



**SAWIT PALM OIL INDUSTRIAL CLUSTER
(SAWIT POIC)**



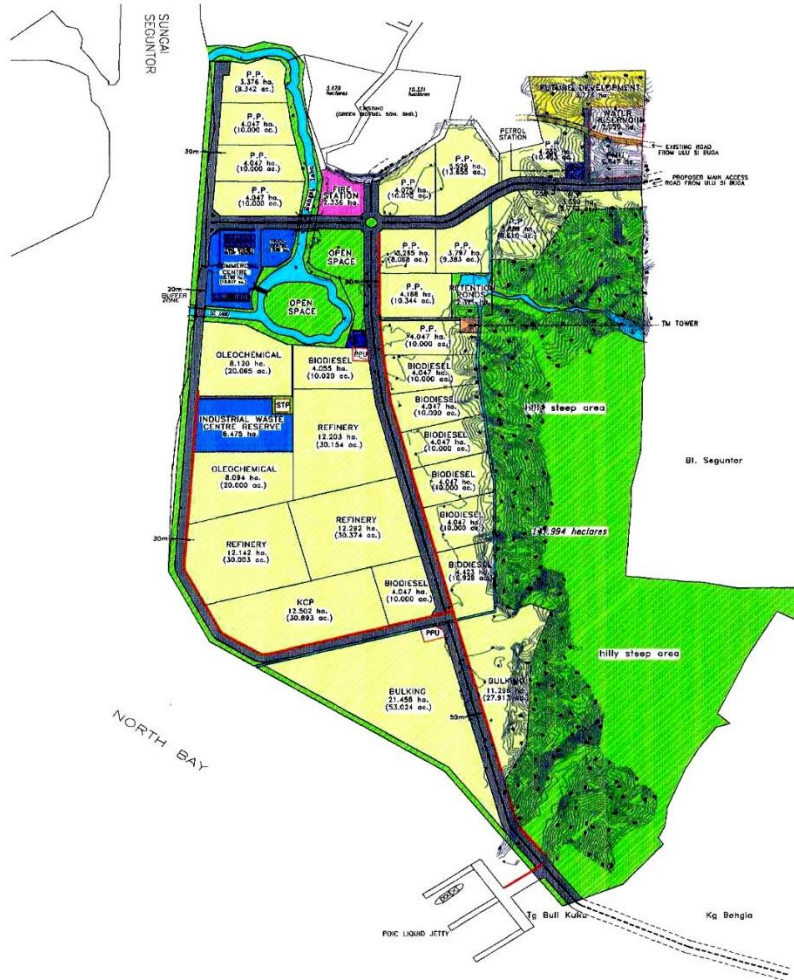
Ideal Place to Invest in
Downstream Business

SAWIT PALM OIL INDUSTRIAL CLUSTER

Description	<ul style="list-style-type: none">• Sawit POIC is an integrated industrial park equipped with basic infrastructure for palm oil manufacturing.• Government initiated project to foster investment in palm oil downstream manufacturing and moving away from raw commodity export.• Enhance and sustain palm oil industry as a key economic mainstay• Project Financing : Both public and private funding• Developed and managed by Sawit Kinabalu Sdn Bhd, investment arm of the State Govt. in palm oil business.
Location	Sandakan, Sabah (North East Coast Sabah)
Land size	2,810 acres
Master Plan	<p>Two-phase development plan</p> <ul style="list-style-type: none">• Phase I – 1,010 acres (Completed)• Phase II – 1,800 acres (Future Implementation)

SAWIT PALM OIL INDUSTRIAL CLUSTER

Phase I	<ul style="list-style-type: none">• 442 acres industrial land with infrastructure
Available for Sale	<ul style="list-style-type: none">• 33 lots to choose from• Average size 15 to 30 acres per lot• Subdivision can be done to suit investor's requirement• Proposal to purchase subject to approval of Investment Committee of Sawit Kinabalu prior to signing of S&P.
Investment Type	<p>Palm oil producers, manufacturing in food, health and cosmetic products, product packaging companies and other palm oil based related such as oleo chemical and other derivatives products.</p>



DEVELOPMENT PLAN OF PHASE I

1. Total industrial area available for sale about 179 Hectares. (33 Lots of industrial land)
2. Average size 15 to 30 acres per lot (all with title)



