



BBR BUSINESS PARK

Malaysia's first GreenRE Platinum-rated
industrial township





A Space to Grow

Some see growth as just getting bigger.
We see it as building something that lasts.

It starts with the right location, reliable
infrastructure, and an ecosystem that
supports your operations.

That's what BBR Business Park gives you.

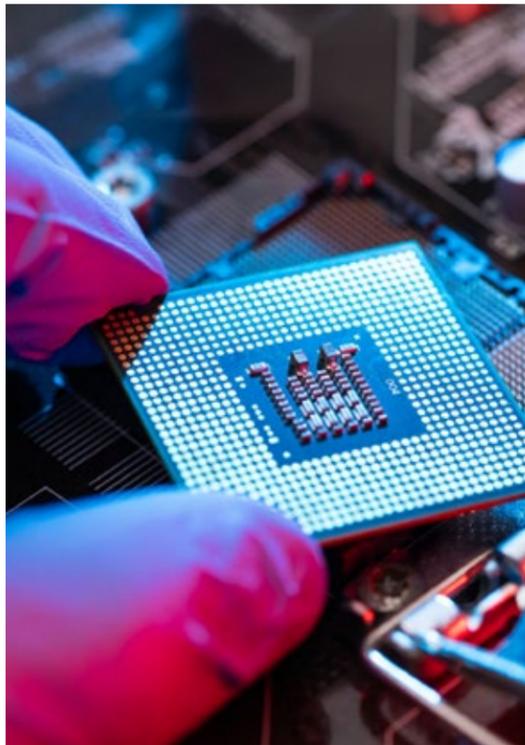
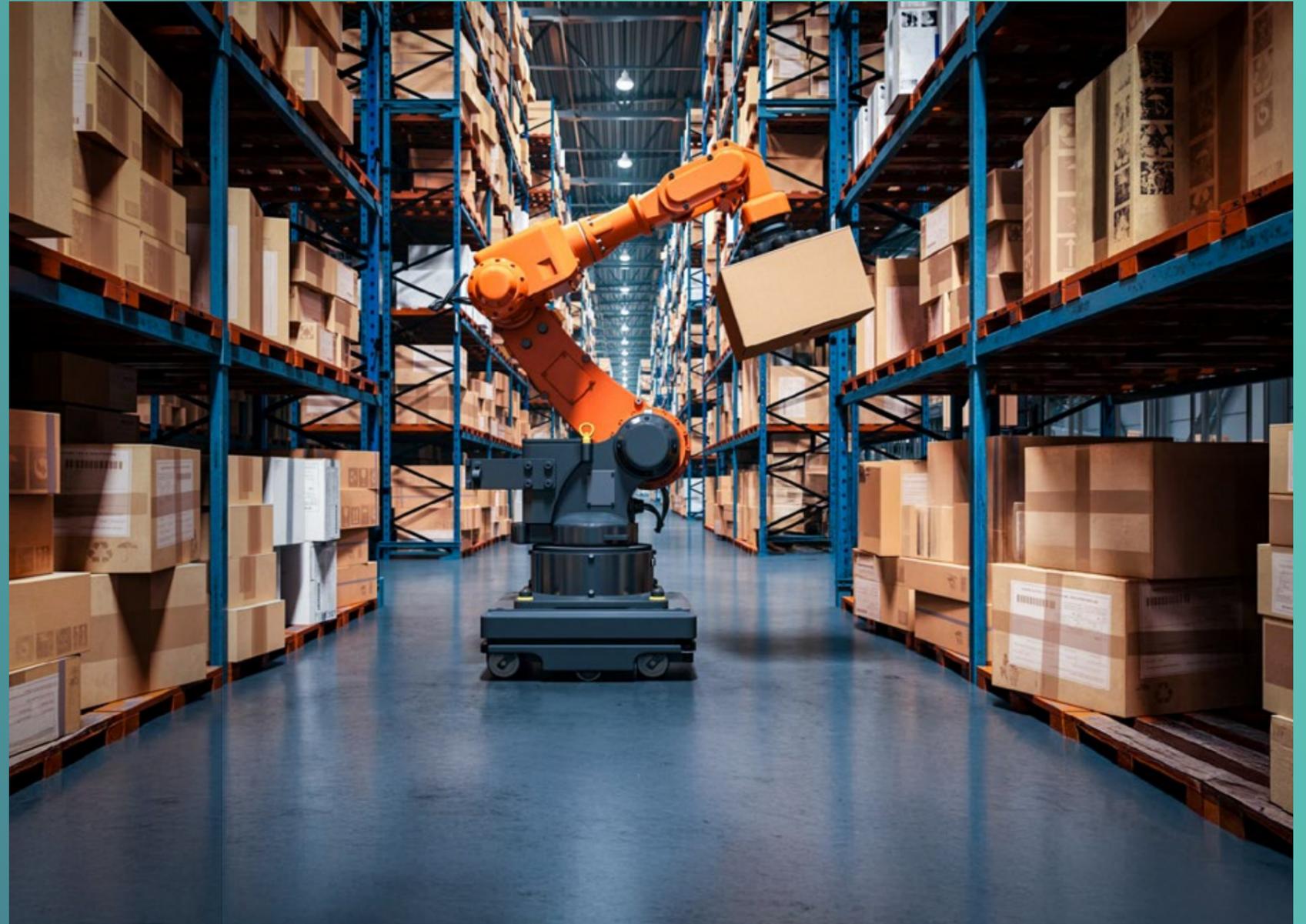
**A space to grow your business,
your people and your future.**



