

SIME DARBY SERENIA DEVELOPMENT SDN BHD

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SIME DARBY BUSINESS PARK

Malaysia's Top Property Developer

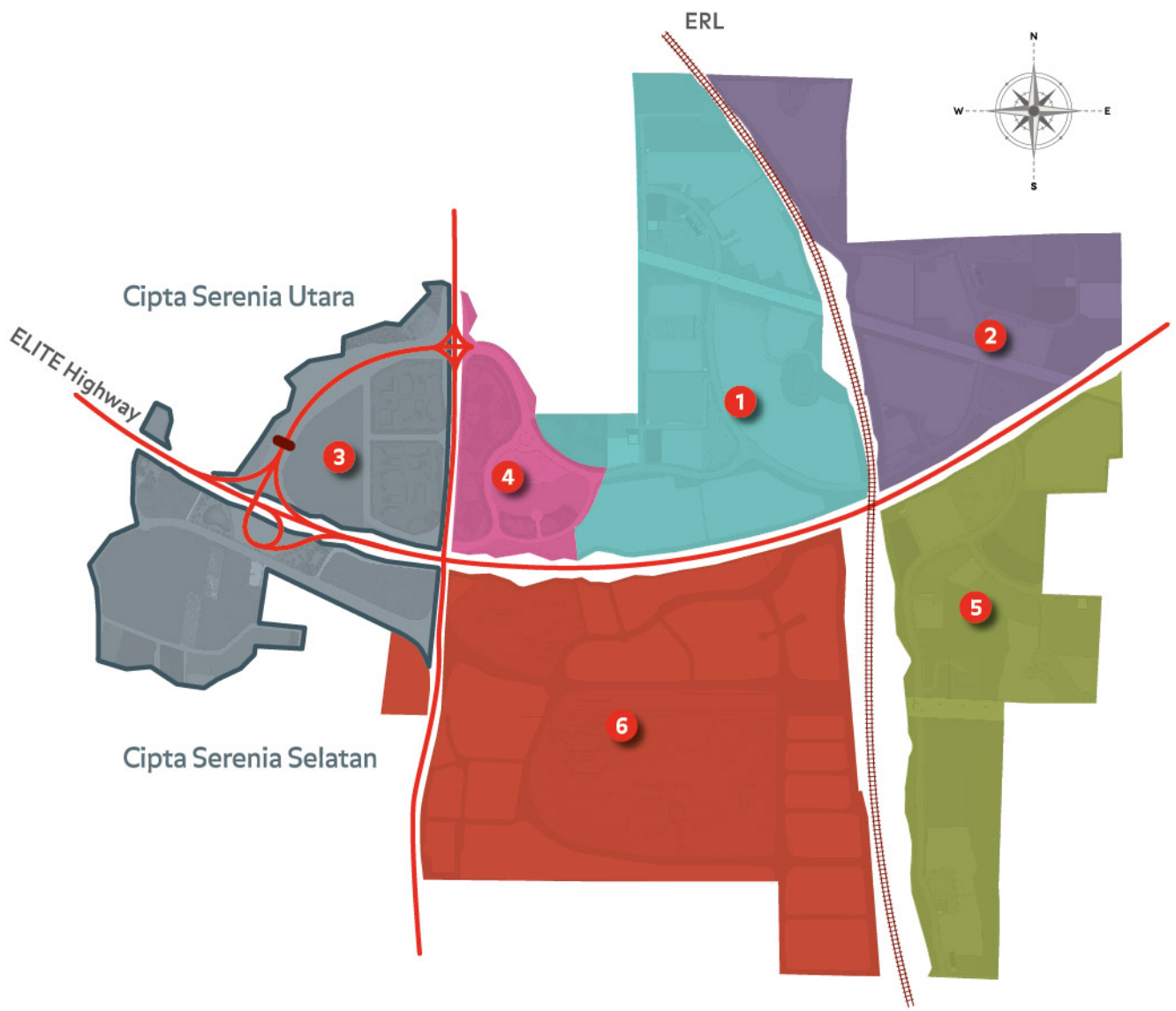


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CIPTA SERENIA OVERVIEW

Innovative thinking is the spirit at Cipta Serenia, the site of a state-of-the-art green technology park. This 143-acre light industrial zone is the centre of innovation at Serenia City. Split between Cipta Serenia North and Cipta Serenia South, it houses a collection of both business and industrial buildings to suit every purpose.

- Why invest in Cipta Serenia ?
- Freehold integrated township
 - Excellent connectivity via air, road and rail are key drivers to township success
 - Well connected with ELITE Highway interchange and a dedicated ERL rail to KLIA & KLIA 2 with the Salak Tinggi ERL Station
 - Great opportunities for employment and economic growth
 - Transit-Oriented Development
 - Premium retail outlets



CONNECTIVITY



Express Rail Link (ERL) with direct link to KL Sentral, KLIA and KLIA2.



