



Property



**ELMINA**  
BUSINESS PARK





## The Industrial Game Changer

Built with wellness in mind, Elmina Business Park creates the perfect environment where people and innovation can thrive. It is designed to recode the DNA and set the standard for how a business park of the future should be.

## Built For Sustainable Growth





# This Is How Business Should Be

Artist's Impression Only



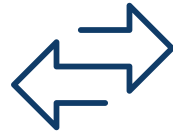
## 1500-acre Freehold

Masterplanned business park that is the largest in Klang Valley.



## Centrally Located

At the heart of Malaysia's key logistics artery - the North South Expressway.



## Connected via Land, Sea & Air

Strategically connected to 2 airports, 1 shipping port and 5 major expressways.



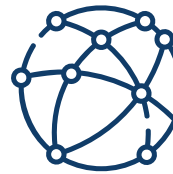
## Wellness-Centric & Sustainable

The first wellness-centric business park in Malaysia with eco-friendly features.



## Designed to Support Your Business

Proposed support centre & amenities to facilitate businesses here.



## World-Class Infrastructure

High-speed broadband ready with reliable infrastructure in a secure environment.



# Malaysia, at the heart of Asia

The heart of Southeast Asia, Malaysia is an exciting hub for various industries. Encouraging factors such as natural resources, skilled talent pool and government support help forge the country's economic growth, making it one of the most advantageous locations for businesses to excel.



## Top 10 - World's Best Country to Invest in 2020

Ceoworld Magazine



**4.9%**

Malaysia's average GDP growth from 2015-2019



**RM30.2 billion**

Malaysia's e-commerce market value in 2020



**RM139.9 billion**

Total foreign direct investments (FDI) in 2020



## Selangor - A sound investment destination

As Malaysia's largest economy, Selangor enjoys highly developed infrastructure and is a well-established investment haven backed by excellent state government support and an advanced commercial ecosystem.

**RM38.7 billion**

Approved investments in the economy for 2020

**3.6 million**

Largest workforce (skilled & multilingual)

**6.3%**

Average GDP growth from 2015 to 2019

**24.3%**

Contribution to the Malaysian GDP in 2020

Source of Information:  
- Department of Statistics Malaysia (DOSM)  
- Department of Survey and Mapping Malaysia  
- State Government of Selangor, Malaysia  
(Annual Report 2020)



# A First-of-its-kind Wellness Inspired Business Park

Part of the 6,500-acre award-winning City of Elmina, Elmina Business Park is masterplanned using the same wellness centric approach to create a sustainable and inclusive environment that promotes work-life balance.

## Elmina's 8 Pillars of Wellness



### Environmental Wellness

Cultivating rejuvenating spaces that assimilate the beauty of nature and landscapes.



### Physical Wellness

Building welcoming spaces that promote and encourage active lifestyles.



### Emotional Wellness

Crafting spaces that inspire positive attitudes, mindsets and an optimistic outlook on life.



### Mental Wellness

Providing tranquil spaces for people to achieve a state of harmony within.



### Family Wellness

Planning nurturing spaces that uphold family values, encourage mutual respect and openness.



### Occupational Wellness

Designing versatile work spaces that deliver a comfortable work-play balance.



### Community Wellness

Creating inclusive spaces that facilitate easy interaction between individuals and the larger community.



### Intellectual Wellness

Shaping spaces that enable intellectual growth, learning and discovery.





01

Well Connected  
Via Land, Sea & Air

- Strategically located close to 3 major ports (Port Klang, Subang Airport & KLIA).
- Connected to 5 major expressways (GCE, NSE, LATAR, DASH and NKVE)
- Accessible via 2 dedicated expressway interchanges.

02

Business  
Not As Usual

- A first-of-its-kind wellness inspired business park in Malaysia.
- The largest parkland reserve (110 acres) for an industrial development in Malaysia to create a greener & healthier work environment.
- Comprehensive recreational amenities for employees.

03

Flexible &  
Customisable  
Solutions

- The largest freehold business park in Klang Valley offering unparalleled versatility with ready built factories and customisable built-to-lease options.