A PARTNER THAT MULTIPLIES YOUR GROWTH

Your Go-To Industrial Experts – Sime Darby Property Industrial is committed to helping businesses unlock their full potential.

With a future-ready industrial ecosystem, strategic connectivity, and sustainability-driven solutions, we create environments that make expansion simpler, smoother, and



As a trusted partner, and a value multiplier, we go beyond building industrial spaces.

We design ecosystems that enhance productivity, strengthen operations, and support long-term business resilience.

With decades of township and industrial development expertise, we're here to help you grow with purpose.



GROW IN A COUNTRY BUILT FOR OPPORTUNITY

Malaysia's industrial landscape is moving into a new era, shaped by sustainability, innovation, and strong government support.

With national roadmaps like the New Industrial Master Plan 2030 (NIMP 2030) and the National Energy Transition Roadmap (NETR), together with guidance from Invest Selangor, businesses have the backing to expand confidently and responsibly.

Strategically located in the heart of ASEAN, Malaysia offers access to regional markets, a skilled workforce, and an environment built for long-term, purposeful growth.

It's the right place, and the right moment, to take your next step.



Top 5 Asian Countries to Invest in 2024

Ceoworld Magazine



4.1%

Projected GDP growth in 2025
World Bank, Oct 2025



RM937.5 billion

E-commerce revenue in 9M 2025
DOSM, Nov 2025



Skilled Workforce

Supported by strong Technical and Vocational Education and Training (TVET) pipelines and industry partnerships



