



Investment Opportunities in Kulim Hi-Tech Park

Fully Integrated Industrial Park in Malaysia

Developed & Managed by:

KTPC
KULIM TECHNOLOGY PARK CORPORATION

Presented by:
Che Abdul Khalid Md. Din
Chief Operating Officer, KTPC



Introduction of

- Kulim Technology Park Corporation (KTPC)**
- Kulim Hi-Tech Park (KHTP)**

CORPORATE STRUCTURE OF KTPC



FEDERAL GOVERNMENT

KHTP is an initiative of the
Federal Government (1992)



KEDAH STATE GOVERNMENT



KEDAH STATE DEVELOPMENT CORPORATION
(KSDC)

KTPC
KULIM TECHNOLOGY PARK CORPORATION
Developer & Manager of KHTP



Local
Authority



KTPC Resort Development Berhad
(100%)

(1994)
Owner & Manager of
Kulim Golf & Country Resort



Kulim Advanced Technologies Sdn. Bhd.
(100%)

(1996)
Training Operator for Technical,
Machining & Metal Fabrication

KBioCorp

Kedah BioResources Corporation Sdn. Bhd.
(100%)

(2007)
Laboratory Analysis, Processing
Facilities Herbs & Tissue Culture



KHTP Sterilisation Services Sdn. Bhd.
(100%)

(2019)
Service Provider of
Sterilization Medical Devices

BACKGROUND HISTORY



1989



The Cabinet of Malaysia approved the establishment of high tech park in Malaysia



Early Study

1994
Early Construction (IZP 1 & 2)

3,577 ac.
Total Area

2006
(IZP 3)

4,314 ac.
Total Area

2011
(IZP 4)

4,736 ac.
Total Area
(Current)

Land Acquisition Process
(IZP 4A & 5)

5,432 ac.
Total Area
(Expected)

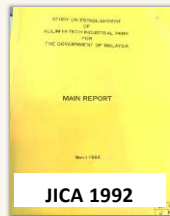
1992

Original concept by;



KHTP Master Plan by:

Town & Country Planning
Department



1996

KHTP's Official Opening



First tenant started it's operation in KHTP

KHTP DEMOGRAPHIC



Centrally located within the North Corridor Economic Region (NCER)



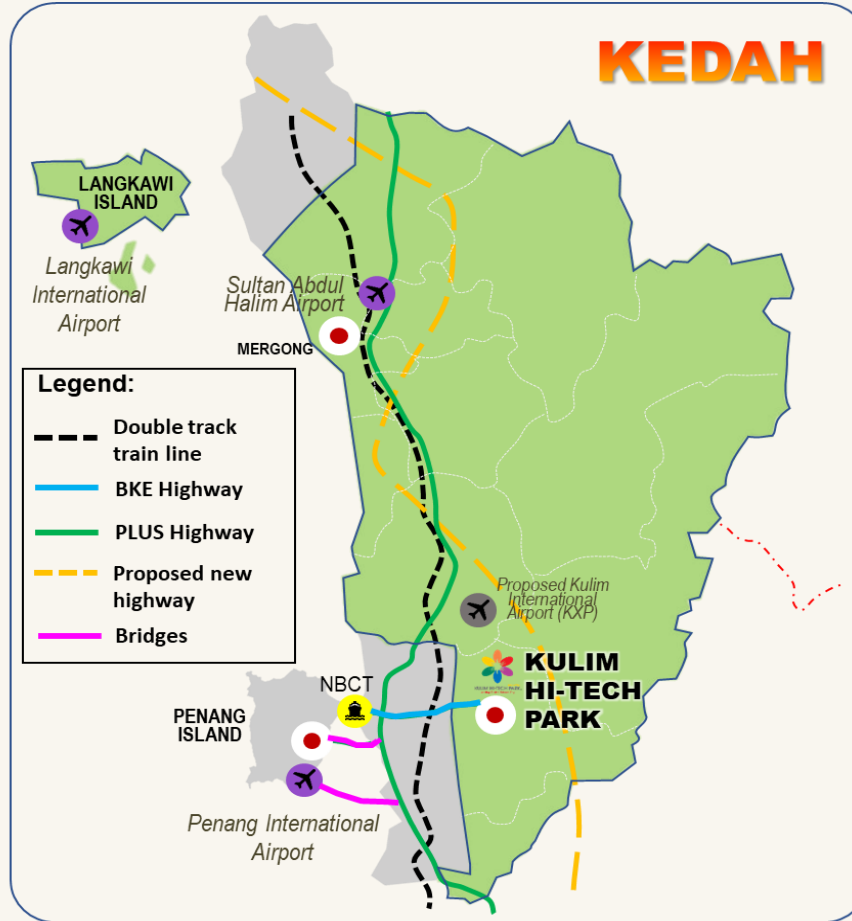
Accessible via Butterworth-Kulim Expressway (BKE)



