

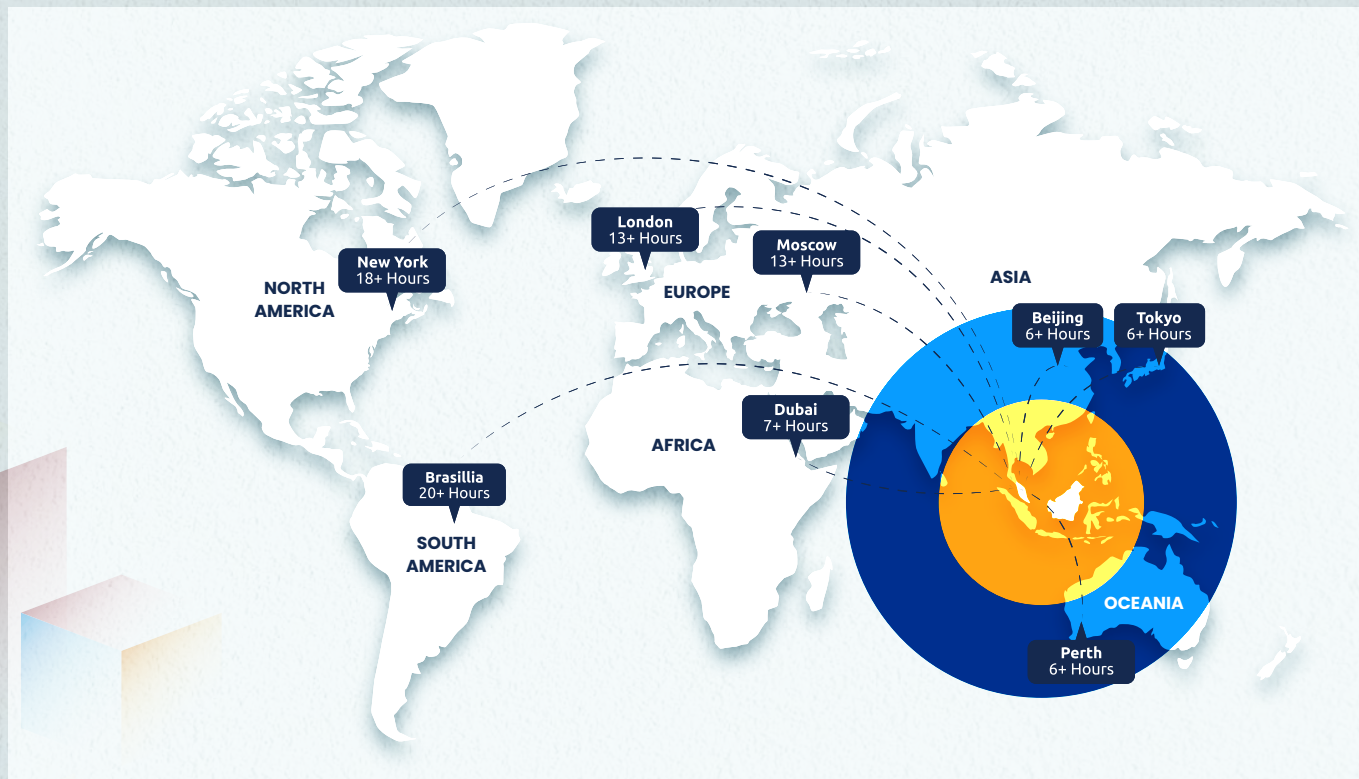


NKIP

NORTH KULIM INDUSTRIAL PARK

Malaysia's global connectivity and economic stability drive business success

Stable and strategically situated in Southeast Asia, Malaysia provides ample investment and expansion opportunities, supported by strong economic fundamentals. As an ASEAN founding member and gateway to Southeast Asian markets, its regional partnerships fuel global growth.



Fast Facts

13 States

3 Federal Territories

330,621 sq km
Land Area

33.9 mil.
Population (2020e)

FLIGHT ORIGIN

FLIGHT HOURS

North Asian Countries	6+ Hours
Asia Pacific Countries	7+ Hours
East Asian Countries	7+ Hours
Middle Eastern Countries	7+ Hours
European Countries	13+ Hours

Leverage Malaysia's exceptional connectivity and economic stability to drive your business to unprecedented success.

Business-Ready:

Malaysia's Welcoming Business Environment

Resilient Economy

Highly-diversified economy with stable inflation and interest rates.

