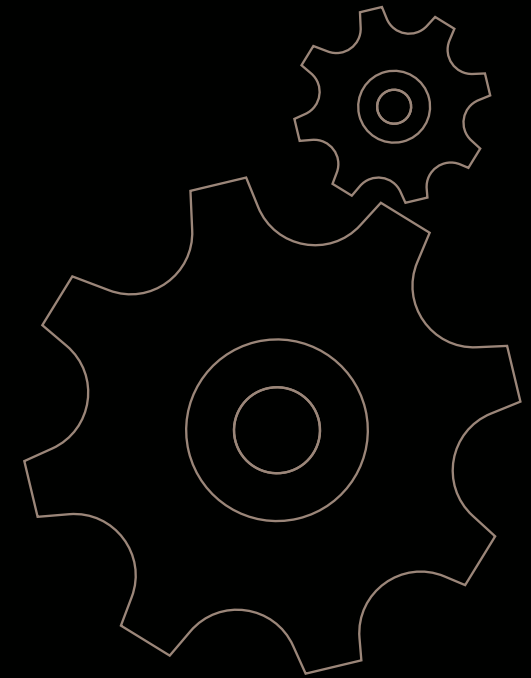


HICOM  
**Pegoh**  
PARK

M E L A K A









# ABOUT MALAYSIA

Malaysia occupies parts of the Malay Peninsula and the island of Borneo. It is a melting pot of races, customs and heritage that uniquely blends the old and modern. Well-loved for its year-round tropical climate, irresistible multicultural food and iconic Petronas Twin Towers, Malaysia's true attraction lies in its untapped resources and potential.



Malaysia boasts one of Southeast Asia's most vibrant economies, benefitting from a growth in manufacturing, and is a major tourist destination. It is one of the most open economies in the world, with a trade to GDP ratio averaging over 140% and an average economic growth of 5.4% since 2010.

*The World Bank Group, March 2018*



## MALAYSIA AT A GLANCE



Country GDP	<b>USD314.5 billion</b>
Currency	<b>Ringgit Malaysia (RM)</b>
Area	<b>329,847 sq km</b>
Climate	<b>Tropical (29 - 36 °C)</b>
Geographical Advantage	<b>Generally free from natural disasters</b>

### POLITICALLY STABLE

**Safe and conducive**  
environment to  
work and live.

### RELIABLE UTILITIES

Electricity - **8th global  
ranking**, Digital &  
Fibre optic technology

### QUALITY OF LIFE

Standard of living  
is **high**, cost of living is  
relatively **low**

### HEALTHCARE

**World-class** private  
healthcare facilities

### PEACE INDEX

**#3** in the Global Peace  
Index for Asian countries

### TRADE ZONES

Over **600** Industrial  
Estates and **Free Zones**  
**nationwide**

### ECONOMY

Consistently ranked among  
the **world's Top 20**

### WORKFORCE

Significant pool of **higher  
education** graduates

### INFRASTRUCTURE

One of the **best in Asia**,  
ideal springboard to  
global markets

### FDI

**Top 10** hotspot  
in Asia Pacific

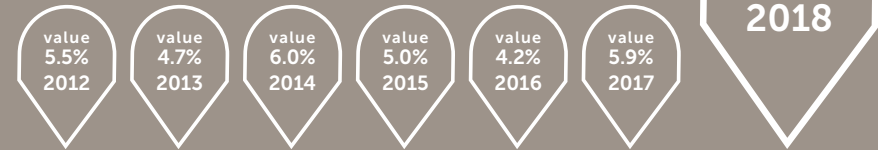
Source: <https://www.worldbank.org/en/country/malaysia>



## FDI GROWTH

Malaysia's Foreign Direct Investment (FDI) covering the investment by foreign companies which hold more than 10 per cent equity in Malaysia's companies. In 2018, FDI in Malaysia recorded a net inflow of RM80.5 billion and the total approved investments registered RM201.7 billion. This was supported by higher net inflow in the services, mining & quarrying, and manufacturing sectors.

## GDP GROWTH



SOURCE: MIDA Malaysian Investment Performance Report 2018

## INFRASTRUCTURE

Malaysia's persistent drive to develop and upgrade its infrastructure has resulted in one of the most well developed infrastructure among the newly industrialising countries of Asia.