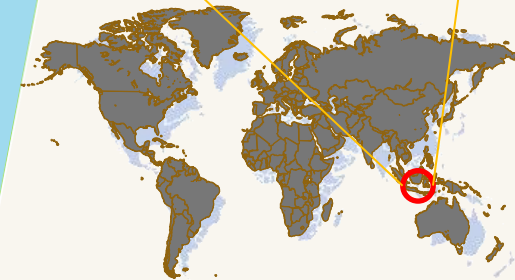
26 km to North Butterworth Container Terminal (NBCT)



45 km to Penang International Airport, Bayan Lepas



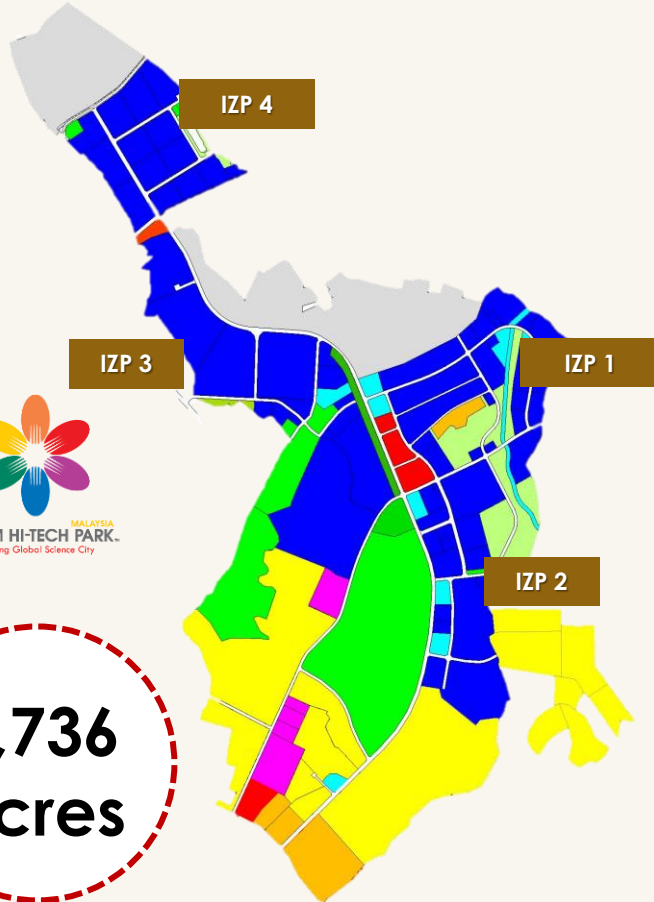
Malaysia



KHTP DEMOGRAPHIC



4,736
acres



Total area

4,736 acres / 19.16 sq. km.