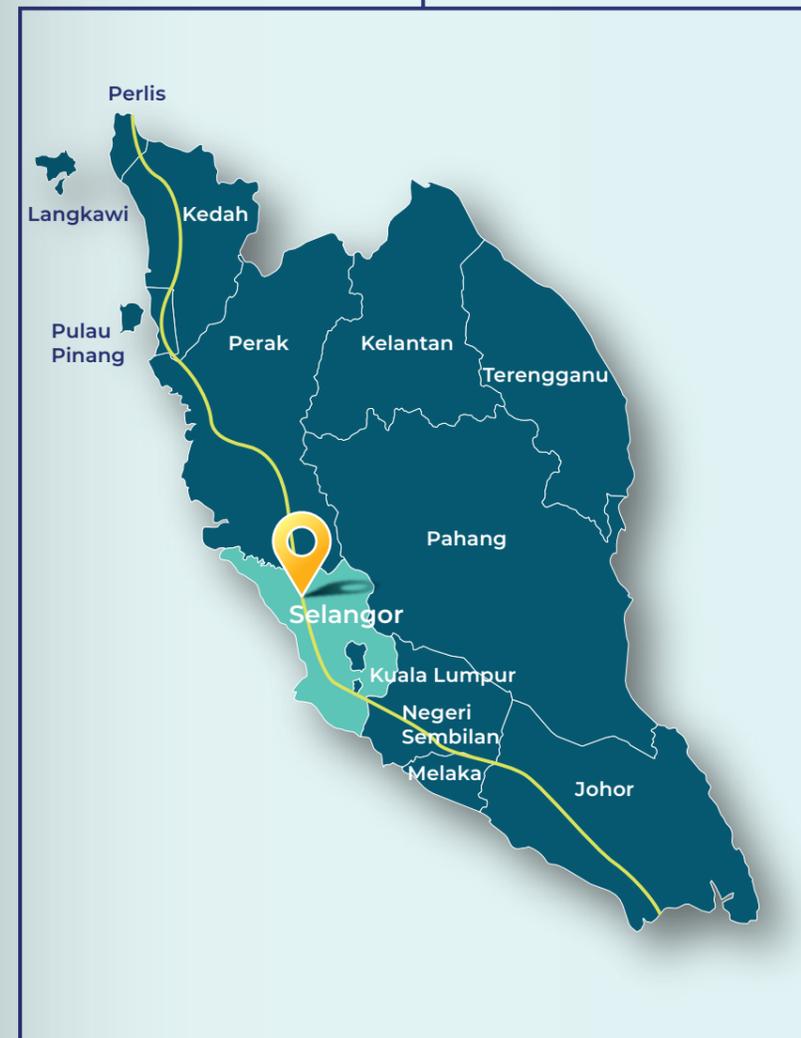
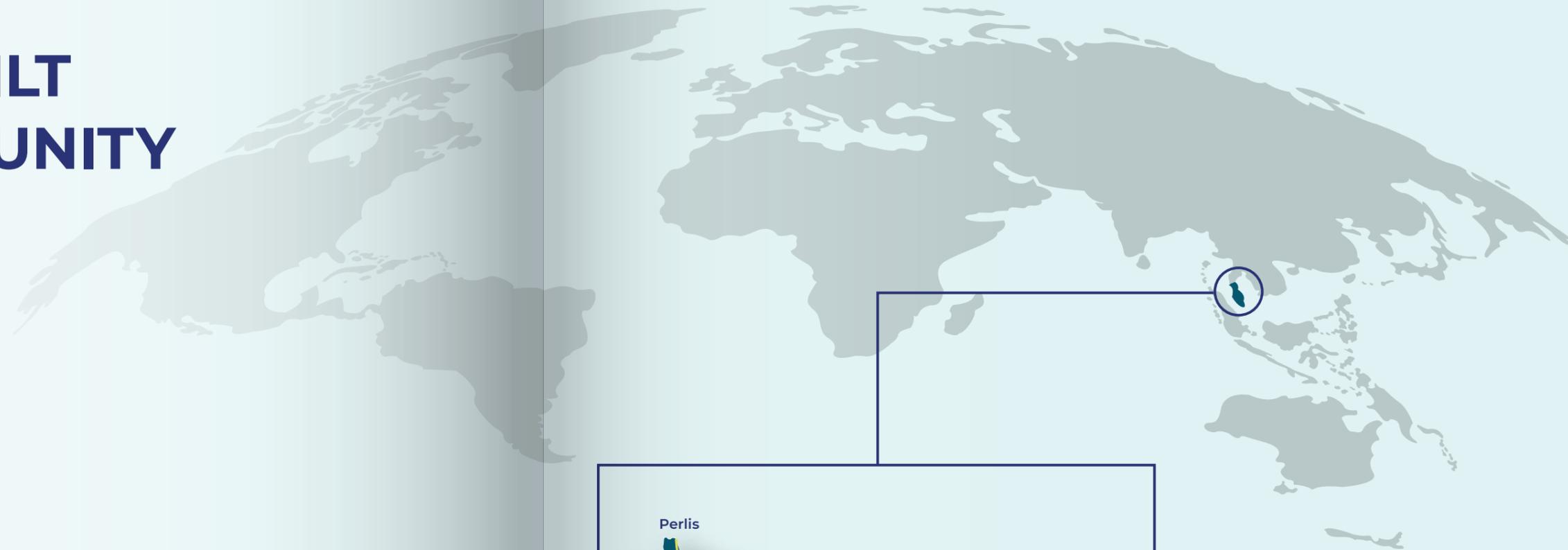
ASEAN Strategic Hub

Direct access to one of the world's fastest-growing regions.



Sustainability-Driven Future

Aligned with national low-carbon and renewable energy goals.



Business-Ready Ecosystem

NIMP 2030 & NETR support high-value, sustainable industry growth, with potential facilitation and incentives for qualifying investments.

Backed by Invest Selangor

Guidance and facilitation for seamless business setup.



Growth isn't only about larger facilities or higher output, but about stronger teams, trusted partners, and a reputation that holds up over time.