World-Class Infrastructure

Boasting modern transportation, advanced telecommunications and state-of-the-art facilities.

Business-Ready

Efficient regulations, streamlined procedures, and proactive government involvement.

Skilled Workforce

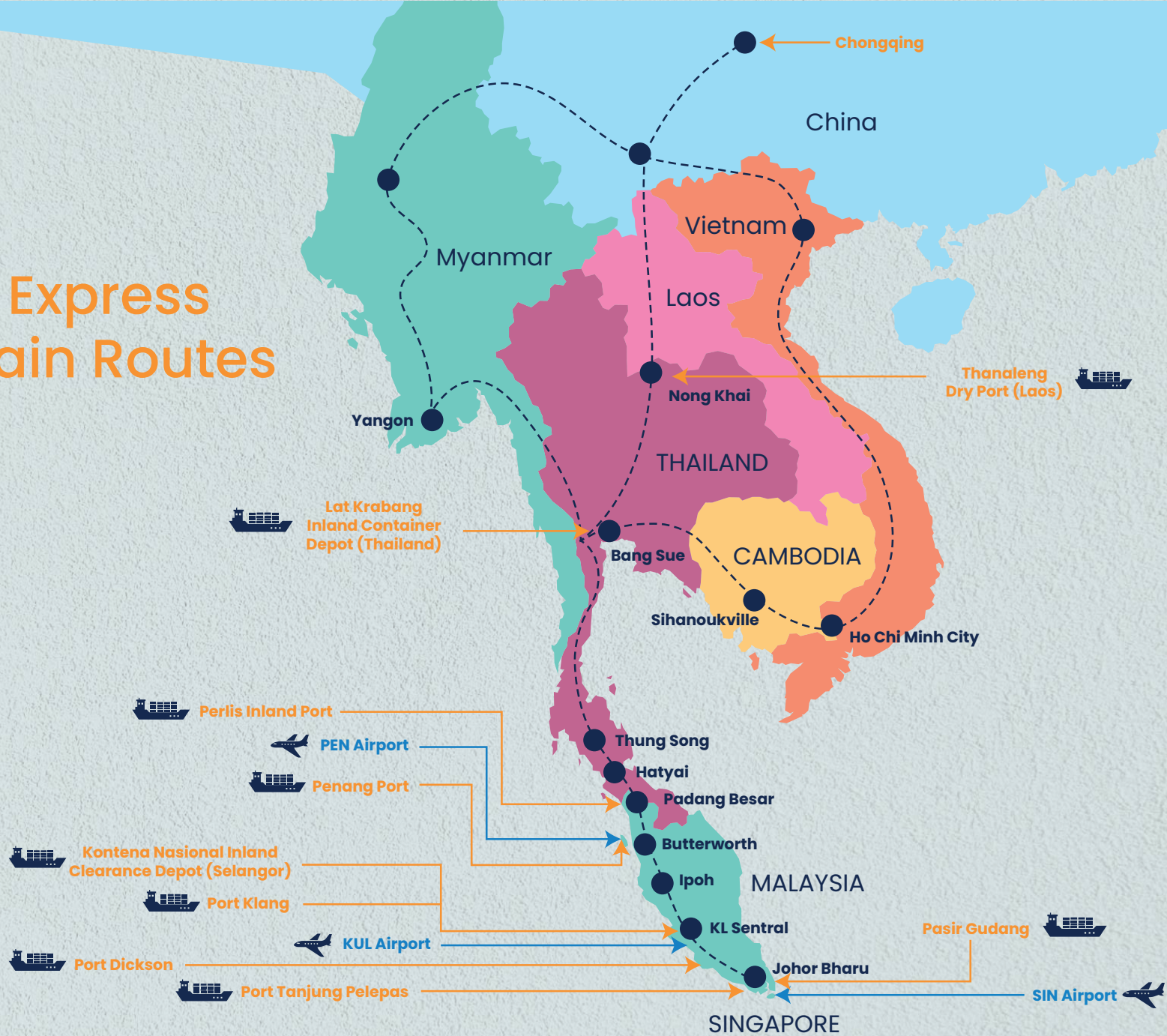
Supportive labor market with skilled, multilingual, and diverse talent pool.

Great Place to Live and Work

Melting pot of diverse cultures, known for its warm hospitality.