## TELECOMMUNICATION SYSTEM

### High-Tech Telecommunications

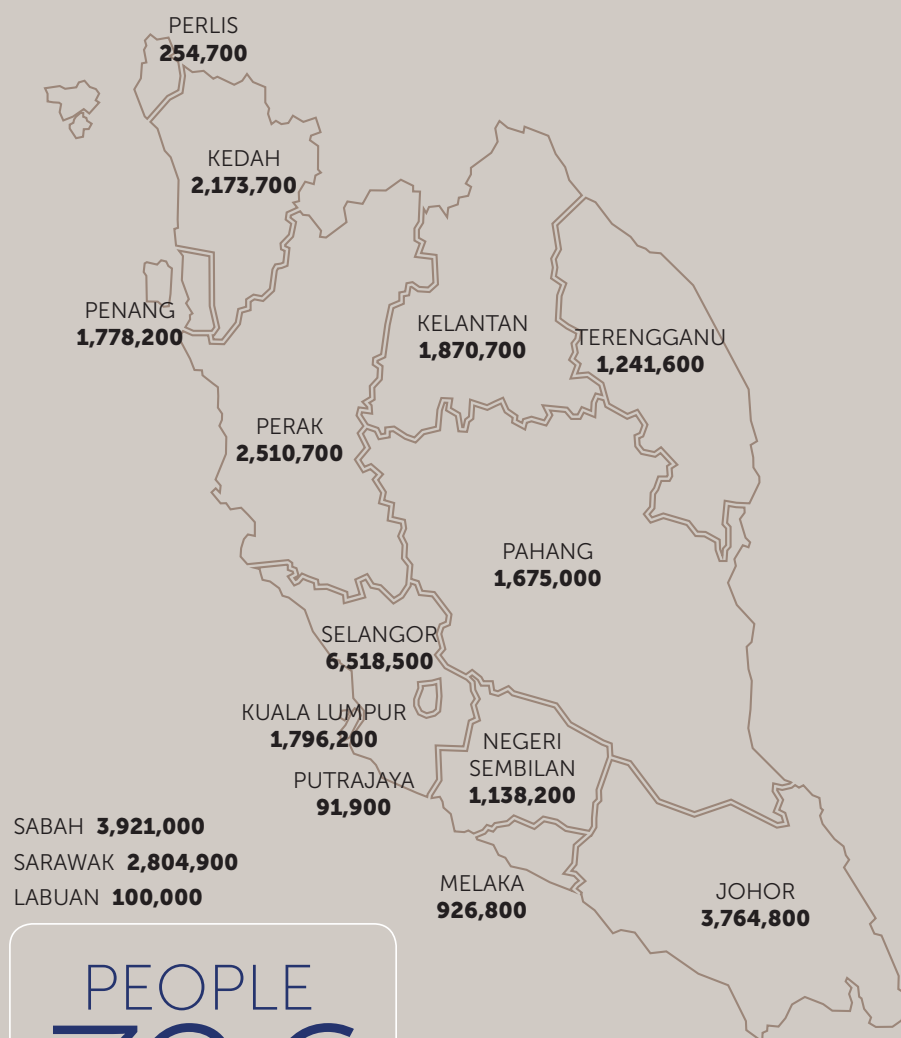
Malaysia's telecommunications network has seen impressive expansion and upgrading during the past decade following the success of privatisation of its Telecommunications Department. The latest digital and fibre optics technology is being used to provide high quality telecommunication services at competitive prices.





## POPULATION

Population in fourth quarter (Q4) 2018



PEOPLE  
**32.6**  
MILLION

Population breakdown according to state

## Age Structure



7.71 million  
23.8%  
**0-14 years**



22.58 million  
69.7%  
**15-64 years**



2.1 million  
6.5%  
**65 & above**

## Literacy Rate

Definition: Age 15 and Over

total  
population:  
**94.6%**

male:  
**96.2%**

female:  
**93.2%**

(2015 est.)