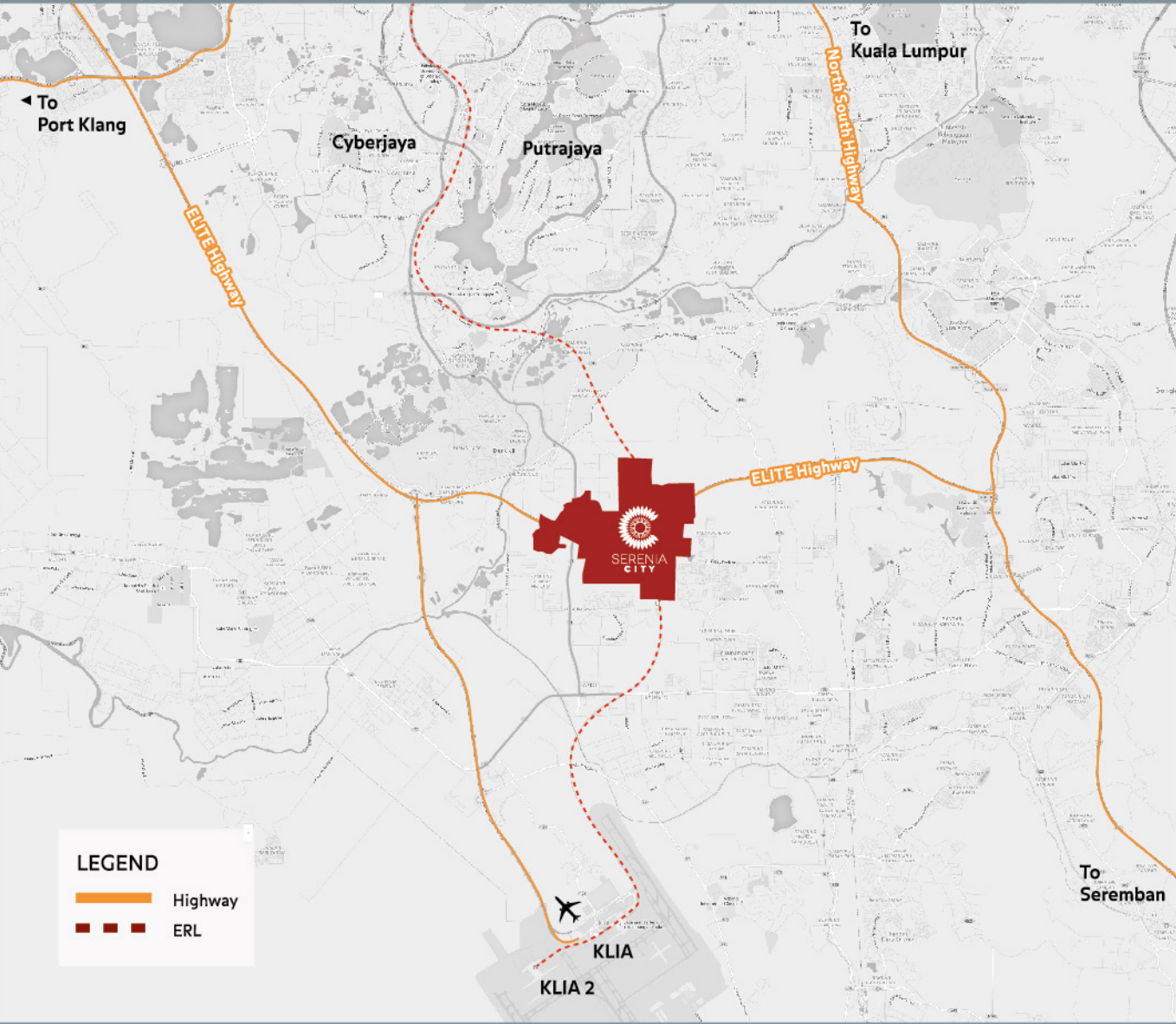
Direct link to surrounding areas via the ELITE Highway, North-South Expressway (NSE) as well as the MEX Highway through the Dengkil bypass.



Located within close proximity to KLIA and KLIA2.



Located only a mere 60km from Port Klang.