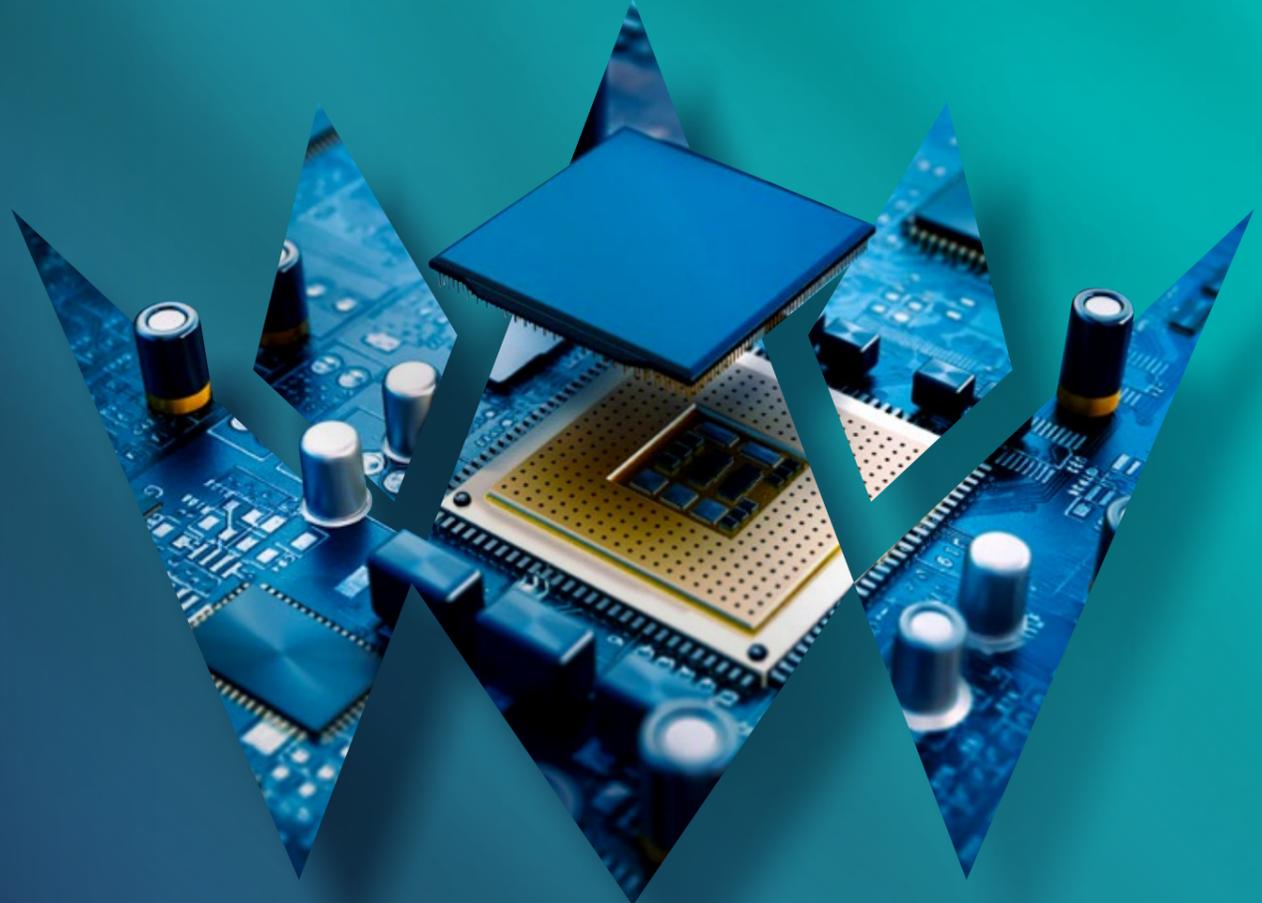
Bandar Bukit Raja is designed to give you that foundation.

Every great story needs a place to start. Bandar Bukit Raja is designed to grow with you — a township thoughtfully planned to inspire progress, belonging, and new beginnings.

Masterplanned for Growth

The road to success begins with a strong foundation. With spaces built for enterprise and access that opens new doors, Bandar Bukit Raja is where ideas find the confidence to become legacies.

Business Excellence



Thriving Community

In every township, it's the people who make it feel like home. Here, neighbours become friends, children grow up together, and shared spaces turn everyday moments into lasting connections.

Green & Sustainability

From morning walks beneath tree-lined paths to weekends by the lake, every green space brings life closer to nature, and nature closer to you.



SIME DARBY PROPERTY'S FLAGSHIP BUSINESS PARK

BBR Business Park is built around a single idea: give businesses everything they need to grow well.

As Malaysia's first GreenRE Platinum-rated industrial township, it brings together future-ready infrastructure, sustainability-driven design, and a supportive community ecosystem.

BBR BUSINESS PARK





EMPOWER YOUR NEXT STAGE OF GROWTH

At BBR Business Park, we believe growth shouldn't be complicated.

That's why we've taken care of the essentials — strong connectivity, future-ready infrastructure, and ESG-aligned features — so you and your team can focus on doing great work.

It's a place where businesses feel supported, employees feel valued, and progress feels natural from day one.





With 988 acres of well-planned industrial land, BBR offers a dependable foundation where your operations can run efficiently and your teams can thrive.