SATELLITE IMAGE OF PHASE I

MODERN BUILT-IN INFRASTRUCTURE

BASIC INFRASTRUCTURE OF PHASE I

Internal Road	<ul style="list-style-type: none">• 15 km Road• 24 km Drainage
Water	<ul style="list-style-type: none">• Treated water : 12 Mil Litre Water tank• 11 km water pipe line
Telecommunication	<ul style="list-style-type: none">• 40 km telecommunication cables
Sewerage System	<ul style="list-style-type: none">• 3,000 PE Sewerage treatment & 6.6 km drainage
Streetlights	<ul style="list-style-type: none">• 15 km Streetlights
Power Supply	<ul style="list-style-type: none">• 2 x 33/11kV Power connection (PPU)• 7x11/0.415kV Distribution (PE)• 18km x 33kV underground cabling• 35km x 11kV underground cabling• 4km x 33kV Suspended cabling

BASIC INFRASTRUCTURE OF PHASE I (CONT..)

Dedicated Palm Oil Jetty	Up to 30,000 DWT
Bulking Installation	<ul style="list-style-type: none">• Operated by Sawit Bulkiers Sdn Bhd• Bulking connected to jetty• Current capacity : 25,000 MT• Upgrading : 50,000 MT by end of this year
Pipe Rack	Pipe line connected to bulking and jetty

EXTERNAL INFRASTRUCTURE & UTILITIES

Water	5km water pipeline with booster pump station from nearest water treatment plant to POIC water tank
Power	132 kv connected via POIC PMU
Telecommunication	Fibre optic (Fast data communication)
Access	<ul style="list-style-type: none">• 4km Dual Carriage Way with Street lights• 13 km dual carriage road to Sandakan port capable of handling containerised cargo