Asean Express Cargo Train Routes



Kedah's Dynamic Economy Presents A Wealth of Opportunities

Kedah's booming economy and diverse industries offer lucrative investment opportunities in its vibrant property market. Its strategic location and affordable property prices attract both local and international investors seeking profitable ventures.

Dominating the Region: Kedah's Triumph Fuelled by Flourishing and Diverse Industries



Agribusiness

Kedah, the "Rice Bowl of Malaysia," contributes a significant portion of the country's rice production and hosts thriving sectors in paddy cultivation, cash crops, aquaculture, and livestock.



Manufacturing

Kedah is rapidly advancing as a hub for high-value industries, particularly in aerospace, in line with its vision for a prosperous future outlined in the Kedah Strategic Development Plan 2035.



Services

In Kedah, efforts are concentrated on developing diverse service sectors like border and logistics economy, ecotourism, heritage tourism, geo-tourism, education, and the digital economy for economic prosperity and sustainability.



Green Economy

Kedah prioritizes the green economy, emphasizing biodiversity conservation, green technology adoption, and renewable energy to contribute to a sustainable future.



Sustainable Mining

Kedah's mining sector prioritizes sustainability and economic growth through stringent regulations and sustainable practices.

Why Invest In Kulim



Strategic Location



Government Support & Incentives



Competitive Investment Cost



Investment Catalyst



Stable & Healthy
Environment

Government Agencies Fueling Investment Success in Kedah



Invest Kedah Berhad (formerly known as Kedah Investment Centre)

Collaborates with government agencies and local authorities to attract, facilitate and support local and international investors in Kedah.



Malaysian Investment Development Authority (MIDA)

Oversees and drives investments into the manufacturing and services sectors in Malaysia.



Northern Corridor Economic Region (NCER) Malaysia

Serves to accelerate economic growth in the four northern states of Peninsular Malaysia, namely Perlis, Kedah, Penang and Perak.



Kulim's Exciting New Landscape

The New Industrial Hotspot Horizon in Malaysia's Thriving Industrial Landscape with E10 Fast Track Construction Permits Initiative only in Kulim, Kedah.



Kulim's Irresistible Allure for Astute Investors

Nestled in the heart of Kedah, Kulim beckons investors with its irresistible allure. With its business-friendly ecosystem and industrial prowess, it is undoubtedly an attractive destination that captures the interest of investors, generating employment opportunities and fostering economic benefits through the expansion of industrial activities in the region.

Government Support & Incentives



Introducing E10 Initiative in Kulim Kedah

RM1bil

special incentive package for high value-added technology.



Bank Negara to provide

RM500mil

High Technology Fund for high-tech and innovative companies.



RM500mil

allocation for bumiputra entrepreneurs to increase their involvement in key sectors.



Bank Pembangunan Malaysia to provide

RM1.4bil

National Development Scheme to develop local supply chain.



RM2mil

to improve internet connectivity in 25 industrial parks.



RM100mil

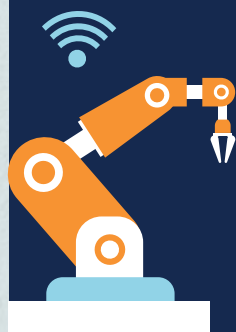
for maintenance of industrial parks.



Manufacturers of pharmaceutical products to enjoy tax rate of

0% to 10%

for 10 years if they invest in Malaysia.



The Health Ministry's **Off-Take Agreement Programme**

will be strengthened, especially for locally-produced vaccines, medicines and medical devices.



Concessionary tax rate of **10%** for 5 years for the establishment of Global Trading Centre.

Tax Incentive

conditions to be relaxed for Principal Hub and incentives to be extended until end 2022.



*Measures under Budget 2021 to spur investments



Fast Facts:

Learning Institutions & Labour Force Statistics in Kedah

Learning Institutions

547

No. of Primary School in Kedah

201

No. of Secondary School in Kedah

14

No. of Higher Learning Institutions in Kedah

2022 (Q2) Labour Force Statistics

1,034,100

Total Labour Force

999,800 (65.7%)

No. of Employment

34,300 (3.3%)

