling Proposition

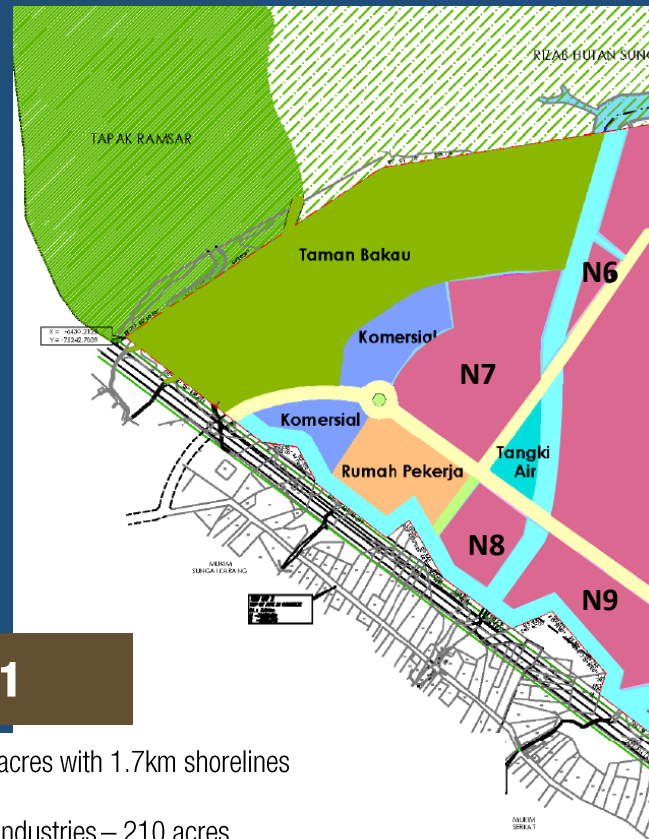


ACTIVITIES PROMOTED

- Oil tank operators (petroleum and edible)
- Oil traders
- Oil & Gas fabricators
- Oil & Gas offshore support companies
- Marine related activities
- International logistics companies