04

Support That  
Is Second To None

- Proposed business support centre with conference room, co-working and other related facilities.
- Proposed accommodation for employees.
- High-speed broadband ready.
- Convenient access to reliable infrastructure.

05

Built For Today  
& Tomorrow

- The first business park in Malaysia with a sustainable masterplan that incorporates solar power generation.
- Eco-friendly with rainwater harvesting systems and extensive use of LED lighting.
- Secure environment with 24-hours CCTV monitoring and auxiliary police support\*.

*\*Within designated areas only.*

Designed To Give  
Businesses The  
Winning Advantage





## Well Connected via Land, Sea & Air

Located in North Klang Valley, Elmina Business Park is positioned at the centre of the nation's key logistics artery - the North South Expressway.

### Conveniently accessible:

- North-South Expressway (NSE)
- Guthrie Corridor Expressway (GCE)
- Kuala Lumpur - Kuala Selangor Expressway (LATAR)
- New Klang Valley Expressway (NKVE)
- Damansara - Shah Alam Elevated Expressway (DASH)
- Jalan Kuala Selangor

### Seamlessly connected to a seaport, airports and the city centre.

 **19 km**  
Subang Airport

 **40 km**  
Port Klang

 **32 km**  
KLCC

 **60 km**  
KLIA / KLIA 2



# Business Not As Usual

Not your average industrial park, Elmina Business Park is designed to incorporate 8 pillars of wellness to create a great place to work in.

## Mental Wellness

Proposed park and green pockets to invigorate the senses.

## Community Wellness

Proposed staff accommodation and commercial area that bring people together.

## Occupational Wellness

Proposed Business Support Centre, conference room and other related facilities.

## Intellectual Wellness

Proposed co-working spaces to foster healthy exchange of knowledge and ideas.

## Physical Wellness

Central Park with sports facilities such as futsal fields, jogging & cycling tracks.

## Environmental Wellness

Solar power generation, rainwater harvesting systems and LED lighting.

## Emotional Wellness

Recreational amenities such as open lawns to inspire & calm the mind.

## Family Wellness

Safe parks designed for family recreation.



# Why Wellness Makes Business Sense

Built on the foundation of wellness, Elmina Business Park is a one-of-a-kind development that is made for the innovators, forward-thinkers and game changers that will define the industries of tomorrow. Here's what some of them have to say.

“Elmina Business Park is the perfect location for our Central Warehouse as it is very well-connected to multiple expressways, including the NSE which is our main logistics route. We are also very excited about its wellness-oriented masterplan with great recreational facilities for our people and look forward to expanding our operations here in the long term.”

**Mr. Tan Yong Cheem**, Group GM  
DAIKIN MALAYSIA SDN BHD  
(Leading air specialist MNC)

“As a distributor of FMCG products, logistics infrastructure and connectivity are important considerations for us. Elmina Business Park's strategic location, coupled with its holistic masterplan and world-class amenities impressed us right away. The abundant parklands and recreational amenities will allow our staff to recharge and boost our business productivity too.”

**Mr. Ooi Cheng Huat**, Director  
IMPIAN MUDAH SDN BHD (Authorised distributor of Nestle Professional & E-commerce)  
SRI SAKTI SDN BHD (Authorised distributor of Nestle products - Grocery and Professional)

“Industrial parks and a wellness-oriented environment do not usually go hand-in-hand, so when I discovered Elmina Business Park's holistic masterplan, I knew this would be a great fit for our growing business. Additionally, I strongly believe in Sime Darby Property's track record in delivering long term value to business owners and investors.”

**Mr. Lim Chow Hoe**, Director  
KURETAKE MARKETING SDN BHD  
(Importer & distributor of toys, games & stationeries)



Artist's Impression Only



## Designed to attract the best & brightest talents

With its industry leading 110-acre lush parkland, Elmina Business Park creates the perfect environment for creative thinking, health & wellness and is set to attract the brightest talents to be part of this innovative community.