1st

Green RE Platinum Industrial Township in Malaysia

1st

managed industrial park in Klang

4

business models to suit your business needs

22

 km

from Port Klang (SEA's 2nd largest seaport)

100

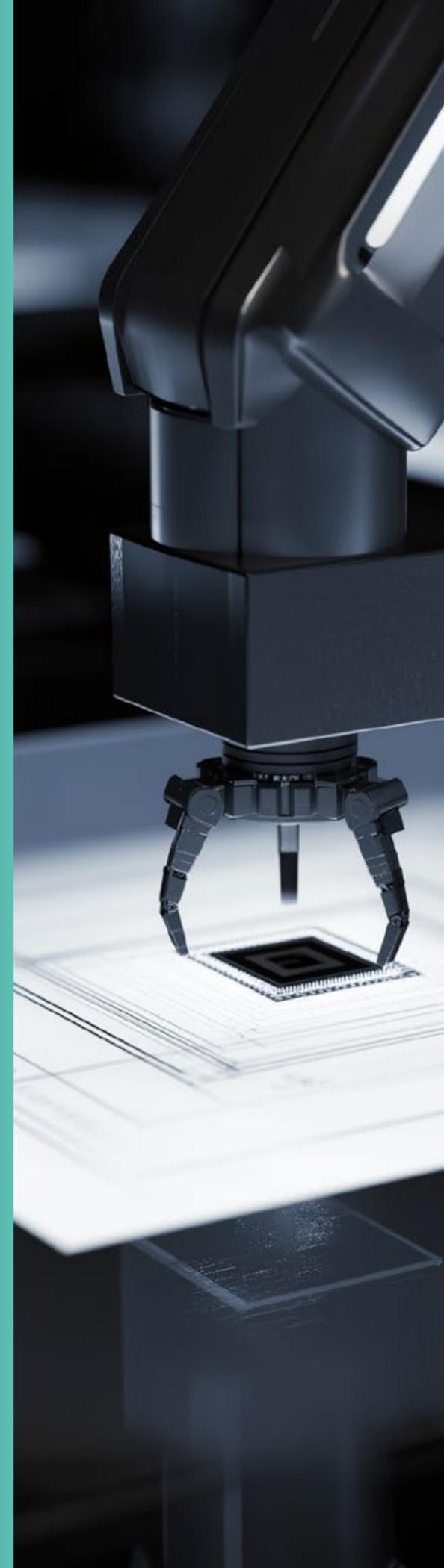
 acres

of green spaces & wetlands

988

 acres

of future-ready infrastructure





STRATEGICALLY POSITIONED TO ACCELERATE GROWTH

Situated in Klang's established logistics hub, BBR Business Park connects you seamlessly to Malaysia's major highways, ports, and upcoming rail networks. Whether you're moving goods, bringing in materials, or reaching new markets, everything stays within reach — helping you save time, reduce effort, and operate with ease.

ROAD

- West Coast Expressway (WCE)
- New Klang Valley Expressway (NKVE)
- Federal Highway
- New North Klang Straits Bypass (SHAPADU)
- Guthrie Corridor Expressway (GCE)
- Shah Alam Expressway (KESAS)

SEA

- 12KM Port Klang
- 13KM North Port
- 32KM West Port

AIR

- 28KM Sultan Abdul Aziz Shah Airport (Subang Airport)
- 60KM KLIA 1 & KLIA 2

RAIL

- East Coast Rail Link (ECRL)
- ECRL Kapar Station (Target to operate by 2028)