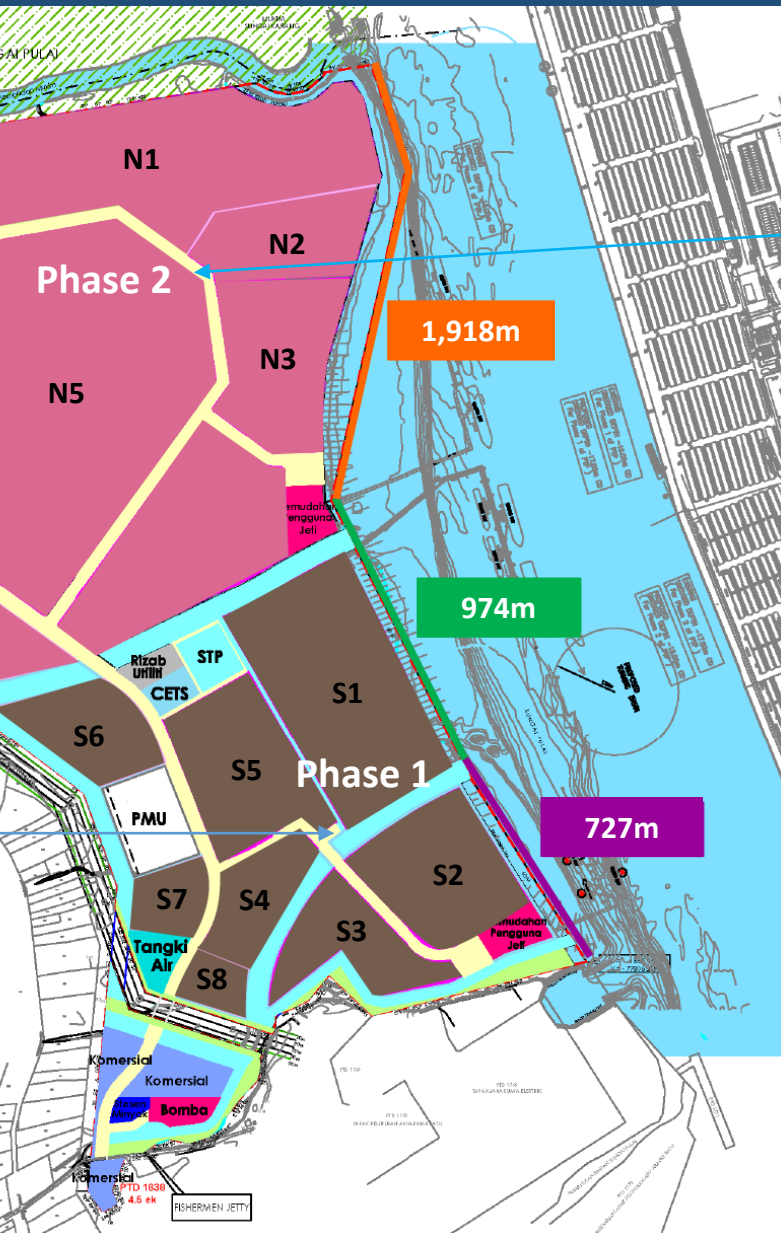
PHASE 1

- Land area: 667 acres with 1.7km shorelines
- Lettable plot:
 - Heavy Industries – 210 acres
 - Medium Industries – 69 acres
 - Commercial – 39 acres
- Basic utilities infrastructure in place
- Free Industrial Zone status
- Phase 1 – almost fully reclaimed available immediately.
- Common liquid jetties - Plan for 7 Jetties
- Sg Pulai Bridge & road network – Reduce traveling time from main highway, Port of Tanjung Pelepas & Senai Airport.
- First tenant – ATT Tanjung Bin Sdn Bhd (ATB)

