



EMPOWERING INDUSTRIAL SUCCESS



# 1,500 ACRES OF FREEHOLD LAND POWERING THE FUTURE OF INDUSTRY

Spanning 1,500 acres of freehold land, KLK TechPark offers strategic location advantages, with 1,300 acres for industrial growth and 200 acres for residential support, developed in phases to ensure sustainable growth and market alignment.

- AUTOMOTIVE & AUTOMOTIVE PARTS
- LOGISTICS SERVICES
- CONSUMER GOODS / FMCG
- PHARMACEUTICAL
- MEDICAL EQUIPMENT
- HIGH PRECISION INDUSTRY
- R&D CENTRES
- ELECTRIC VEHICLE
- ELECTRONIC INDUSTRY
- RENEWABLE ENERGY MANUFACTURING



1,500 Acres Industrial & Residential Township

Supporting Industries & Commerce

Direct access to North-South Expressway (toll road)

Designed For Automotive-focused Industrial Growth

Green & Sustainability Features

## Ready Infrastructure



Power Supply



Water Supply



Telecommunication Network

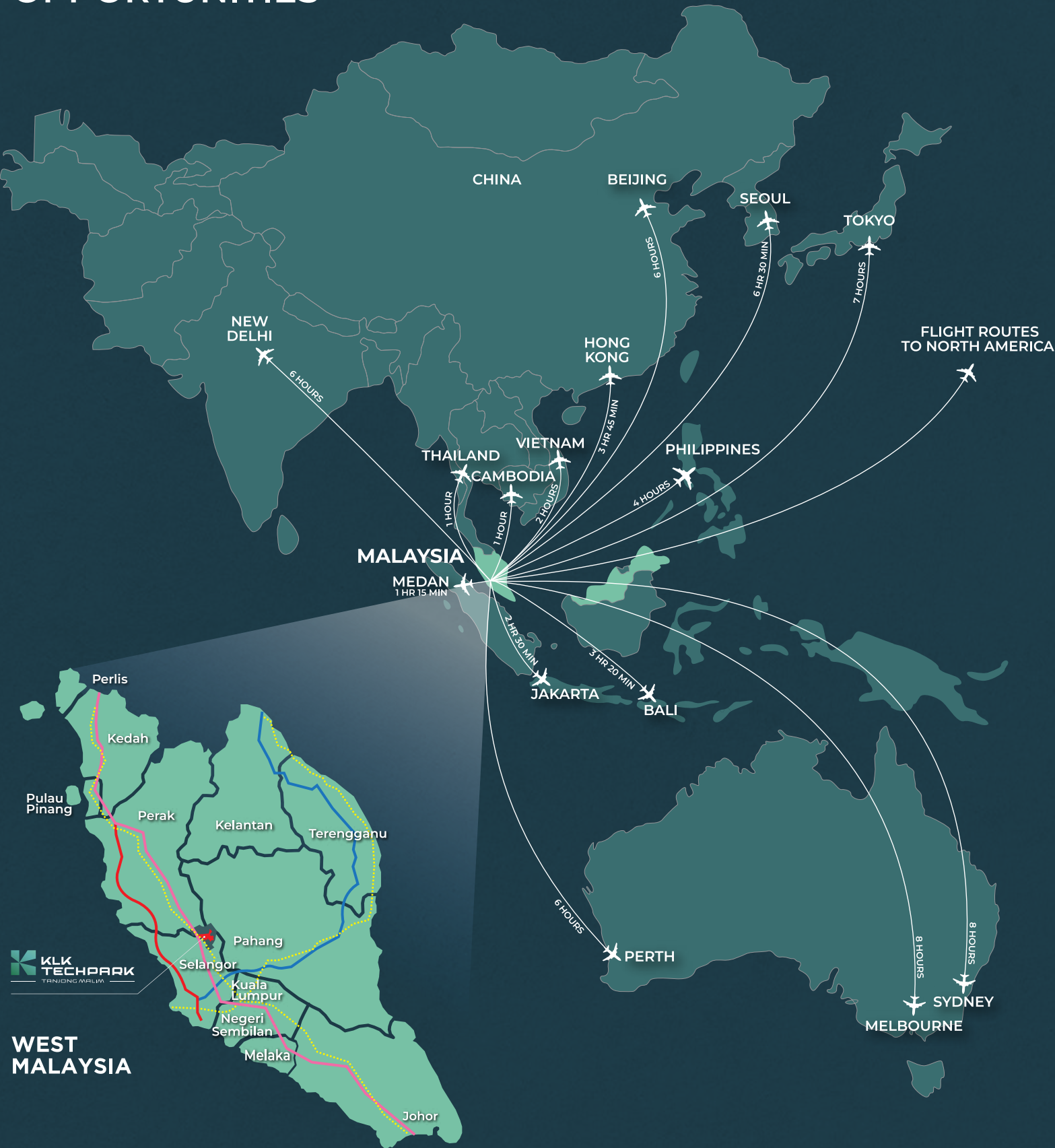


Central Sewerage System



Gas Pipeline Along The Main Road

# MALAYSIA, BLOOMING WITH GLOBAL OPPORTUNITIES



- ✈ Global Flight Route From Kuala Lumpur International Airport
- 🚆 KTM Railway
- 🛣 North-South Expressway Northbound To Thailand
- 🛣 North-South Expressway Southbound To Singapore
- 🛣 West Coast Expressway