No. of Unemployment

539,700

No. of Foreign Labour

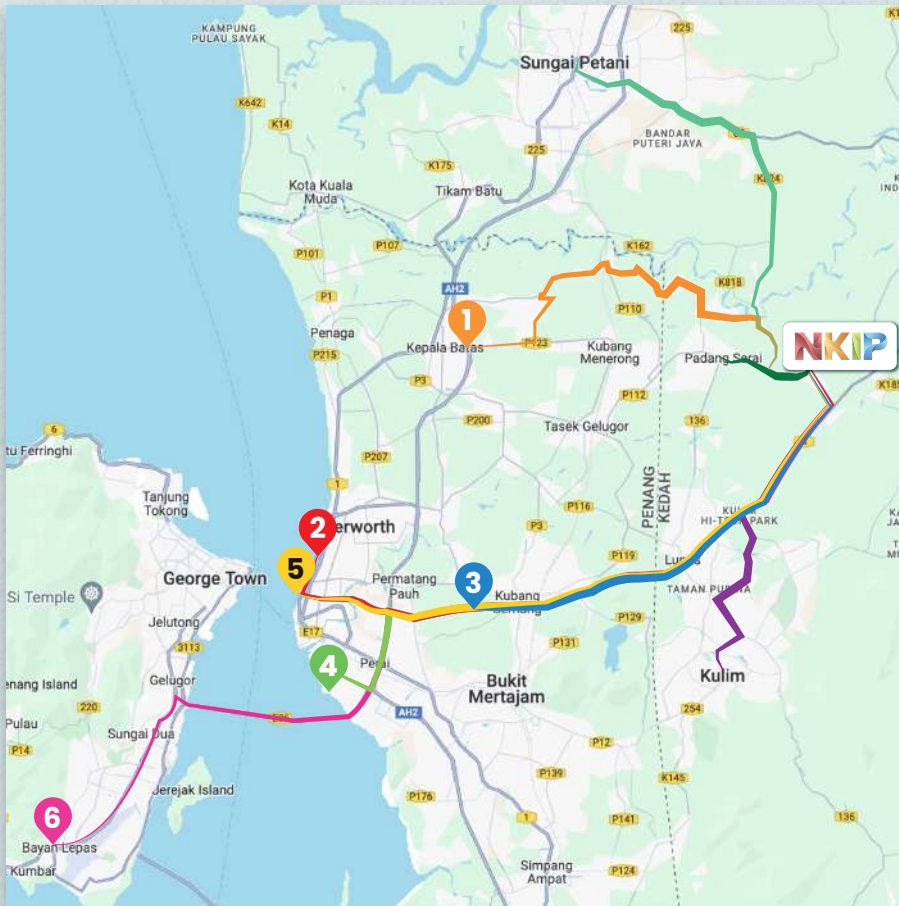


The background features several translucent, 3D rectangular blocks of varying sizes and colors (light blue, light orange, and light green) scattered across the frame, creating a modern, architectural feel.

NKIP's Prime Location for Business Success

An Accessible Hub of Conveniences and Community

A Well-Connected Hub with Highways, Airports and Towns in Proximity



HIGHWAYS & EXPRESSWAYS

- 1 North-South Highway Bertam Toll Plaza**
25km, 29 mins
- 2 Butterworth Outer Ring Road (BORR)**
35km, 36 mins
- 3 Butterworth-Kulim Expressway (BKE)**
21km, 22 mins

PORTS & CARGO TRAINS

- 4 Penang Port (Butterworth) Double Track Cargo Train**
36km, 38 mins
- 5 Penang Port (Butterworth)**
35km, 38 mins

AIRPORTS

- 6 Penang International Airport**
53km, 57 mins

TOWNS

- Padang Serai**
4km, 5 mins
- Kulim**
21km, 28 mins
- Sungai Petani**
26km, 34 mins