Total workforce

34,000 workforce

(80% highly skilled workers, 85 expatriates)



Total investment

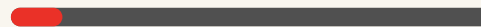
RM 124.9 billion (1996- 2022 (H1))

6 DEDICATED ZONES

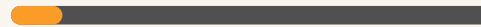
Industrial 46 %



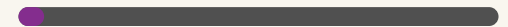
Urban 5 %



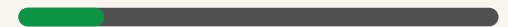
R&D, Training 5 %



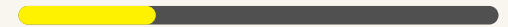
Institutional 2 %



Amenity 14 %



Residential 28%



INDUSTRIAL ZONE

Industrial

46 %

INDUSTRIAL ZONE PHASE 1 (IZP 1)



INDUSTRIAL ZONE PHASE 2 (IZP 2)



INDUSTRIAL ZONE PHASE 3 (IZP 3)



INDUSTRIAL ZONE PHASE 4 (IZP 4)



URBAN ZONE

Urban

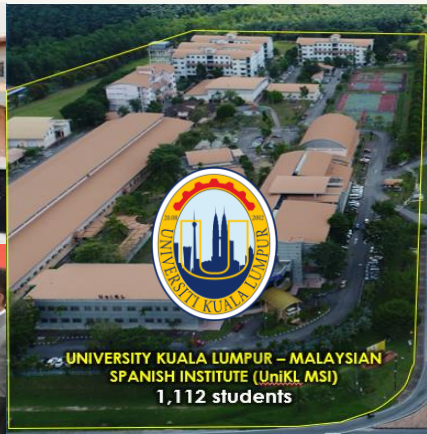
5 %



R&D & TRAINING ZONE

R&D, Training

5 %



INSTITUTIONAL ZONE

Institutional

2 %



KULIM HOSPITAL
320 beds, 50 specialists
& 1,400 workforce



PROPOSED PRIVATE HOSPITAL



KHTP POLICE STATION
122 workforce



KHTP FIRE STATION
HAZMAT Facility with
50 workforce

AMENITY ZONE

Amenity

14 %

KULIM GOLF & COUNTRY RESORT



KHTP ECO PARK



KHTP SPORTS COMPLEX



RESIDENTIAL ZONE

Residential

28%

Residential Units

Approved : 6,852 units

Developed : 4,678 units




**KULIM TECHNO CITY
/ KULIM UTAMA**
4,084 units



**PROPOSED WORKERS
QUARTERS**



KULIM PERDANA
346 units



KULIM GOLF & COUNTRY RESORT
APARTMENT & BUNGALOW LOTS
> 594 units

SCOPE AND RESPONSIBILITIES



1 Planning and Development of Kulim Hi-Tech Park

2 Promotion and Marketing of Kulim Hi-Tech Park to Investors



3 Investor Facilitation Through Supporting Services (One Stop Centre)

Project Management



Corporate Services



- ✓ MIDA Manufacturing License
- ✓ Tax Incentives
- ✓ Business Premise License
- ✓ Manufacturing Warehouse License
(in relation To Foreign Interest)
- ✓ State Consent
- ✓ Registration of Lease
- ✓ Expatriate Services

CONSULT US
FOR ANY OF
THE SERVICES
RELATED TO
GOVERNMENT
AGENCIES!

OUR SCOPE OF SERVICES

- Advise on the preparation of necessary documents
- Submit the application to the relevant Government Agencies
- Follow-up until approval is granted

**WE ARE HERE
TO HELP YOU
EASE YOUR
LICENCES
APPLICATION
FOR YOUR
BUSINESS!!**

IMMIGRATION DEPARTMENT OF MALAYSIA
EXPATRIATE SERVICES DIVISION

 "KEDAULATAN DAN KESELAMATAN NEGARA TANGGUNGJAWAB BERSAMA"

Company's Name : [REDACTED]
ROC No.: [REDACTED]

Dear Sir/Madam,

RE: APPROVAL LETTER FOR ENTRY TO MALAYSIA

The above matter refers.

Please be informed that your request for **Entry into Malaysia** has been APPROVED by the General of Immigration Department of Malaysia.