## Education Rate



Secondary **55.8%**



Primary **13.5%**



Tertiary **28.1%**



No formal education **2.6%**

SOURCE: Department of Statistics Malaysia

## LANGUAGES AND RELIGIONS

### Ethnic Groups

61.7%

Bumiputera  
(Malays and indigenous peoples,  
including Orang Asli, Dayak, Anak Negeri)

20.8%

Chinese

6.2%

Indian

0.9%

Others

10.4%

Non-citizens

### Religions

61.3% Muslim

19.8% Buddhist

9.2% Christian

6.3% Hindu

3.5% Others

Official Language:

**Bahasa  
Malaysia**

Second  
Language:  
**English**

NOTE:  
Malaysia has **134** living languages  
**112** indigenous languages and  
**22** non-indigenous languages;  
in East Malaysia there are several indigenous  
languages; mostly widely spoken are Iban  
and Kadazan

**Language/  
Culture**  
Multi-ethnic

**Bahasa  
Malaysia**

**English**

**Mandarin**

**Tamil**

**Other ethnic  
dialects**





## CONNECTIVITY BY AIR, SEA AND LAND



### By Air

Malaysia's central location in the Asia Pacific region makes it an ideal hub to the rest of Asia. Air cargo facilities are well-developed in the international airports. A recent service-quality survey by Geneva-based Airports Council International has ranked Kuala Lumpur the second best Airport in Asia after Seoul in South Korea.

### By Sea

95% of the country's trade is by sea via Malaysia's many international ports. Besides the physical infrastructure, the electronic data interchange (EDI) in the ports have allowed speedy clearance of cargo with electronic transfer of documentation.

### By Land

Peninsular Malaysia's highways link major growth centres to seaports and airports throughout the peninsula and provide an efficient means of transportation. The Asean Rail Express (ARX) has been initiated with the aim of expanding to include rail links to Bangkok, Singapore, Vietnam, Cambodia, Laos, Myanmar and Kunming, China.

## TAX INCENTIVES

### Manufacturing / Services / Trading Sector

Pioneer Status (PS) and Investment Tax Allowance (ITA)

- Less than a year of operations
- Manufacturing, food processing, agricultural, hotel, tourism or other industrial or commercial sector.

### Reinvestment Allowance (RA)

- Companies based in **Malaysia**
- Operating for **36 months and above**
- **Factory, plant and machinery** based in Malaysia
- To expand, modernize and automate their units or in the agricultural industry is eligible for this allowance.

### Incentive:

**70%** tax exemption on statutory income

### Special Incentive Scheme

Companies that are incorporated in Malaysia.

### Approved Services Project (ASP)

- Communication, utilities and transportation services or its subsectors
- Incurred QCE on ASP or are a part of the approved service subsectors

### Allowance For Increased Export

- Companies that are based in Malaysia
- Manufacturing or agriculture industry

### Industrial Design Services Sector

- Pioneer Status (PS) to promote creativity & innovation
- **70%** tax exemption (first 5 years)
- Unabsorbed capital allowance & accumulated losses can be carried forward and deducted from post pioneer income

### Pioneer Status (PS):

**70%**

tax exemption for 5 years

### Investment Tax Allowance (ITA):

**60%**

of Qualifying Capital Expenditure (first 5 years)

**70%**

of the statutory income for each year of assessment until fully utilised

### Other Incentives

Manufacturing / Agriculture / Aerospace / Tourism / Environmental Management / R&D / Training / ICT

- Industrial Building Allowance:
  - Initial **10%** Allowance
  - Subsequent Year **3%** Allowance
- Venture Capital Industry:
  - 10** years Tax Exemption **50%** of funds must be seed capital or **70%** of funds must be in start-ups

SOURCE: MIDA  
mida.gov.my



# ABOUT MELAKA

Melaka is a state on Malaysia's southwest coast, covering an area of **1,652 km**. It has a population of **926,800** people and is known for its historic city status under UNESCO World Heritage Sites. Its main economy is driven by tourism, followed closely by manufacturing. Melaka is the choice destination for millions of tourists from all over the world. Melaka's business friendly state government has developed a comprehensive delivery and support system to encourage foreign and local businesses. Its world-class infrastructure facilities enable access to a global market.

Currently there are **17 industrial areas** and around **500 factories** in the state which come from Germany, Japan, Singapore, Taiwan, United States, etc. Situated near the centre of the Malay Peninsula, Melaka is at the hub of all infrastructure crossways which includes world-class communication, transportation connectivity and ports accessibility.