Driving Success with a Central Location and Superior Road Connectivity



NKIP

Jalan Kuala Ketil,
Pekan Sungai Karangan,
09400 Kulim, Kedah, Malaysia

From
Kepala Batas /
Tasek Gelugor

To
Sungai Petani

To
Kuala Ketil

To
Kupang

From
Kulim & Penang

**KULIM
INDUSTRIAL
CORRIDOR 5**

Jalan Kuala Ketil

New
Link Road

Ex.
Road

Padang Meha
Industrial

Globalview
Industrial
Park

Sime Darby

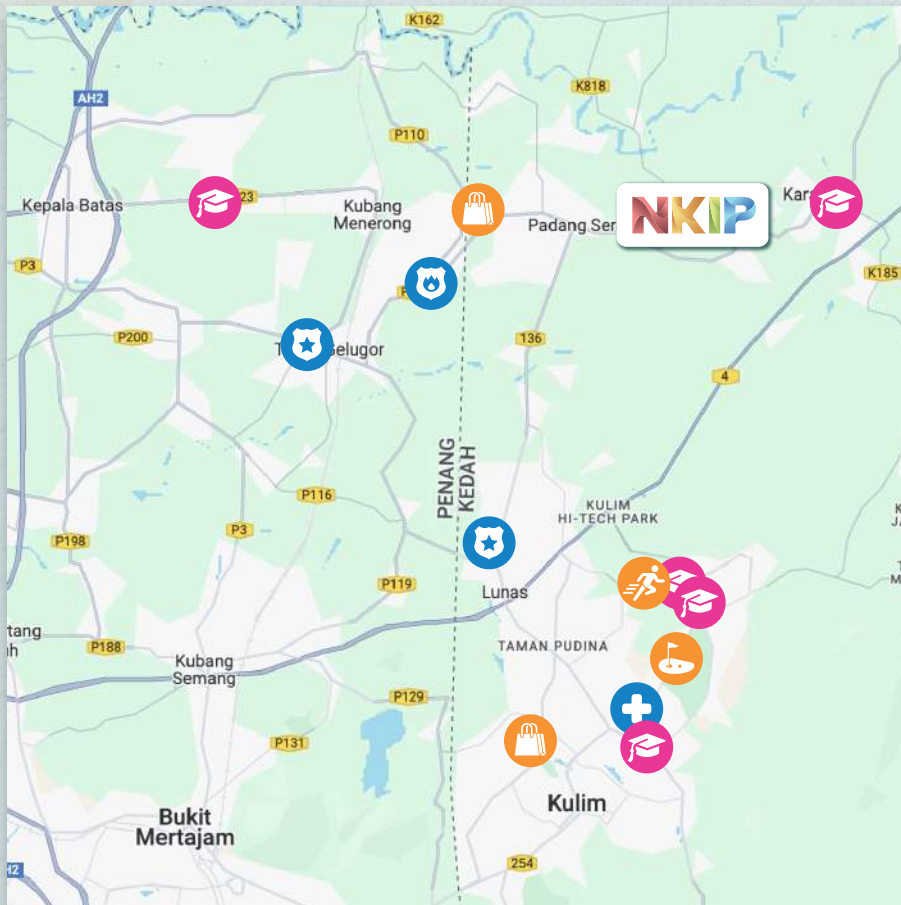
XSD International Paper
Sdn. Bhd.

Inokom
Corporation

Lebuhraya Butterworth - Kulim (BKE)



A Vibrant Community with Easy Access to Amenities and Facilities



EDUCATIONAL INSTITUTIONS

-  **Sekolah Kebangsaan Sungai Karangan**
4.1km, 5 mins
-  **PDCE UniMAP@Kulim**
13.2km, 18 mins
-  **KISMEC KULIM (K2) KAMPUS**
14.2km, 21 mins
-  **Universiti Kuala Lumpur -
Malaysian Spanish Institute (UniKL MSI)**
18.2km, 26 mins
-  **University Sains Malaysia**
19.5km, 29 mins

HEALTHCARE, SAFETY & SECURITY DEPARTMENTS

-  **Tasek Gelugor Fire and
Rescue Station**
8.9km, 14 mins
-  **Balai Polis Tasek Gelugor**
14km, 20 mins
-  **Lunas Polis Station**
14.8km, 19 mins
-  **Kulim Hospital**
17km, 24 mins

CONVENIENCE & LEISURE CENTRES

-  **Serai Wangi Mall**
7.3km, 12 mins
-  **Kulim Golf & Country Resort**
15km, 23 mins
-  **KHTP Sports Complex**
12.8km, 18 mins
-  **Kulim Central Shopping Mall**
16.8km, 27 mins



The New Work-Life Integrated Industrial Park

With its business-friendly ecosystem and industrial prowess, it is undoubtedly an attractive destination that captures the interest of investors, generating employment opportunities and fostering economic benefits through the expansion of industrial activities in the region.

NKIP's commitment to sustainability practices and technology integration further enhances its appeal, ensuring a future-forward environment that supports environmental responsibility and efficiency. Together, these elements contribute to NKIP's reputation as a premier industrial park that not only meets but exceeds the expectations of its tenants, providing a truly rewarding and productive experience for all involved.

The background features several abstract, three-dimensional geometric shapes, primarily cubes and rectangular prisms, in a light blue, yellow, and pink color palette. These shapes are arranged in a way that suggests a modern architectural or urban environment.