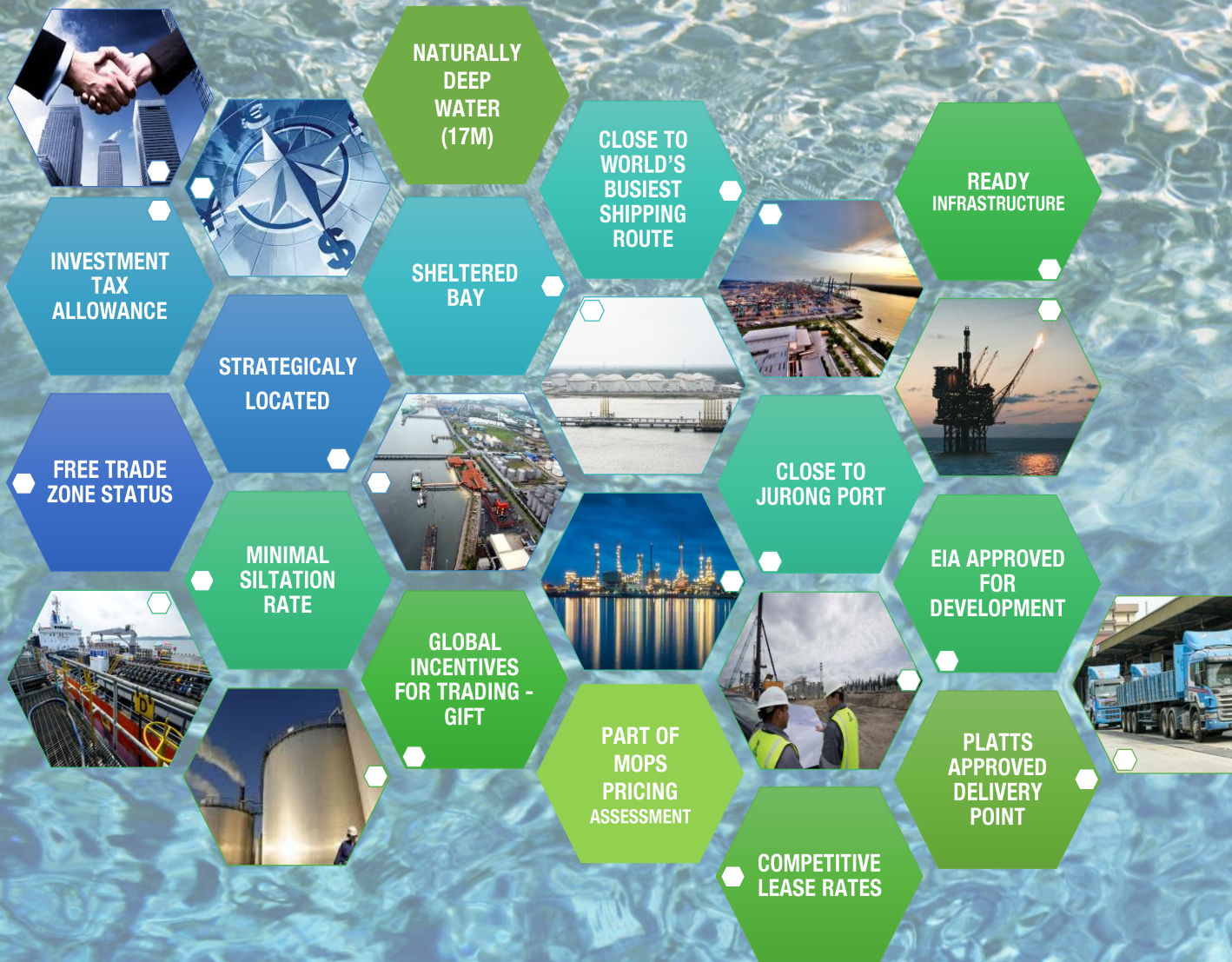


PHASE 2 Development

- Land area: 1588 acres with 1.9km shoreline
- Lettable plot:
 - Heavy Industry— 653.4 acres
 - Medium Industry— 253.5 acres
 - Commercial plot: 85.3 acres
- Ecotourism – Mangrove Park: 217 acres



Why TBPMC?





2nd Phase
1,140,000
million
cbm

123
acres

30-year
land
lease

1st Phase
893,000
cbm

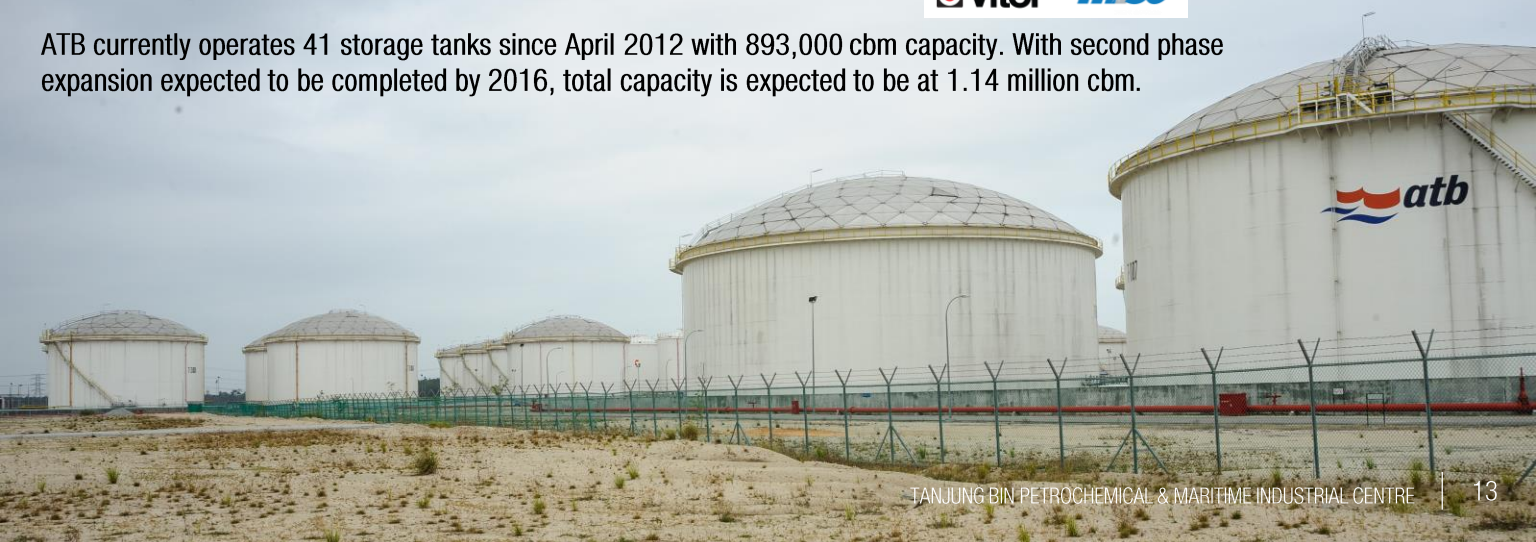
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Storage
Tanks