## WEST MALAYSIA



## TANJONG MALIM THE NEXT INDUSTRIAL GROWTH HUB

Strategically located between Kuala Lumpur and Ipoh, Tanjong Malim offers unrivalled connectivity, a growing workforce, and strong industrial foundations. This emerging hotspot is primed to attract manufacturers, logistics players, and innovators seeking expansion within Malaysia's central corridor.

**Automotive Hi-Tech Valley (AHTV)** at Tanjong Malim, Perak was officially launched in 2022

Worker Population Profile 2023

**123,000** People

Served by Tanjong Malim–Port Klang KTM commuter line, connecting directly to KL

Next to **Proton City Automotive Hub**

Connection to the North-South Expressway 6-lane toll road

- 🚆 101km Port Klang
- ✈ 121 km Kuala Lumpur International Airport
- 🏰 115km Putrajaya
- 🕌 80km Kuala Lumpur
- 🚆 107km North Port
- ✈ 77.5km Subang Airport



PUTRAJAYA  
CYBERJAYA

KUALA LUMPUR

RAWANG

TANJONG MALIM

PROTON CITY

PERAK

SELANGOR

TO PENANG

TO JOHOR

SHAH ALAM

SUBANG AIRPORT

FEDERAL ROUTE 1

NORTH-SOUTH EXPRESSWAY

LATAH EXPRESSWAY

WEST COAST EXPRESSWAY (WCE)

RAILWAY

PERAK

SELANGOR

TO JOHOR



### Build-to-Suit

Customised facilities tailored to your specific operational requirements, maximizing efficiency at optimal scale.

### Industrial Plot

Prime, infrastructure-ready parcels with highway access, perfect for businesses to design and construct their own facilities.

### Ready-Built Factories

Immediate occupancy in state-of-the-art factory units, supporting manufacturing to logistics.



## EMPOWERING INDUSTRIAL SUCCESS

KLK TechPark builds future-ready ecosystems with prime land and value-driven solutions. Our Tanjong Malim development offers opportunities for domestic and international players, driven by four core pillars that fuel industrial growth in Malaysia and beyond.



### STRATEGIC CONNECTIVITY

Exceptional infrastructure and seamless connectivity.



### INTEGRATED DEVELOPMENT

A unified hub combining diverse industrial functions and opportunities.



### COLLABORATIVE FUTURE

A solid base with an automotive manufacturing ecosystem.



### SUSTAINABLE GROWTH PLATFORM

A solid base for sustainable industrial growth.



## ACCELERATING THE FUTURE

### THE NEXT GATEWAY OF AUTOMOTIVE HUB

Industrial lots designed for the automotive industry, offering unmatched flexibility to customise and combine spaces based on production needs. From expansive assembly areas to specialised component facilities, this adaptable environment is built to support every stage of automotive innovation. A place where mobility ambitions gain the space to accelerate and thrive.



Phase 1  
150 Acres  
Phase 2  
170 Acres

## WHY CHOOSE US AS STRATEGIC PARTNER



### CORPORATE PROFILE

KLK Land is the property development arm of Kuala Lumpur Kepong Berhad (KLK), a public-listed company with market capitalisation of approximately RM 22.52 billion (5.50 billion USD) at the end of September 2024.



### PROVEN SUCCESS STORIES

Our portfolio since 1990 showcases successful delivery of premium developments including: Desa Coalfields, Caledonia and Bandar Seri Coalfields.



### FUTURE GROWTH

Multiple developments positioned in emerging zones such as the Automotive High Tech Valley (AHTV) in Perak and Johor Singapore Special Economic Zones (JS-SEZ) in Johor, ensuring strong potential for capital appreciation and investment returns.



### INTEGRATED MASTER PLANNING

Townships thoughtfully designed with green spaces, infrastructure, and amenities to create sustainable living and working environments.



### INDUSTRIAL-READY INFRASTRUCTURE

Optimised lot sizes, wide roads for logistics and robust power and utility provisions designed specifically for manufacturing operations.



### TAILORED SOLUTIONS

Flexible options including build-to-suit facilities, leasing arrangements, or industrial land purchase to accommodate diverse business models.

Developer

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