WATER TANK 12 MIL. LTS



INTERNAL ROAD



PIPE RACK



BULKING INSTALLATION



PIPELINE CONNECTING BULKING AND JETTY



1ST BERTHING ON 9TH JAN 2017

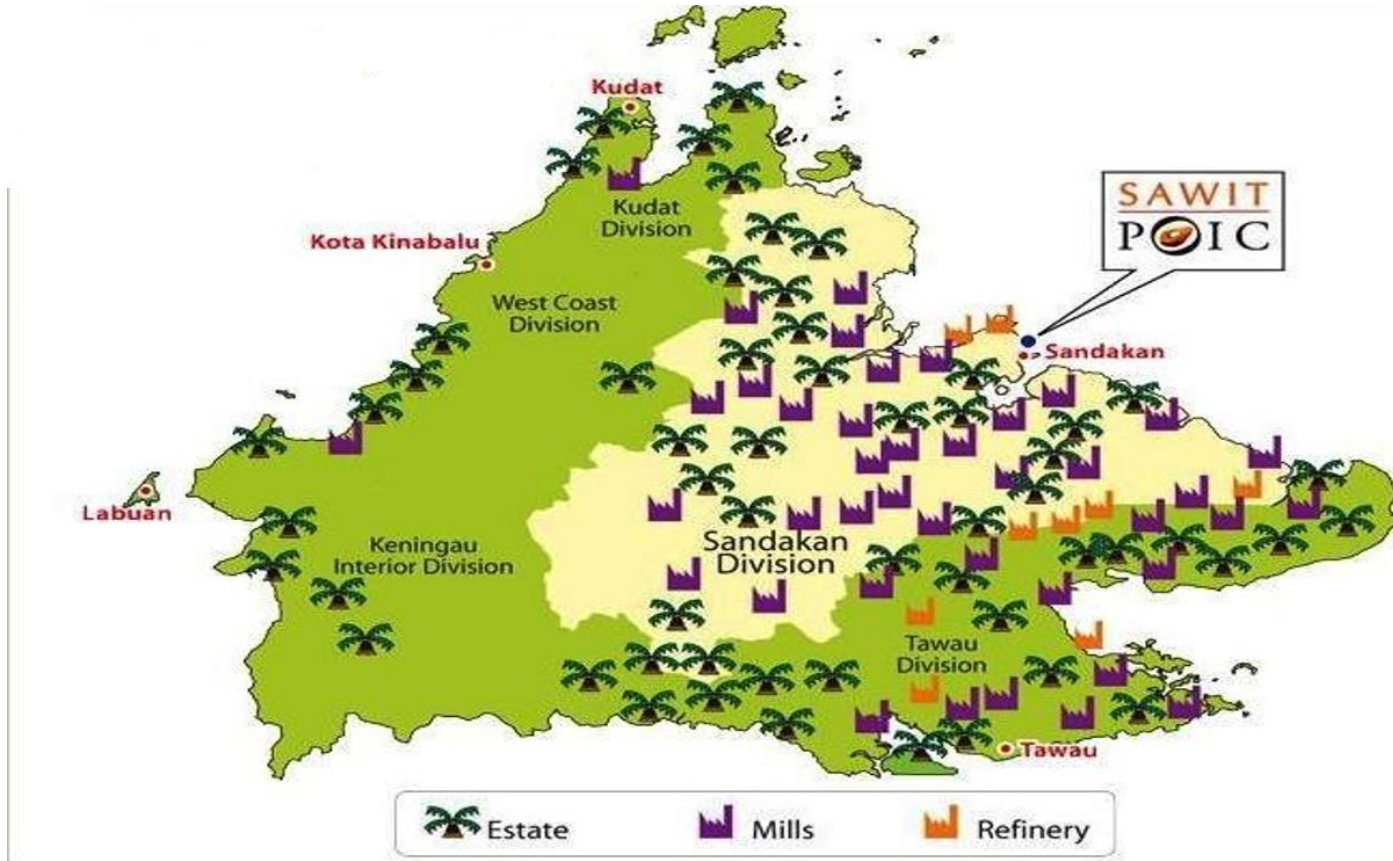


WHY SAWIT POIC?