- Main Highways
- Roads
- ECRL Line





A MASTER PLAN BUILT AROUND YOUR BUSINESS NEEDS

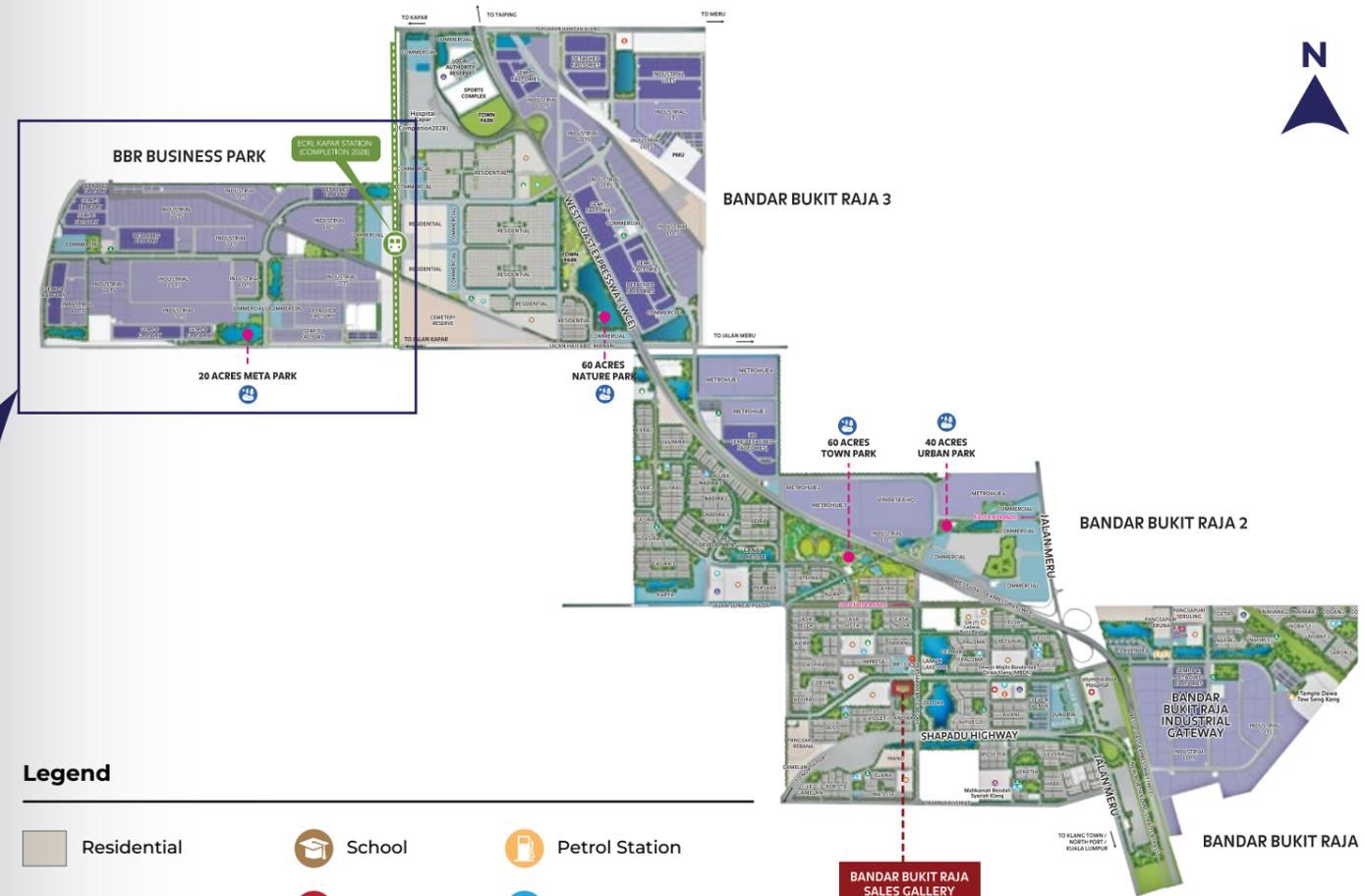
BBR Business Park is designed with one goal in mind: to make business easier.

Every element, from land planning to infrastructure, mobility, and greenery, works together to support smooth operations, better efficiency, and long-term sustainability.

Here, you get a future-ready ecosystem built for the way modern industries grow, adapt, and thrive.



- Industrial Lands
- Built-to-Suit Developments
- Commercial
- Ready-Built Factories
- Built-to-Suit & Lease Developments (Manage by ILD)
- Residential



Legend

- | | | |
|--|--------------------------|---------------------------------|
| Residential | School | Petrol Station |
| Commercial | Hospital | Kindergarten |
| Industrial | Police | Library |
| Amenities / Public Spaces / Infrastructure | Mosque | Fire Station |
| Sales Gallery | Surau | Public Hall / Complex Community |
| | Educational Institutions | Temple |
| | Commercial and Retail | Court |
| | Bank | |

Masterplanned for growing industries:

- Smart Logistics & Warehousing**
- Life Sciences**
- Electrical & Electronics**
- Digital Economy**
- High Value Manufacturing**