## GEOGRAPHIC LOCATION



Melaka covers **1,652 sq km** of the whole of Malaysia. Its strategic location between Thailand in the North, and Singapore in the South.

## ECONOMY



Melaka has successfully opened itself up to foreign investors with a total investment of over **MYR16 billion**. In 2018, the state achieved a total MYR3.2 billion worth of investment, in which 773 million came from foreign investors.

## HEALTHCARE



Melaka houses a number of government and private hospitals and health clinics, as well as hundreds of private clinics.

## MELAKA FACTS

State GDP  
**RM35,865 million**

GDP Growth  
**8.1%**

Area  
**1,652 sq km**

Climate Tropical  
**(29 - 36 °C)**

Population  
**926,800**

Labour Force  
**409,400**

### GDP Contribution

#### By Sector

Service sector **45.6% RM14.5 billion**  
Manufacturing **40.9% RM13.0 billion**

### 2013 - 2017 Investment 25 billion

Domestic Investment **13.446 billion**  
Foreign Investment **7.173 billion**

### Melaka Advantages

- Quick processing of all applications and documentation
- Free-trade industrial zones
- Excellent infra-structural facilities
- A literate and educated workforce
- Good affordable housing
- Excellent recreational facilities

Source: [www.dosm.gov.my](http://www.dosm.gov.my)

## MAJOR INDUSTRIAL PARKS INDUSTRIAL ESTATE



### LIST OF MAJOR INDUSTRIES PLAYERS

Batu Berendam Industrial Free Trade Zone:

Infineon Technologies (Malaysia) Sdn Bhd	Texas Instruments Electronics Malaysia Sdn Bhd	Possehl Electronics (Malaysia) Sdn Bhd
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Ayer Keroh Industrial Estate:

MAMEE - Double Decker (M) Sdn Bhd	Yeo Hiap Seng (M) Bhd	Ansell N.P. Sdn Bhd	Oriental Food Industries Sdn Bhd
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Cheng Industrial Park:

Panasonic Malaysia Sdn Bhd

Jasin Industrial Park:

Daibochi Berhad

Alor Gajah Industrial Estate:

Julie's Manufacturing Sdn Bhd

The large foreign companies that set up in Melaka  
Only 1 (HICOM Pegoh Park) is specifically for Automotive related industry



# ABOUT HICOM PEGOH PARK

This premier quality integrated industrial development within Melaka's industrial, education and recreational growth centre is a sought-after investment opportunity. Strategically located along the North-South Expressway, it is easily accessible via the Alor Gajah/Simpang Ampat interchange.

## DISTINCTIVE

- High quality integrated Industrial Development
- Cutting-edge telecommunications, power, water, drainage & sewerage

## SUPPORTED

- Residential & Commercial Support

## CONNECTED

- Easy access to comprehensive transportation infrastructure
- Strategic location (NSE)



## LIST OF MAJOR OPERATORS

- |                        |                        |                                  |
|------------------------|------------------------|----------------------------------|
| • Honda                | • PHN Industry Sdn Bhd | • Nissin International Logistics |
| • Armstrong Auto Parts | • EPMB                 | • Fine Pulse Sdn Bhd             |
| • Nippon Express       | • Adient               | • Nistrans (M) Sdn Bhd           |

Anchor Operator:







**HICOM PEGOH PARK OVERVIEW**





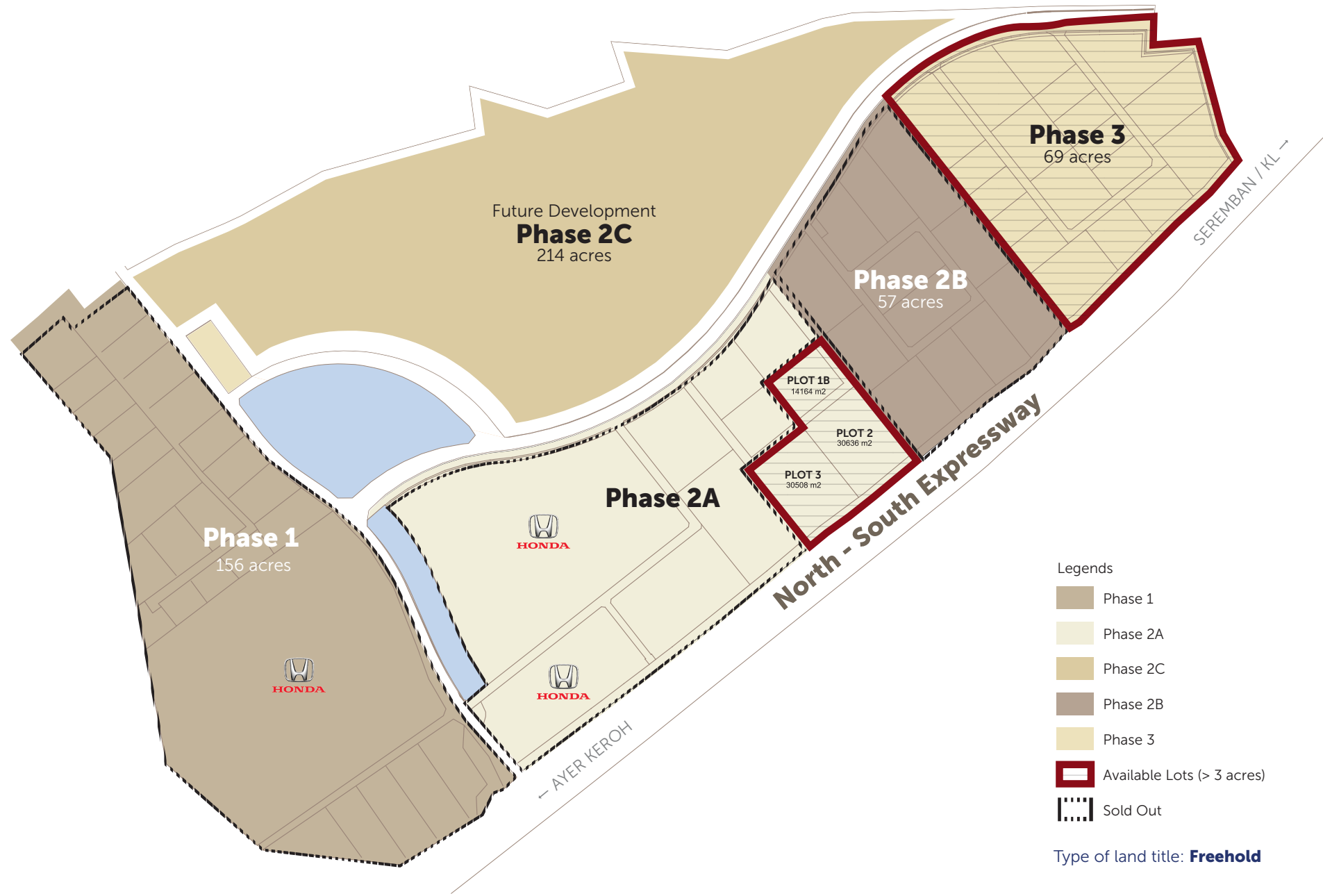
729  
acres freehold

Freehold land status enables the properties to be easily transacted without any restriction to foreigners.