Applicant's details:



NEXT
NEXT GLASS

29th NOVEMBER 2021

[REDACTED]

Dear Sir,

LETTER OF JUSTIFICATION OF PROFESSIONAL VISIT PASS 2021

Reference to justify our need of PVP, we would like to submit to your perusal the below explanation.

[REDACTED] is a manufacturing company that focuses on manufacturing, export and

4 Facilities And Infrastructures



Specialized Electricity Provider, regulated by **Suruhanjaya Tenaga**



Water Supply from Sg Muda & **Designated Water Treatment Plant** di Pinang Tunggal, Kedah



Designated Local Authorities for Kulim Hi Tech Park (PBTPHTK)



Sterilization Facilities (KHTP Sterilisation Services Sdn. Bhd.)



Butterworth-Kulim Expressway (BKE)



CCTV Command Centre, KHTP Techno Centre



Sports and Recreation
Sport Complex
Recreation Park, Parit Bunian



Office and Business Space
Residential Area



2

Our Success Story

INVESTMENT PERFORMANCE - 2021



PERFORMANCE OF MANUFACTURING SECTOR 2021 MIDA

Total Approved Investments
RM195.1 BILLION

Total Approved Projects
702



**74,575
NEW JOBS**

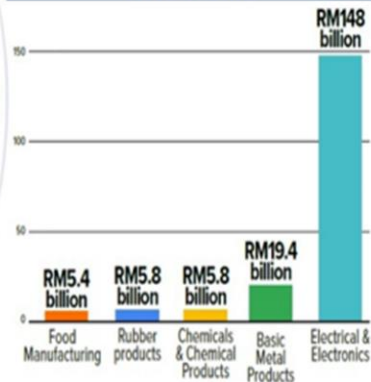
Foreign Investments:

**RM179.6
BILLION**

Domestic Investments:

**RM15.5
BILLION**

INDUSTRY SECTORS WITH NOTABLE INVESTMENTS



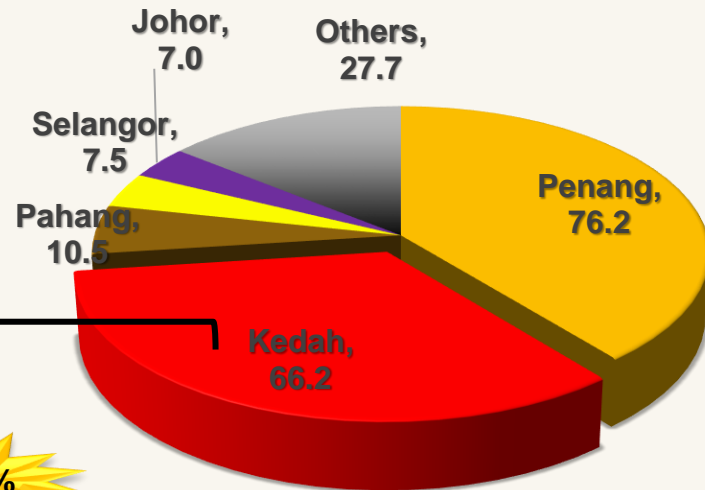
New projects
**RM153.4
BILLION**

Expansion/
diversification
projects
**RM41.7
BILLION**

Approved Investments 2021

Manufacturing Sector in RM' Billion

*Source : MIDA



Penang

Pahang

Johor

Kedah

Selangor

Others



KEDAH

RM 66.2 billion



KHTP

99.1%

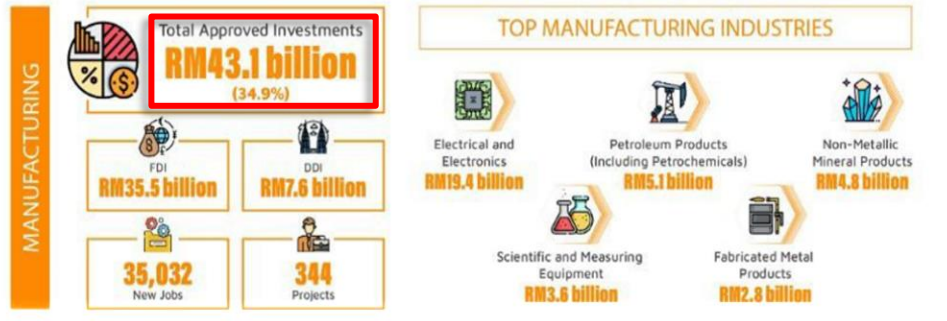
RM 65.6 billion

INVESTMENT PERFORMANCE – 2022 (H1)



1H 2022 (JANUARY-JUNE)

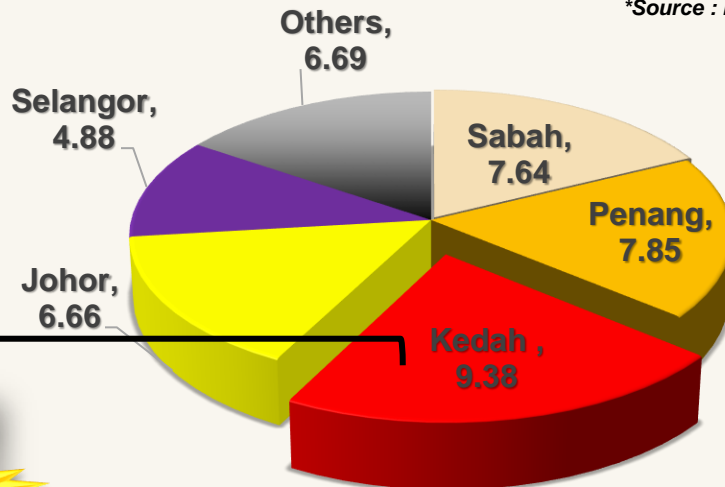
MALAYSIA INVESTMENT PERFORMANCE



Approved Investments 2022 (H1)

Manufacturing Sector in RM' Billion

*Source : MIDA



KEDAH

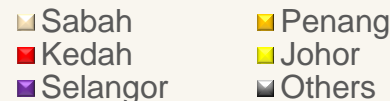
RM 9.38 billion



KHTP

98%

RM 9.17 billion



FAST TRACK PROJECTS RECORD



INVESTOR	First Solar Malaysia Sdn Bhd	Panasonic Solar Energy Malaysia Sdn Bhd	NextGlass Technologies Sdn Bhd	Aspen Glove Sdn Bhd
YEAR	2007	2012	2020	2021
ZONE	Industrial Zone Phase 3	Industrial Zone Phase 2	Industrial Zone Phase 3	Industrial Zone Phase 4
LAND AREA	184.62 acres	63 acres	8.767 acres	29.331 acre
BUILD UP AREA	4,386,896 sq. ft. (407,556 sq. m.)	700,000 sq. ft. (65,032.12 sq. m.)	70,000 sq. ft. (6,503.21 sq. m.)	396,305.65 sq. ft. (36,817.99 sq. m.)
CONSTRUCTION DURATION	< 12 months	Approx. 9 months	Approx. 6.5 months	Approx. 9 months

EXPRESS APPROVAL – E10 (Export in 10 Mths)



WHAT IS E10?

E10 is the fast track process in dealing with construction permits. The spirit behind this initiative is effective interaction between investor and Local Councils to facilitate constructions works and ultimately the production could be started in specified timeline without delays.



Malaysia kekal jadi destinasi pelabur asing melalui inisiatif E10

Noorazura Abdul Rahman
an@hmmetro.com.my



***Source : Harian Metro 30 Oct 2021**



Azmin explained that the E10 initiative shortened the process of issuing approvals for operating permits and the setting up of new factories.

"As an example, a factory in Kulim, Kedah, with an investment of RM280mil, was able to be completed and begin operations in 10 months, compared to the 24 months (for a comparable project) taken previously," he said.