# Flexible and Customisable Solutions

Elmina Business Park is the largest freehold industrial development in Klang Valley. Masterplanned to create a complete business ecosystem, Elmina Business Park strives to provide companies here with convenient access to their supply chain network. It offers unparalleled versatility for businesses of any scale with options that range from standard sized factories to customisable built-to-lease industrial lots. Whether it's for a multinational industrial corporation or a local tech start-up, Elmina Business Park provides the perfect setting for businesses seeking the space to expand.

## Comprehensive Solutions

- Industrial Lots
- Ready-built Factories
- Customisable Built-to-Lease Factories







# Business Support That Is Second To None


With Elmina Business Park's proposed Business Support Centre and ready access to essential utilities infrastructure, getting a business up and running has never been easier.



Artist's Impression Only



## Leverage on reliable infrastructure and convenient business support services right at your doorstep.

- |  |  |
|--|--|
|  High-speed broadband ready                       |  Two dedicated highway interchanges             |
|  Proposed Business Support Centre                 |  Gas utility nearby                             |
|  Proposed conference room & co-working facilities |  Reliable electricity supply & renewable energy |
|  Proposed accommodation for employees             |  Wide access roads with ample parking spaces    |








# Masterplanned For Sustainability

Elmina Business Park is designed with eco-friendly and security features to ensure that businesses here can thrive sustainably today and well into the future. The development incorporates solar power generation and has the biggest parkland reserve (110 acres) for an industrial park in Malaysia.



## Eco-friendly Features

-  Solar power generation & extensive use of LED lighting
-  Rainwater harvesting systems
-  Ample green pockets

## Security Features\*

-  24-hours monitoring at managed business park component
-  Auxiliary Police
-  Advanced Visitor Management System
-  CCTV surveillance

*\*Only at designated areas.*



Artist's Impression Only



# Masterplan



This is an artistic representation of City of Elmina & Elmina Business Park and it is not drawn to scale. It is not a master development plan. Therefore, certain detailed features may not be included and may not be completely accurate. Proposed uses and development depicted but not yet constructed are subject to change in design & location and the land use may be deleted without prior notice.