Your gateway into a
connected business ecosystem

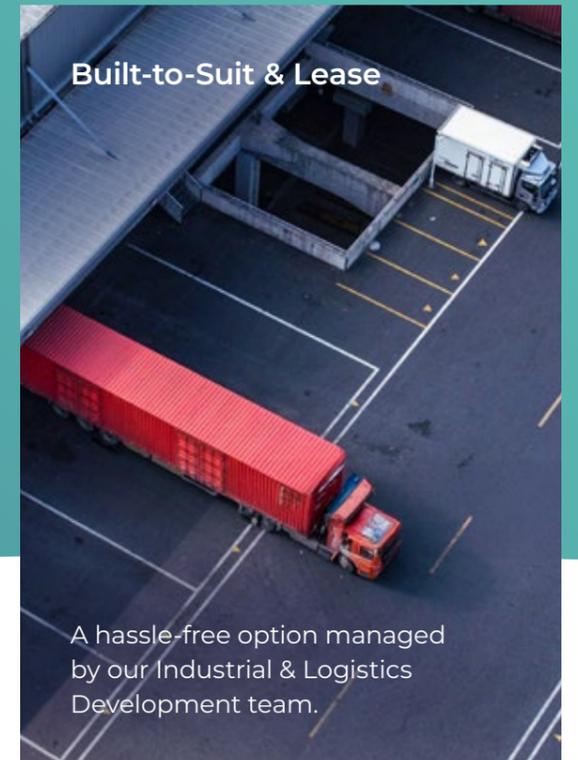
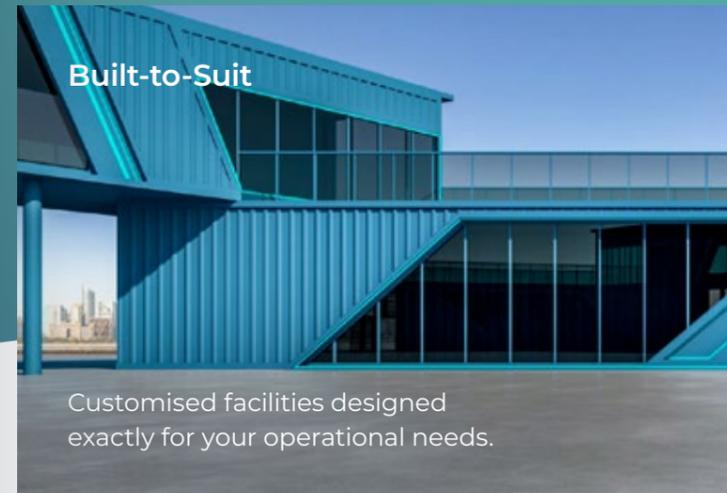




FOUR BUSINESS MODELS THAT GROW WITH YOU

Every business is different, so your space should be too.

BBR Business Park offers four flexible models designed to meet you where you are, and support where you're going next.





INFRASTRUCTURE THAT WORKS AS HARD AS YOU DO

Your operations need a reliable foundation, and that's exactly what our value-added infrastructure provides. Wide internal roadways, robust utility provisions, mobility planning, and future-ready connectivity ensure your business can operate smoothly from day one.



80ft wide roads

For efficient circulation and heavy vehicle movement

Reliable utilities and connectivity

Keeps operations running smoothly and minimise downtime

Gated and guarded

Managed Industrial Park maintained to a consistently high standard



Thoughtful design reduces downtime, improves movement, and enhances productivity, giving your team the support they need to work smarter.

EVERYTHING YOUR PEOPLE NEED, CLOSER TO WORK



BBR Business Park isn't just about buildings. It's about convenience and everyday support. Our carefully designed master plan brings essential services, amenities, and people-focused facilities closer to where your teams work.

Dedicated commercial zones

with food, services, and amenities close to your workforce.

Central Business Centre

with co-working, event, and support spaces.

Purpose-built worker accommodation (PBWA)

near workplaces to support teams and retention.

Easy access to public transport links

that make commuting simpler and quicker.

This integrated ecosystem makes daily life easier for your teams, reduces friction, and creates a more seamless, connected work experience. Just one more way we help your workforce feel supported and valued.





MALAYSIA'S FIRST GREENRE PLATINUM-RATED INDUSTRIAL TOWNSHIP



GreenRE Platinum certification places BBR Business Park among the most sustainably planned industrial townships in the country. It reflects independent validation of how the park is designed, from energy use and water management to environmental performance and liveability.

A recognised benchmark for responsible, future-ready industrial growth.

The township is benchmarked against GreenRE Platinum standards and GRESB international ESG metrics, with ongoing GHG and carbon sink calculations to support your reporting needs.



For businesses, it's more than a badge. It's a signal that your operations sit within an industrial address built to meet evolving ESG expectations and support long-term value creation.

Independently certified for sustainable township planning



Supports stronger ESG positioning for your brand and stakeholders

Designed as a long-term, climate-conscious industrial base



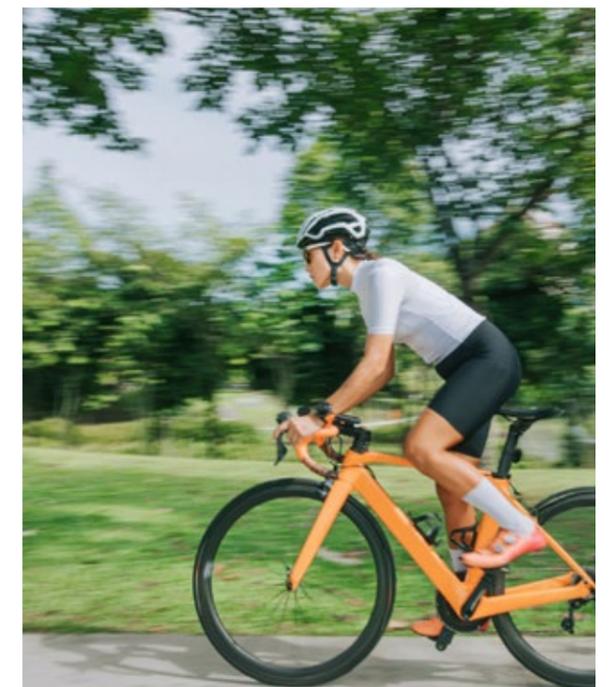
A GREENER, SMARTER INDUSTRIAL ENVIRONMENT



Industrial spaces shouldn't feel harsh or disconnected.