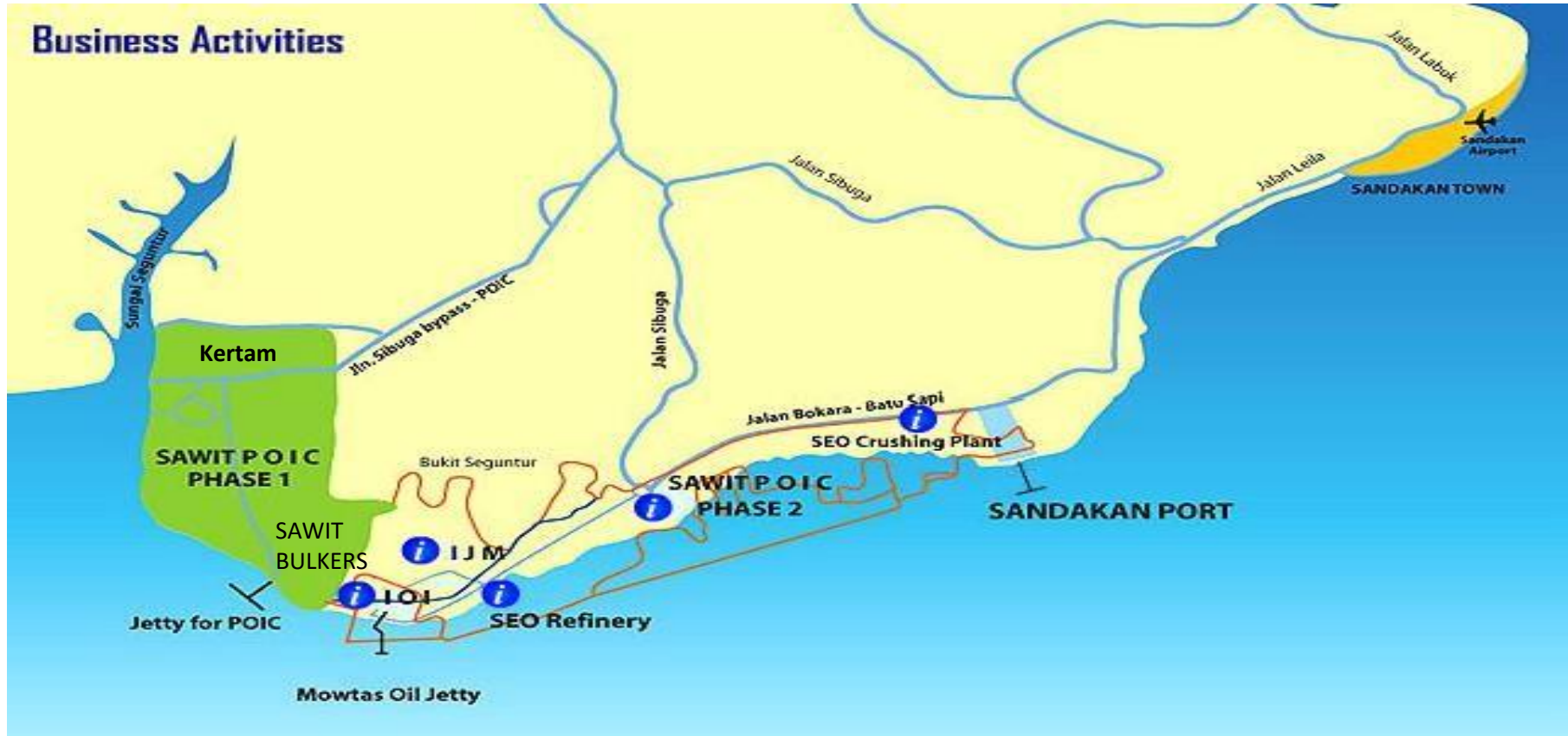
LOCATION – NORTH EAST COAST OF SABAH

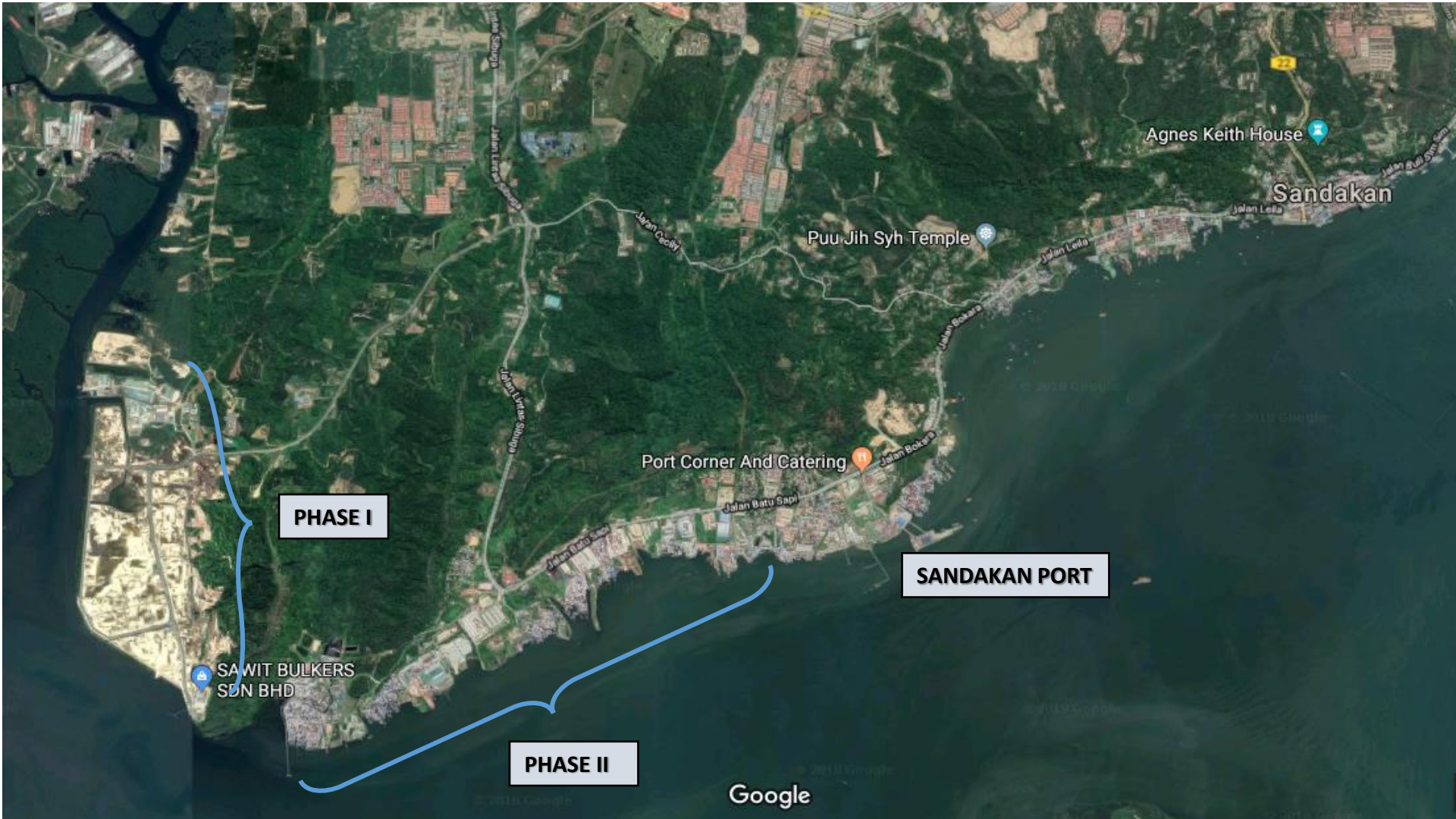


Centrally located in the midst of abundant raw material – East Coast Palm Oil Belt