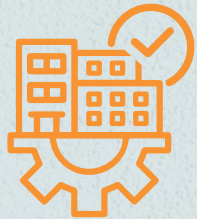
1 Catered for Your
Business Needs

2 Integrated
Necessities & Conveniences

3 Green Space for
Rest & Relaxation

Unique Features

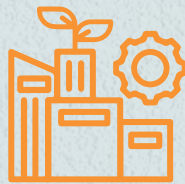
The NKIP stands out for its holistic approach, integrating industrial activities with features that prioritize well-being and community engagement. This unique combination positions it as a forward-thinking and attractive destination for businesses and their workforce.



Best-In-Class Infrastructure for Industrial Development

State-of-the-art infrastructure including continuous water, electricity, gas, and broadband connectivity ensures smooth industrial operations. Good soil quality and wide road access support construction and transportation needs.

Upgraded roads and entrances optimize traffic flow, while a spacious boulevard enhances connectivity within the park. These provisions create an ideal environment for businesses to flourish.



Managed Industrial Park

Concept of 'guarded' design to facilitate the management control of industrial areas and increase the compliance of industries to legal requirements. Environmental Management Plan (EMP) & Audit such as Comply with the Land Disturbing Pollution Prevention and Mitigation Measures document, water quality control & monitoring, ambient air quality control & monitoring, noise control & monitoring program, waste handling and etc.



Strategic Surrounding Amenities

Easily accessible via the East-West Highway, just 45km from Butterworth and 20km from Kulim's center. Additional access from Padang Serai and Kuala Ketil via Jalan Kuala Ketil. Surrounding amenities include schools, hospitals, convenience stores, and more, ensuring all needs are nearby.



Dynamic Blend of Commercial Space

NKIP offers a commercial frontage with retail and drive-thru options, meeting the diverse needs of employees and residents. A spacious park complements this area, designed for family activities and relaxation, enhancing the overall appeal of NKIP. This environment fosters both business success and family well-being, supported by exceptional amenities and facilities.

Unique Features



Nearby Residential Offerings

Convenient accommodations are abundant in established residential areas such as Taman DesaKu, Taman Desa Aman, Kampung Sungai Karangan, and Kampung Padang Meiha. These vibrant neighborhoods cater to the housing needs of knowledge workers, offering comfortable living spaces in close proximity to their workplaces.



Consultant & Contractor Services

Benefit from expert consultants who assist in various applications during setup. Collaborate with experienced project consultation teams and contractors to prepare your plant from drawing up plans to moving in. Enjoy hassle-free processes facilitated by a reliable team, ensuring a smooth transition for your business.



Customisable Lots

NKIP provides flexibility by allowing you to combine multiple lots, creating a tailored space to suit your needs. Choose from pre-designed configurations or opt for a build-to-suit solution. Customize your setup with options like heavier floor loading or cold rooms, aligning perfectly with your business and industry requirements.



Green Sustainability

NKIP's composition includes green spaces, industry, and commercial components. Lush green trees line the roads, enhancing the atmosphere and air quality. The development adheres to DOE guidelines for environmental responsibility. Unique construction features promote sustainability, ensuring efficient resource usage. This balance fosters a thriving business environment with robust facilities and improved quality of life for the NKIP community.

The background features a collection of 3D geometric shapes, including cubes and rectangular prisms, in various sizes and orientations. These shapes are rendered with a soft, pastel color palette consisting of light blue, light green, light orange, and light pink. They are scattered across the frame, creating a sense of depth and modern design.

**Explore the Masterplan
and Build Your Future at NKIP**

27 Industry Plots

14 Plots @ approx. 7.5 – 9.5 acres
9 Plots @ approx. 10 – 15.7 acres
4 Plots @ 18 – 26 acres

Guarded Boutique Industry

10 Plots @ approx. 2.5 acres
3 Plots @ approx. 1.5 acres
4 Plots @ approx. 1 acres
44 Units Semi-D Factory
(Plot Size 60' x 164', Built-Up Size approx. 4,500 sqft)