At BBR Business Park, landscaped green corridors, tree-lined boulevards, and cooling microclimates create a more comfortable and welcoming work environment.

These green buffers help lower heat, improve air quality, and contribute to a healthier atmosphere, supporting employee wellbeing and creating a place people are proud to work in — every day.





SUSTAINABILITY THAT WORKS IN THE REAL WORLD

Sustainability is built
into the very fabric of
BBR Business Park.

Solar-ready planning

for future renewable
integration

EV-capable

eco-mobility routes that
support greener commuting
and logistics

Energy-efficient design

that helps you align with
global ESG standards
with ease

Recycled road construction

to reduce material impact

Carbon sink planting

with selected species to
help absorb emissions

E-waste and anaerobic waste solutions

to manage industrial by-
products more responsibly





WHY CHOOSE BBR BUSINESS PARK

BBR Business Park brings together everything a modern enterprise needs to operate smoothly, scale confidently, and build long-term value. From future-ready infrastructure to ESG-driven design, every part of the park is built to help your business grow with purpose.

Built for modern industrial growth



Malaysia's 1st GreenRE Platinum-rated industrial township



Strong ESG alignment for long-term resilience and reputation

Strategic connectivity



Highways



Ports



Airports



Future rail links

Strategic connectivity



Industrial Lands



Ready-Built Factories



Built-to-Suit



Built-to-Suit & Lease



A complete ecosystem

Landscaped industrial environment, PBWA, Business Centre, and future commercial zones



Future-ready infrastructure

Solar-ready, EV-ready, smart environmental sensors and robust utilities



Managed & Secure

Gated and guarded Managed Industrial Park with consistent upkeep and state-aligned approvals



Climate-resilient by design

Water-sensitive systems, flood mitigation and long-term environmental management

SIME DARBY PROPERTY

YOUR GO-TO INDUSTRIAL EXPERTS
AN AWARD-WINNING DEVELOPER

Prime Locations • Customised Solutions • Future Ready

THE GO-TO EXPERTS TO GROW YOUR BUSINESS WITH YOU

Go-To Experts for Strategic Locations

Connecting regional businesses to established industrial ecosystems; all within proximity to high-growth markets.

Go-To Experts for Synergistic Partnerships

Offering a wide network of resources within our industrial, logistics and supply chain ecosystem.

Go-To Experts for Integrated Solutions

Ready to support any phase of business development; from pre-development to post-development.

Go-To Experts for Business Growth

Driven by insight and over 50 years of experience in the property market.

Our Industrial Parks



Developed By Malaysia's Iconic Developer



With over 50 years of experience, Sime Darby Property leads in creating master-planned communities, setting the benchmark for quality, innovation, and sustainability in residential, integrated and high-rise projects within its 25 townships and developments across Malaysia. It made its presence in the United Kingdom through its involvement as part of a Malaysian consortium that successfully redeveloped the iconic Battersea Power Station in Central London. As a pioneering property developer, Sime Darby Property drives the industrial and logistics segment in Selangor, Negeri Sembilan and Johor.



Selangor

- BBR Business Park
- Bandar Bukit Raja 1
- Bandar Bukit Raja 2 & 3
- Serenia City
- City of Elmina: Elmina East
- City of Elmina: Elmina West
- City of Elmina: Denai Alam & Bukit Subang
- City of Elmina: Elmina Business Park
- Bukit Jelutong
- Ara Damansara
- USJ Heights
- Putra Heights
- Saujana Impian
- SJ7
- SJCC

Kuala Lumpur

- KLGCC Resort
- KL East
- Taman Melawati

Negeri Sembilan

- Nilai Impian 1
- Nilai Impian 2
- Planters' Haven
- Bandar Ainsdale
- Chemara Hills
- Hamilton Nilai City
- Vision Business Park

Johor

- Bandar Universiti Pagoh
- Taman Pasir Putih

United Kingdom

- Battersea Power Station

Visit our Sales Gallery:

Bandar Bukit Raja Sales Gallery
1E, Jalan Gamelan, Bandar Bukit Raja,
41200 Klang, Selangor

 **Bandar Bukit Raja Sales Gallery**

Open daily 9:30 AM - 6:00 PM (including public holidays)

03 3361 7288

www.sdp-industrial.com

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ANDAR
BUKIT RAJA