## Elmina Business Park



### Legend

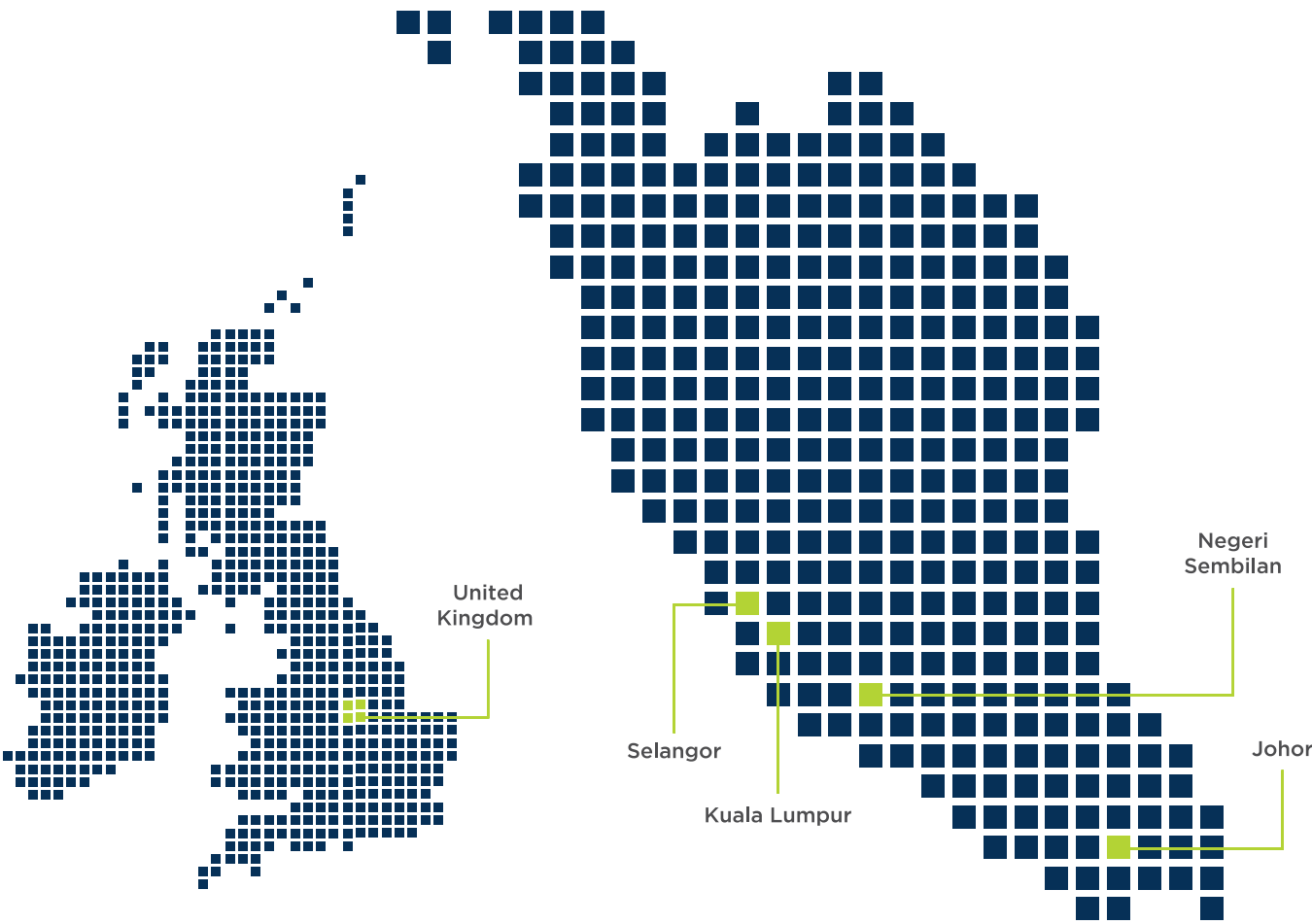
- |   |                           |
|---|---------------------------|
| Medium sized Industrial Lots                  | Commercial                |
| Ready Built Factories                         | Proposed Staff Residences |
| Managed Industrial Park - Built to Lease Lots | Future Development        |
| Business Support Centre                       | Amenities                 |
|   | Highway                   |
|   | Main Road                 |





# Developed by Malaysia’s Iconic Developer

With its 50-year track record in developing residential, commercial and industrial properties, Sime Darby Property is Malaysia’s biggest property developer with presence in the United Kingdom through the redevelopment of the iconic Battersea Power Station in London. To date, it has built 24 active townships and developments in Klang Valley, Negeri Sembilan and Johor that are strategically located and connected to major highways and transportation hubs within key growth areas in Malaysia.



### Selangor

- 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

### Johor

- Bandar Universiti Pagoh
- Taman Pasir Putih

### Negeri Sembilan

- Nilai Impian 1
- Nilai Impian 2
- Planters' Haven
- Bandar Ainsdale
- Chemara Hills

### United Kingdom

- Battersea Power Station

# SIME DARBY PROPERTY INDUSTRIAL

The go-to experts to grow your business with you.



### Strategic Location

Unparalleled infrastructure network and connectivity



### Largest Industrial Real Estate Player

Backed by more than 800 acres of industrial land bank



### Total Solutions Provider

Comprehensive range including industrial lots, ready-built, built-to-suit and others



### Trusted and Reliable Partner

The go-to experts for synergistic partnership, with close to 50 years of experience

## OUR INDUSTRIAL PARKS





# Getting Here



Visit our sales gallery or get in touch with us today

Elmina Pavilion, Persiaran Eserina,  
Elmina East, Sek U16, 40160 Shah Alam, Selangor  
T. +603 7831 2253

 **Elmina Pavilion**

Open Daily: 9.30am - 6.30pm  
(including public holidays)

**03 7831 2253**  
**www.simedarbyproperty.com**



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