



TANJUNG BIN INDUSTRIAL PARK

A Project by Seaport Worldwide Sdn Bhd



VISION

To be a leading integrated heavy and maritime industry hub in Asia Pacific



**TANJUNG BIN
INDUSTRIAL PARK**



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 Industrial Park (TBIP), SWW presents potential investors with the ultimate location in Southeast Asia for heavy and maritime industry ventures, with complete facilities and infrastructure catering for dry & liquid bulk storage, commodity trading, agrofood processing as well as logistics and warehousing.

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.



OVERVIEW OF ISKANDAR MALAYSIA

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

By 2025

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

Source: Iskandar Malaysia



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.

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.

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.

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.

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.

Tanjung Bin Industrial Park (TBIP)



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



- Free Industrial Zone Status
- EIA approved development
- Strategic for heavy and maritime related industries

TBIP

**Flagship C
Western Gate
Development**

SURROUNDING

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

TOTAL LAND SIZE

2,255 acres

CONNECTIVITY

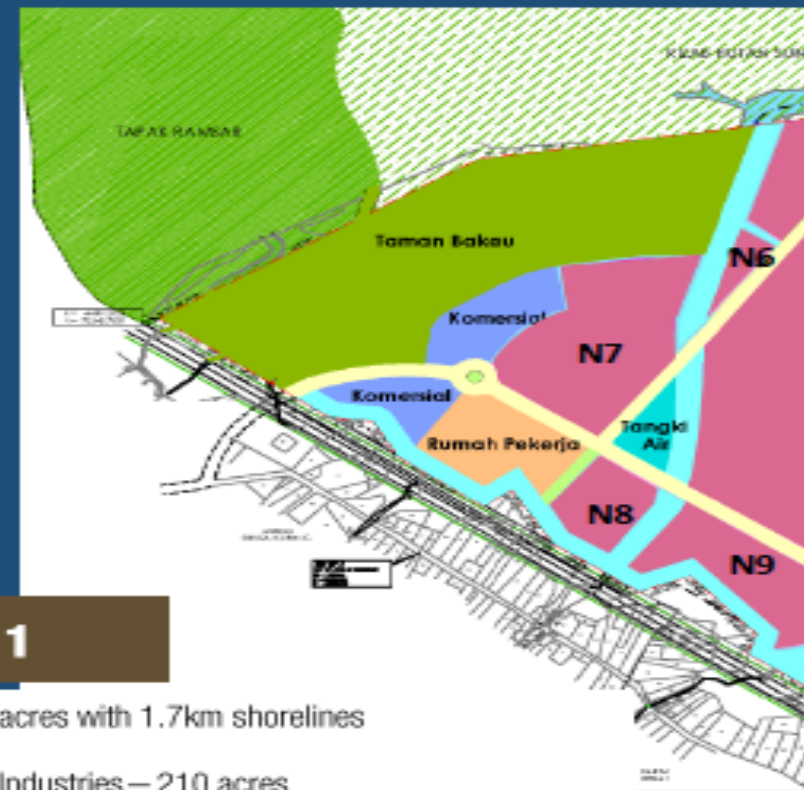
Accessible via land, sea
and bridge connecting
main highway to TBIP

TBIP Master Plan & Unique Selling Proposition



ACTIVITIES PROMOTED

- Dry & liquid bulk storage
- Commodity trading
- Agrofood processing
- Logistics & warehousing