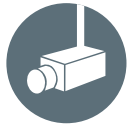


3-STOREY DETACHED FACTORY UNITS

DISTINCTIVE FEATURES:



Modern façade design concept



Multi-tiered security services (CCTV)



Sustainable, green design features



Excellent Connectivity



Column-free layout



Efficient space layout



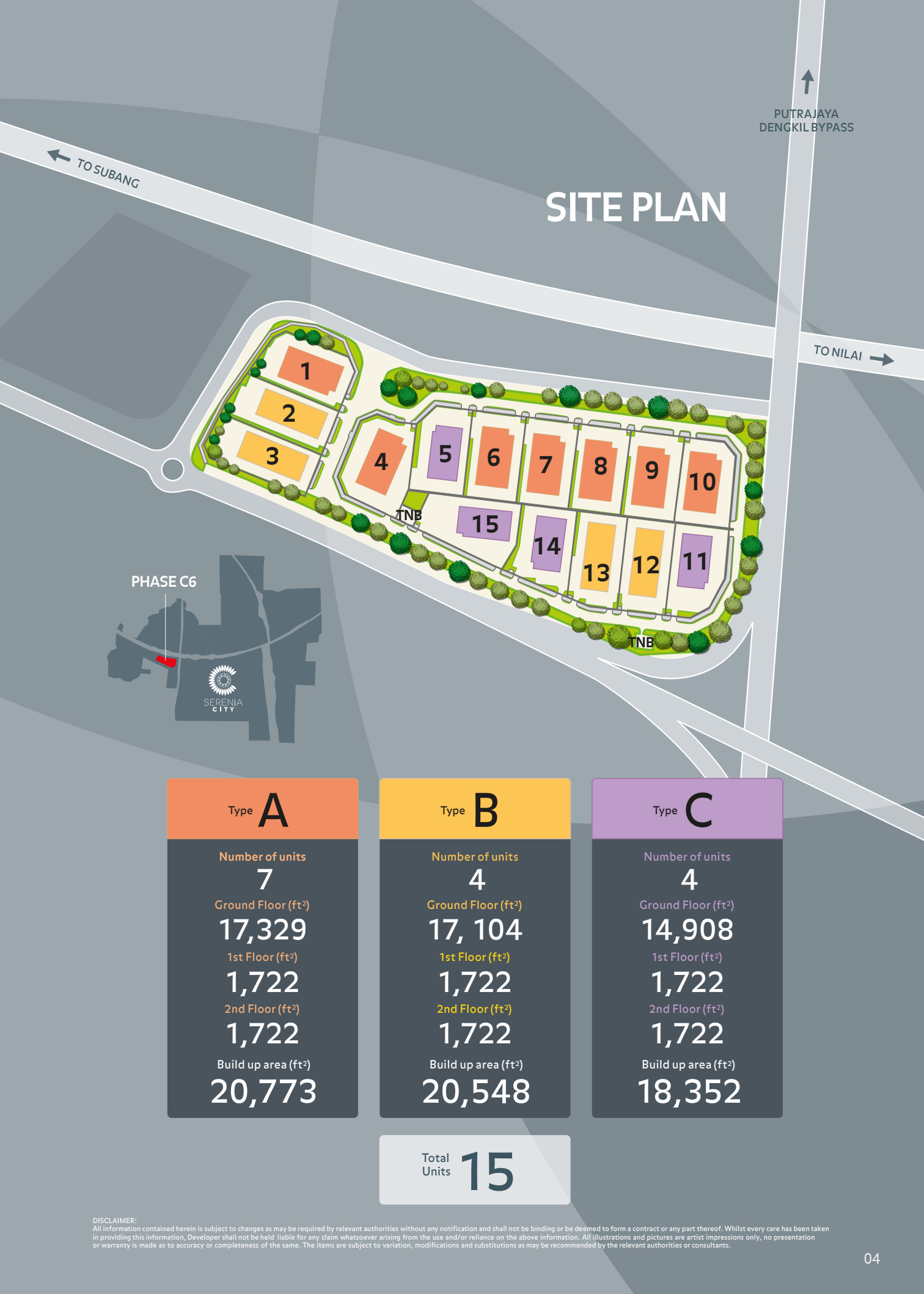
High ceiling and spacious loading area



Ample natural lighting



Artist Impression Only



INDUSTRIAL LAND

For further flexibility, 71.56 acres of Cipta Serenia South have been allocated as industrial land lots, with sizes to suit every need.

The land and its zone is suitable for logistics, warehousing, incubator, mechanical & electrical and automobile service.

- C5** 10.79 acres
- C4** 1 to 5 acres (9 lots)
- C3** 44.40 acres



Logistics



Warehousing



Incubator



Mechanical & Electrical



Automobile service

PHASE	LOT NO.	ACREAGE
C3	1	44.40
C4	1	1.13
	2	1.13
	3	1.13
	4	1.13
	5	1.13
	6	3.12
	7	5.00
	8	1.53
	9	1.07
C5	1	10.79



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