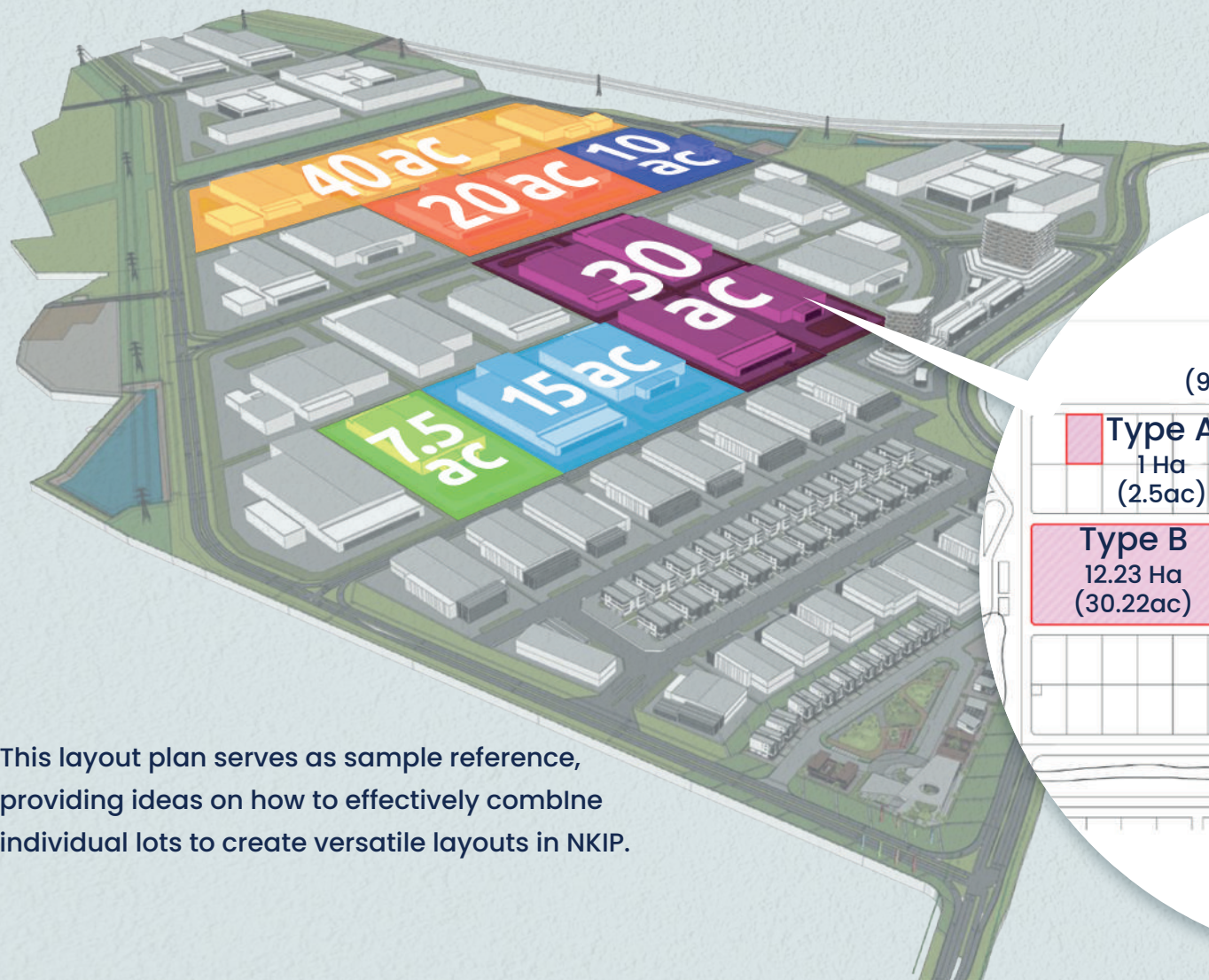
Business Hub

Corporate Office
Showroom
F&B

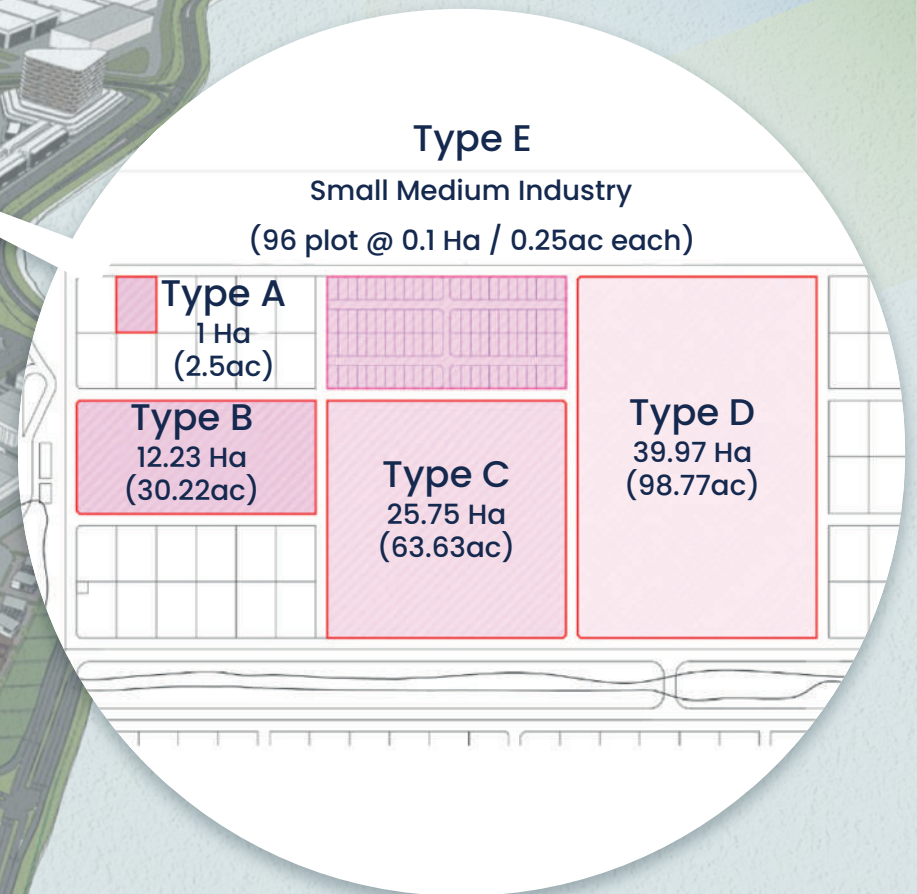
Commercial Precinct

Semi-D Boutique Shops
Drive Thru
Retail In The Park
Sales Office





This layout plan serves as sample reference, providing ideas on how to effectively combine individual lots to create versatile layouts in NKIP.





Phase 1

Plot No.	Plot Size	Plot Area	
		Square Metres	Acres
Plot 1	178m x 238m	37,752	9.33
Plot 2 - 5	129m x 238m	30,715	7.59
Plot 6	129m x 238m	30,685	7.58
Plot 7	236m x 250m	43,329	10.71
Plot 8	162m x 236m	35,941	8.88
Plot 9 - 13	129m x 236m	30,702	7.59
Plot 14	250m x 236m	45,161	11.16
Plot 15	202m x 236m	37,023	9.15
Plot 16 - 18	172m x 236m	40,936	10.12
Plot 19	195m x 236m	45,896	11.34

Investors are advised to get comments related to the Preliminary Site Assessment (PAT) first from the Kedah State Environment Department.



Business Hub

Artist's Impression



Commercial Precinct

Artist's Impression



Entrance Statement

Artist's Impression

Chong Company Group of Companies The Visionary Developer Behind NKIP