Surrounded by various existing palm oil business activities & easy access to modern infrastructure





PHASE I

SANDAKAN PORT

PHASE II

SAWIT BULKERS
SDN BHD

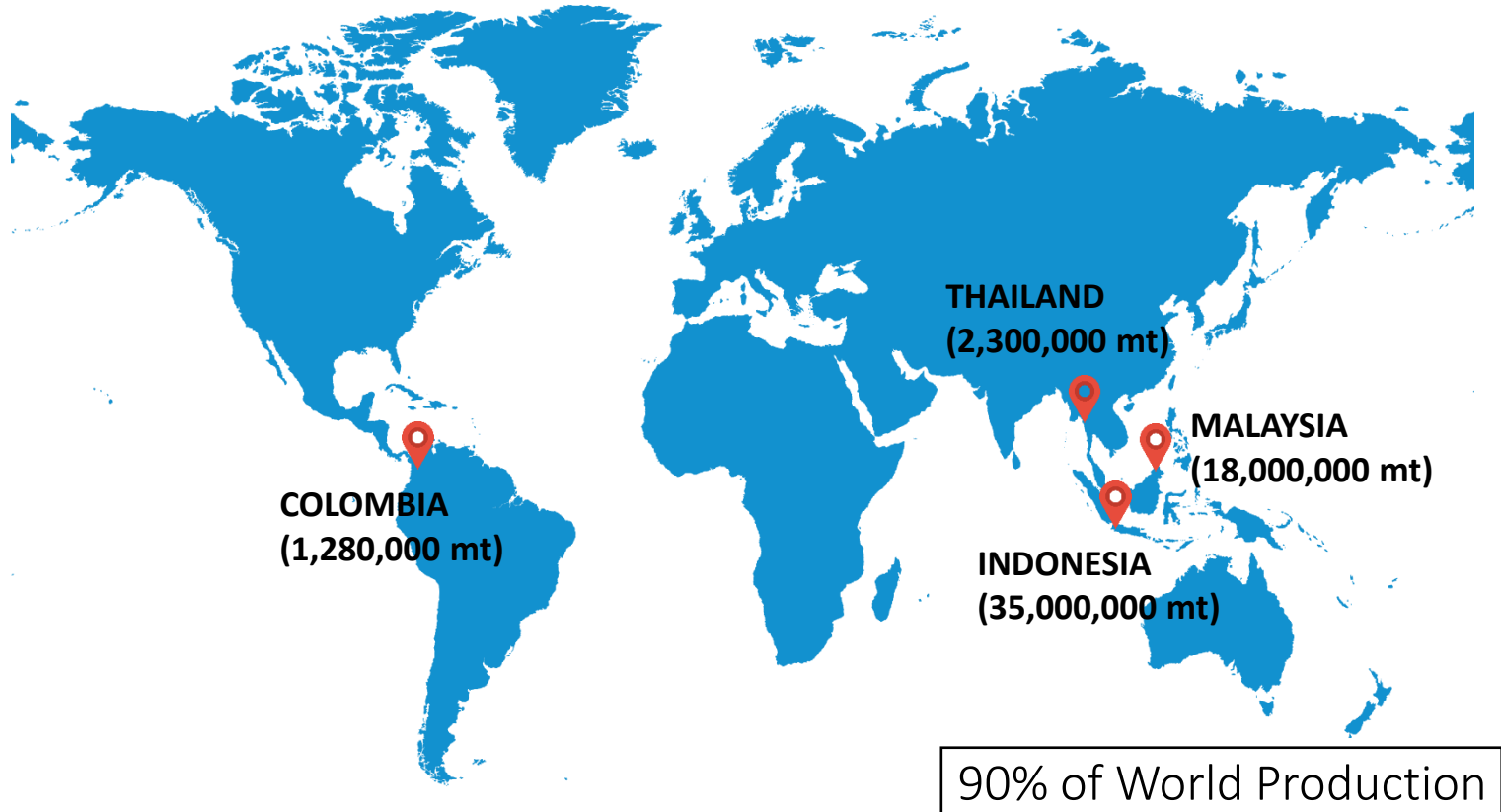
Port Corner And Catering