ATT Tanjung Bin Sdn Bhd (ATB)

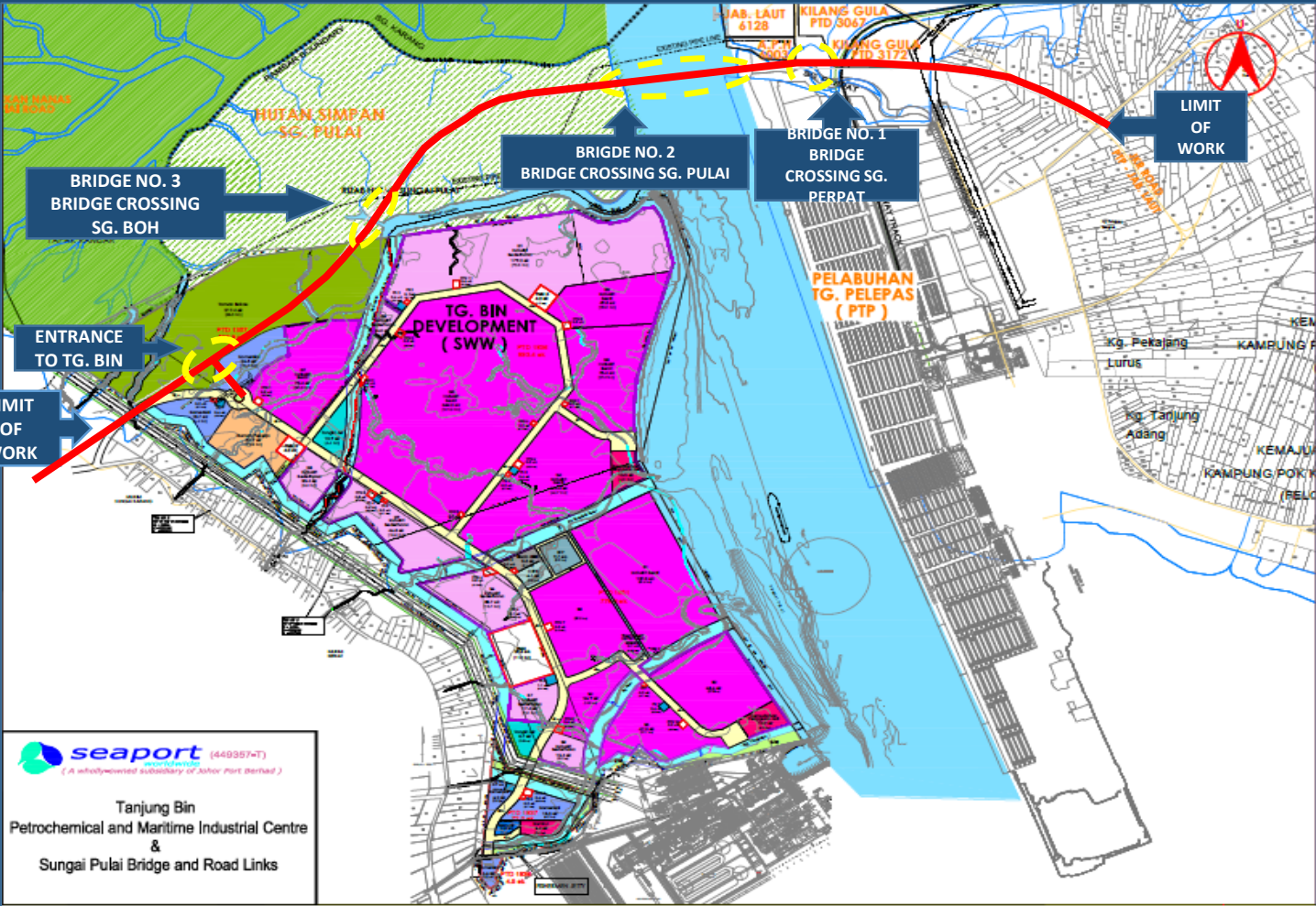
A joint venture between Vitol Tank Terminals International BV and MISC Berhad



ATB currently operates 41 storage tanks since April 2012 with 893,000 cbm capacity. With second phase expansion expected to be completed by 2016, total capacity is expected to be at 1.14 million cbm.