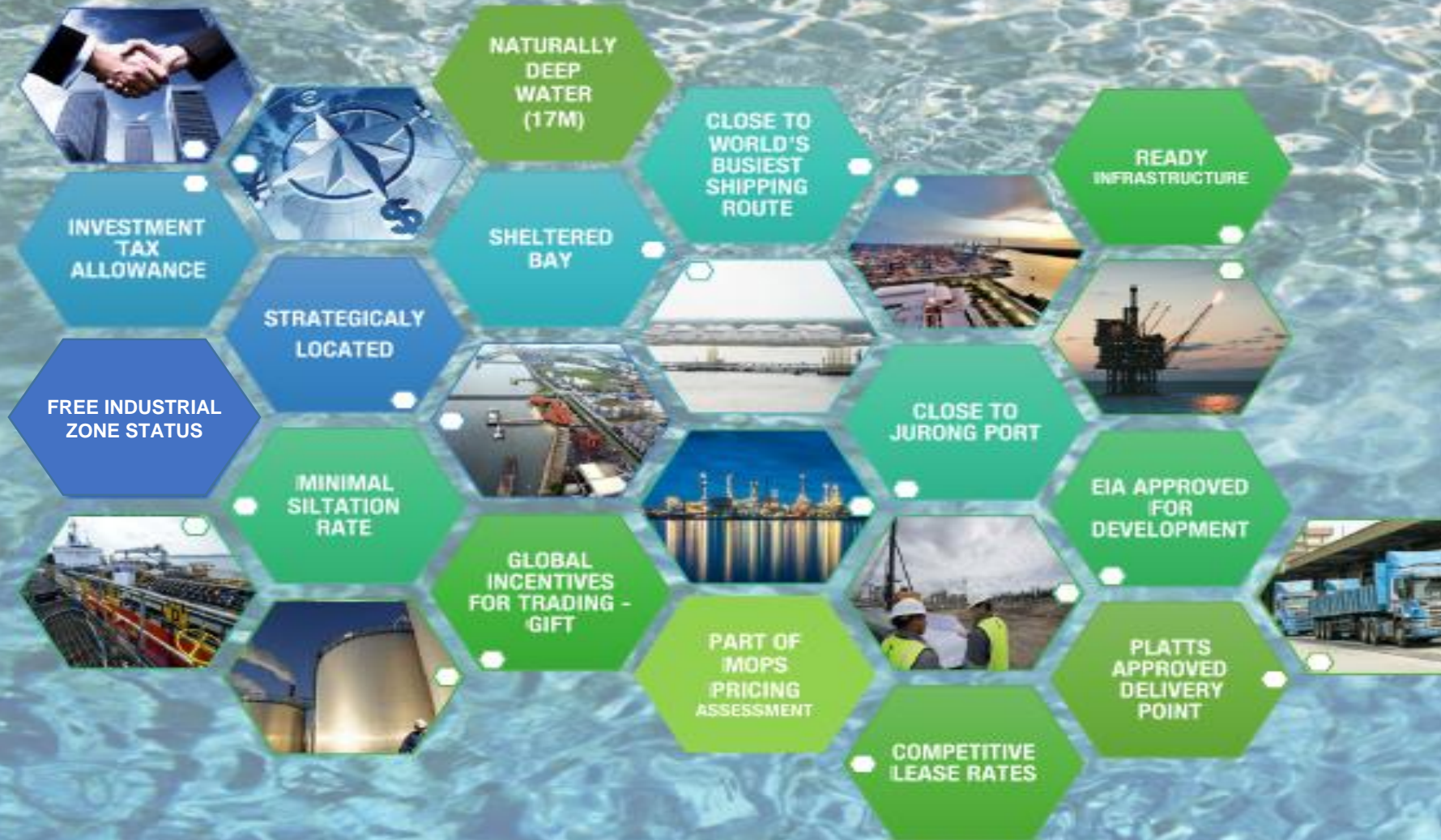


PHASE 1

- 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 - IPan for 7 Jetties
- Sg Pulau 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

Why TBIP?





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 TBIP



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.









Seaport Worldwide Sdn Bhd

LC05 – LC07
Senai Cargo Building
Senai International Airport
81250, Johor Darul Takzim
Tel no: +607-595 1114
Fax no: +607-590 9985

www.sww.com.my



MMC Corporation Berhad

Ground Floor, Wisma Budiman
Persiaran Raja Chulan
50200 Kuala Lumpur
Tel no: +603 - 2071 1000
Fax no: +60 - 2026 1921

www.mmc.com.my