Puu Jih Syh Temple

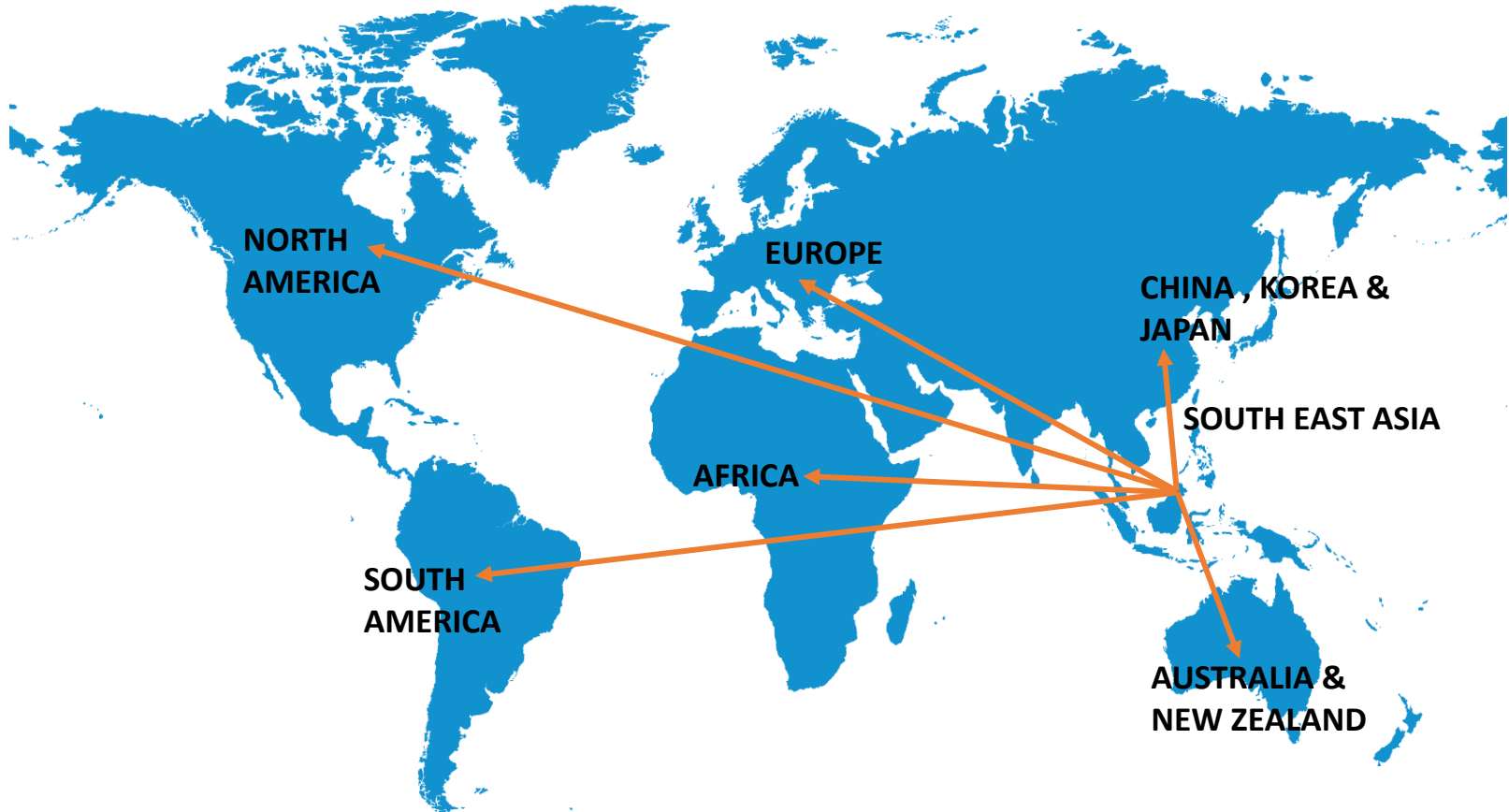
Agnes Keith House

Sandakan

Located in the world's largest palm oil producing region – South East Asia ensures sustainable supply of renewable feedstock