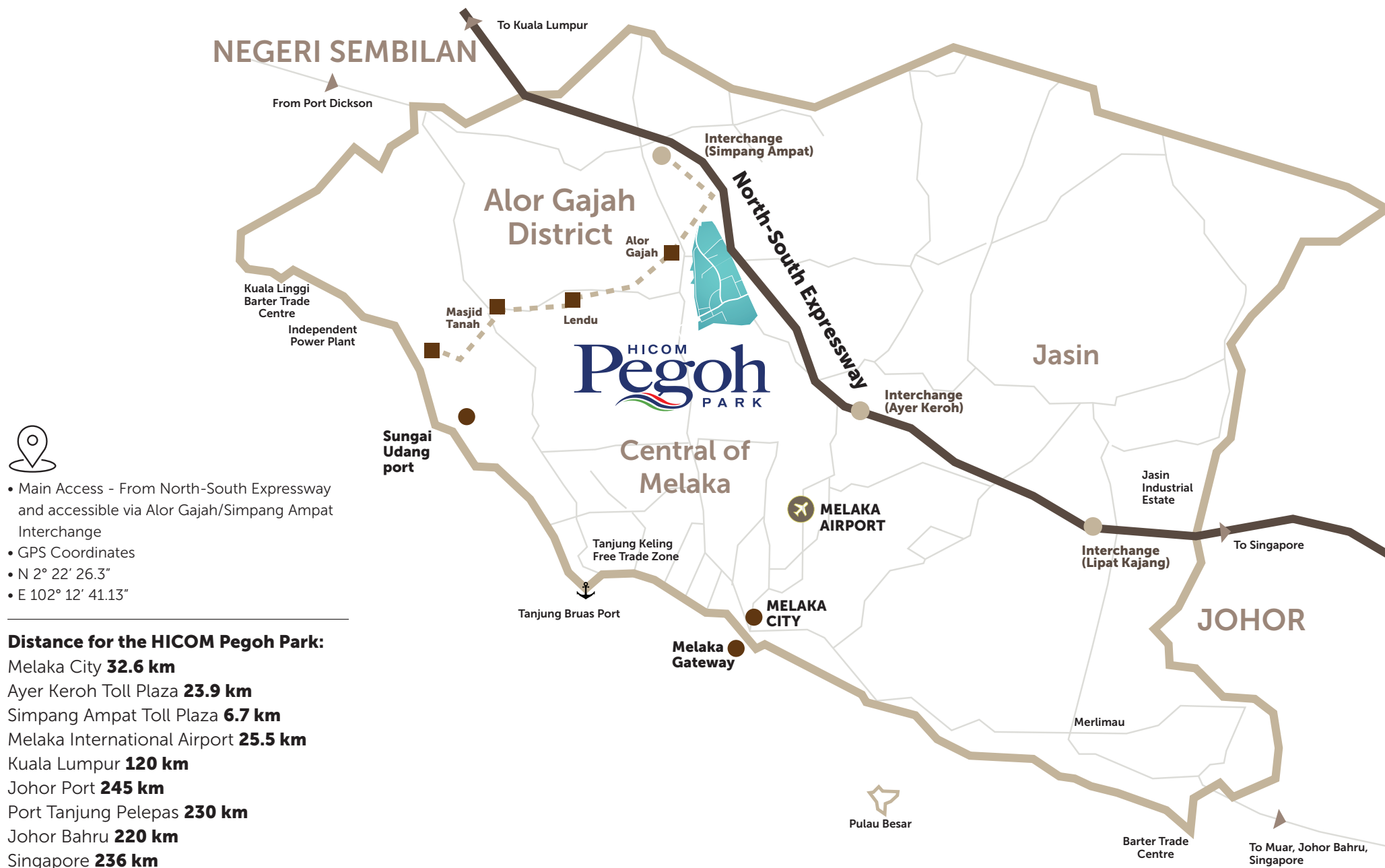


# MASTER PLAN





## LOCATION MAP



## RESOURCES IN MELAKA

### Labour

With a population of 926,800, Melaka has a ready labour workforce of 409,400 locals. Strategically located, Melaka is blessed with excellent links to roads, highways, sea and air transportation which makes it convenient for foreign labour, international experts and stakeholders to further enrich the workforce resources.

### Recreation

A 27-hole A'Famosa Golf Resort is just a short drive away and it also has a hotel should your clients need to stay overnight. For food and shopping, Alor Gajah town is just a 10-minute drive away. There, you will find the popular Freeport A'Famosa Duty Free Outlet as well as a multitude of culinary Melakan food.