Future Connectivity



Infrastructure & Connectivity

Bridge connecting main highway to TBPMC



Sand Filled Mattress



Road Alignment



Transmission Main Intake



Centralised Effluent Treatment System ("CETS")



Water Pipe / Valve



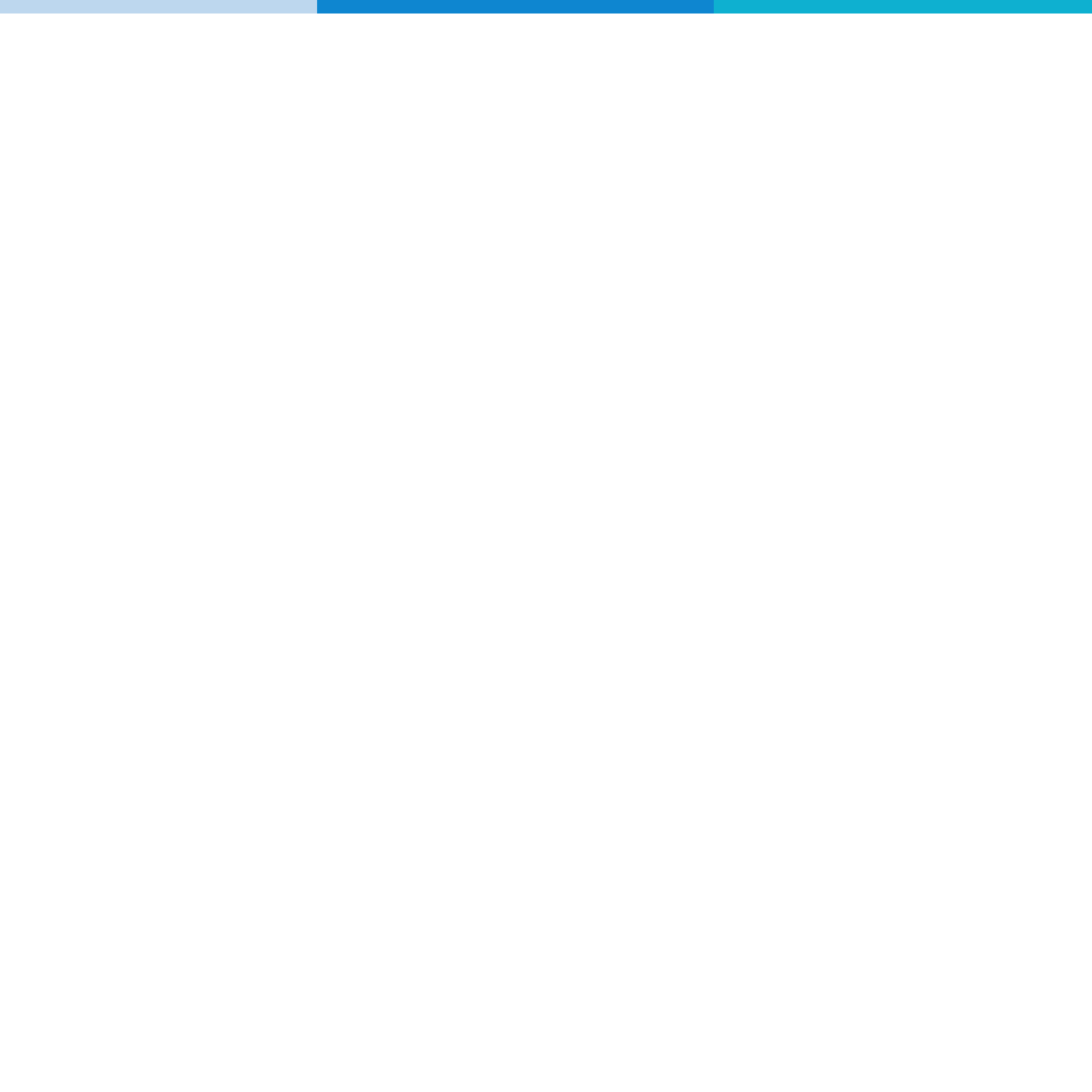
Telecommunication Lines



We provide you with opportunities to extend and extract greater values from your activities and industries.











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