Well established ports with international shipping routes within close proximity to big market



BIMP-EAGA – HIGH GROWTH POTENTIAL

- *60 m population*
- *Rich in natural resources (agriculture, marine, and Oil & Gas)*



WHY SAWIT POIC IS YOUR IDEAL PLACE TO INVEST

- **STRATEGIC LOCATION**

- Well connected. Proximity to Sandakan airport (16km), Sandakan port(15km) and Sandakan city (16.2km).
- Within a dynamic BIMP-EAGA (Brunei, Indonesia, Malaysia And Philippines) a regional economic grouping with high growth potential. The group aim to increase trade, tourism and investment

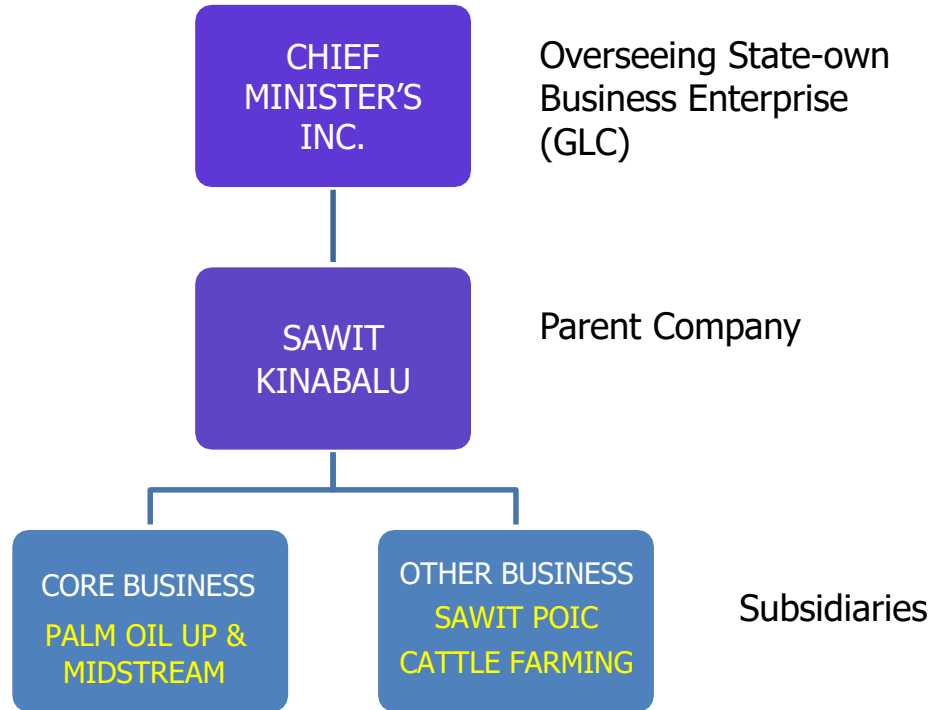
- **ABUNDANT RAW MATERIALS – PALM OIL**

- **EXISTING BUSINESS**

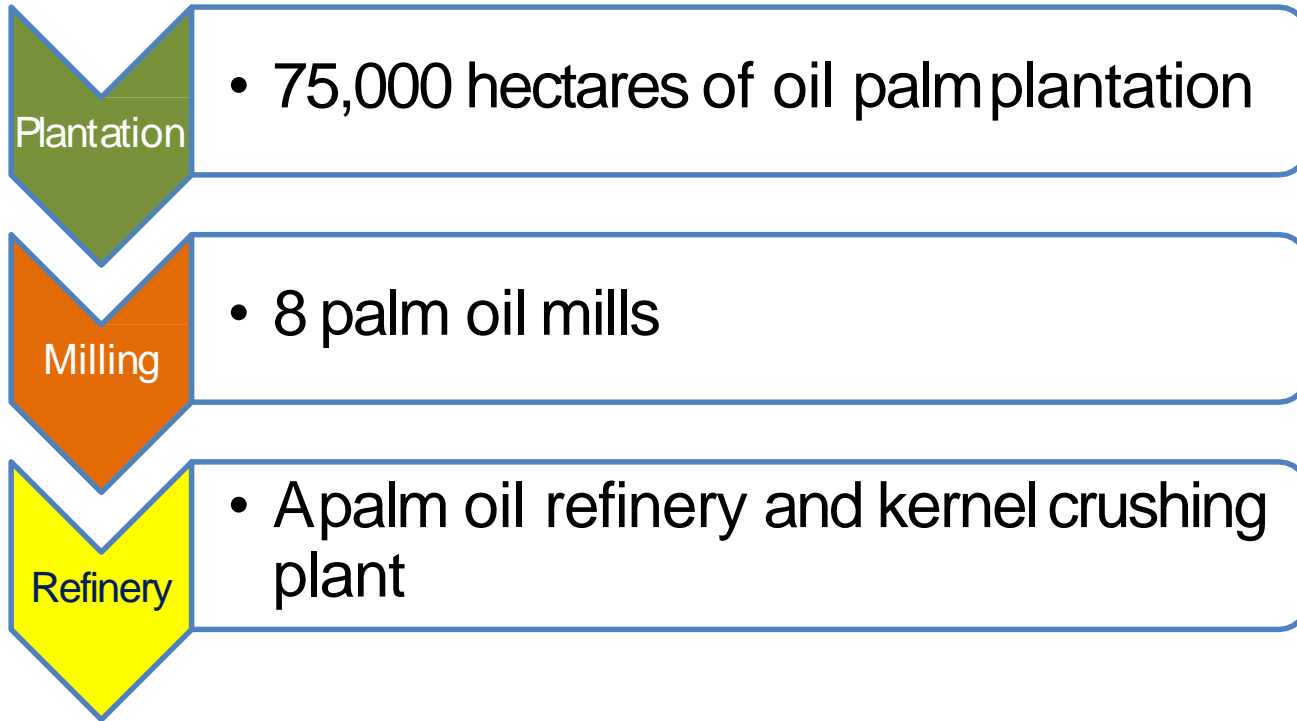
- 4 Oil Palm Refineries (Wilmar, IOI, Kertam, IJM)

- **ATTRACTIVE INCENTIVES FROM GOVERNMENT – MIDA**
 - Tax holiday
 - Investment tax allowance
- **SANDAKAN AS A CITY – Gateway to Nature and a liveable place**
 - Second largest city in Sabah
 - Major export outlet for palm oil products
 - Tourist attraction : Sepilok Orang Utan Sanctuary, Kinabatangan Wildlife and conservation project to protect flora and fauna
 - Accessible by air including direct flight from Kuala Lumpur both Malaysia Airline and Air Asia
- **SAWIT KINABALU SDN BHD – Your potential partner in palm oil business**
 - A premier state owned company in palm oil business
 - Key business activities : oil palm plantation, milling, refinery, planting materials and agricultural services