### Commerce

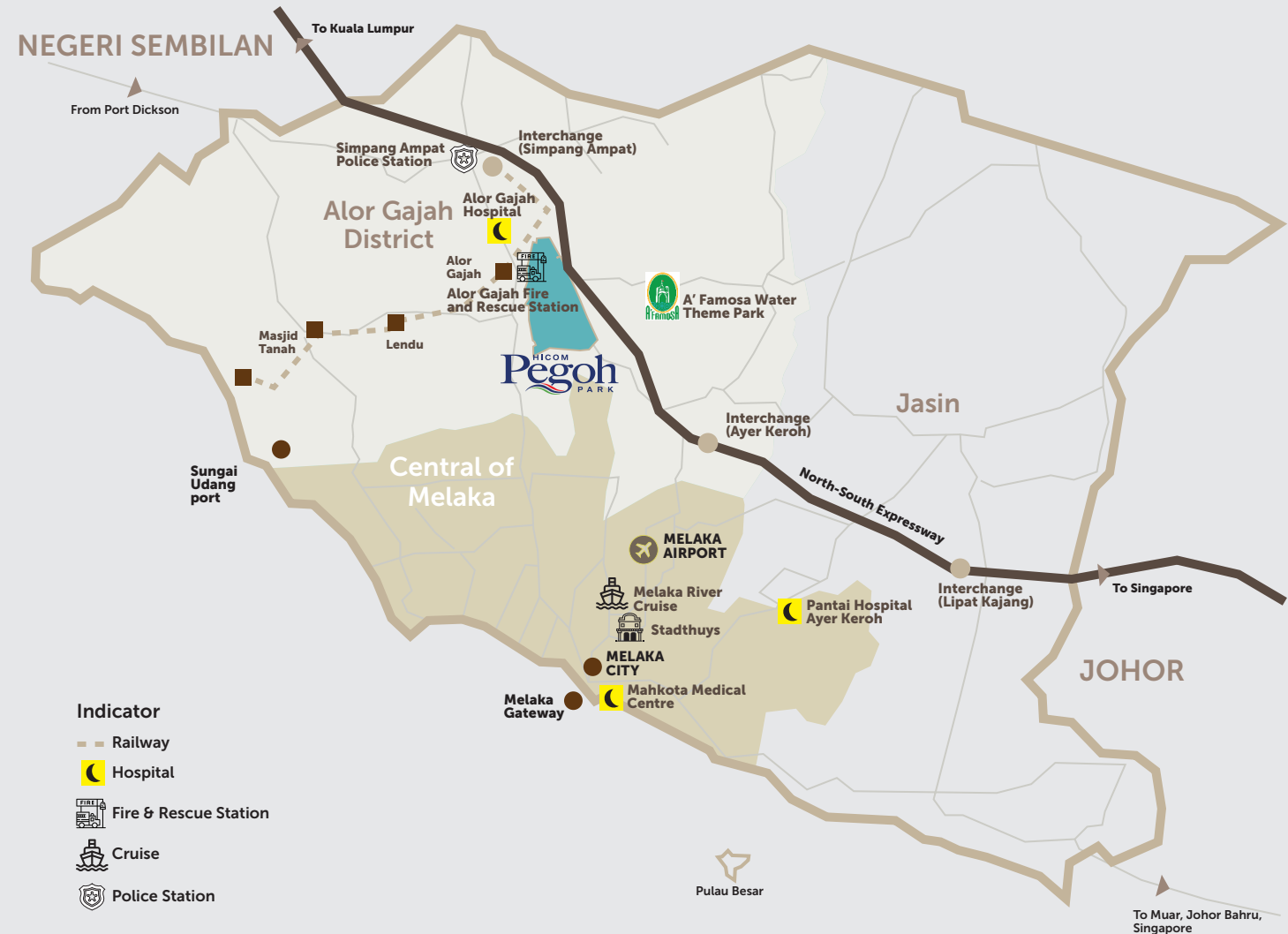
Melaka has successfully opened itself up to foreign investors since the early 1970s. By 1997, the state has registered a total investment of over **MYR16 billion**. In 2018, the state achieved a total MYR3.2 billion worth of investment, in which 773 million came from foreign investors.

### Healthcare

Melaka houses a number of government and private hospitals and health clinics, as well as hundreds of private clinics. The location of medical institutions are located all over the state, providing basic health service in hospitals, community polyclinic, rural health clinics and clinics.

### Facilities & Amenities

Strategically located in the industrial and recreational growth centre of Melaka, HICOM Pegoh Park is a stone's throw convenience from essential infrastructure and amenities, including broadband connectivity, power supply, water infrastructure and sewerage treatment.









Developer



**HICOM Indungan Sdn Bhd**



**GLENMARIE™**

Managed by

**Glenmarie Properties Sdn Bhd**

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