Chong Company Sdn. Bhd. [Registration No. 196301000111 (5009-W)], established in April 1963, is renowned for top-tier property development in Penang. Over 6 decades, it has built a strong reputation for excellence and high investment returns. The group focuses on prime locations, crafting quality residential and commercial units that consistently outpace market appreciation.

Among its over 20 subsidiaries, seven key entities are:

1. Comfort Enterprise Sdn Bhd [Registration No.197701002782 (33672-V)]
2. Chong company and Hwa Sing Development Joint Venture [Registration No.199303063645 (000285808-U)]
3. Hwa Sing Development Sdn Bhd [Registration No.196601000387 (6803-M)]
4. Hwa Sing and Ruby Development Joint Venture [Registration No.198703058472 (AS0089422-K)]
5. Island View Sdn Bhd [Registration No.197401000849 (17923-K)]
6. Jupiter Trading Sdn Bhd [Registration No.198801008314 (175670-A)]
7. Timur Laut Development Sdn Bhd [Registration No.197601004523 (30462-K)]

Financing Bank:



Thank you



+6010 527 0177 | +604 226 6801

Jupiter Trading Sdn Bhd [Registration No.: 198801008314 (175670-A)]
54, Jalan Dato Keramat, 10150 George Town, Pulau Pinang



www.nkip.com.my

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