 - Other diversified businesses : Cattle farming, animal feed for ruminants, industrial land
 - Developer and manager of Sawit Palm Oil Industrial Cluster in Sandakan

CORPORATE STRUCTURE OF SAWIT KINABALU



CORE BUSINESS



OTHER BUSINESS

Others

- Cattle Farming integrated into plantation
- Animal Feed using Oil Palm Fronds (OPF)
- Sawit POIC – palm oil industrial cluster dedicated for investment in palm oil downstream

By-Product (waste)

- Biomass – Empty Fruit Bunch (EFB), frond
- Biogas from POME for renewable energy and cleaner environment

PRODUCTS FROM PALM OIL

PALM OIL ANNUAL PRODUCTION

1.	FFB	> 1 million mt
2.	CPO	250,000 mt
3.	PK	60,000 mt
4.	Oil Palm Seeds	5 million

BY-PRODUCT (BIOMASS)

1.	EFB per year converted into long fibre, briquette and biofuel	300,000 mt
2.	BIOGAS for electricity from POME	1 – 1.5 mw per mill

OTHER KEY BUSINESS

CATTLE FARMING (OIL PALM INTEGRATION)

1.	Breeder cattle (Brahman)	7,000 heads
2.	Annual cattle production	15,000 heads
3.	Annual Complete Feed production	90,000 mt

Sawit POIC - PALM OIL INDUSTRIAL CLUSTER

1.	Industrial land in two phases	2,800 acres
2.	Phase I - designated for investors	442 acres
3.	Bulking Installation –tank farms with a capacity (initial stage)	50,000 mt

FOR INQUIRY AND INFORMATION

CONTACT PERSON: ISMAIL SALKILAN

EMAIL: ismail@sawitkinabalu.com.my

Mobile: 6019-8100180

Office: 6088-235811

Thank you