At present, Azmin said, three factories with an investment value of RM14.3bil are using the E10 initiative to expedite the setting up of their factories and commencement of operations.

***Source :The Star, 5 Oct 2021**

E10 PROCESS



HOW TO ENJOY E10



KHTP JOB FAIR 2022

ENGINEERING INSTITUTIONS IN NORTHERN REGION



Number of Engineering Graduates Output, 2022

2,361



3,004



1,200



Institutions within Kulim Hi-Tech Park



INDUSTRIAL TRAINING
INSTITUTE (ILP)



NATIONAL YOUTH SKILLS
INSTITUTE (IKBN)

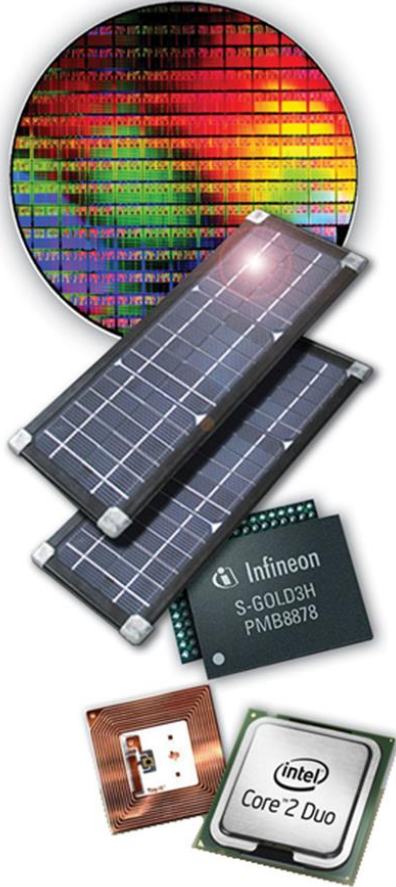
TOTAL: 6,565



3

Opportunities to MNCs

13 PROMOTED INDUSTRIES



- | | |
|----|---|
| 01 | WAFER FABRICATION & RELATED ACTIVITIES |
| 02 | SEMICONDUCTOR & RELATED ACTIVITIES |
| 03 | GREEN ENERGY
(Solar Cell/ Fuel Cell/ Polymer Battery/ Renewable Energy) |
| 04 | ADVANCED ELECTRONIC INDUSTRIES |
| 05 | MEDICAL AND SCIENTIFIC INSTRUMENTS |
| 06 | PROCESS CONTROL AND AUTOMATION EQUIPMENT |
| 07 | OPTICAL AND ELECTRO-OPTICAL APPLICATION |
| 08 | OPTOELECTRONICS |
| 09 | BIOTECHNOLOGY |
| 10 | ADVANCED MATERIALS |
| 11 | CONTRACT R&D SERVICES |
| 12 | AEROSPACE |
| 13 | NEW AND EMERGING TECHNOLOGIES |

38

Manufacturing
Companies

34,000

High skill workers

4

Wafer

Fabrication
Companies

SILTERRA

FE FUJI ELECTRIC
(MALAYSIA) SDN. BHD.
e-Front runners

Infineon
technologies

OSRAM
Opto Semiconductors

AT&S

Infineon
technologies

OSRAM
Opto Semiconductors

Menicon

FerroTec

Teleflex®

First Solar.

intel.

FE FUJI ELECTRIC
(MALAYSIA) SDN. BHD.
e-Front runners

HAMADA

Mölnlycke®

TMT

SHOWA
DENKO

HOYA

WHIZZ
SYSTEMS

Celestica™

PERITONE

AIC

risen

AICELLO

UNITED CAPS
CLOSE TO YOU

BEM

AIR
PRODUCTS

BASF
The Chemical Company

FUJIMI

Entegris

AG
ASPEN GLOVE

TOMOE
TOMOE MALAYSIA SDN. BHD. 1164031-V

FRONTKEN

G-CRYSTAL

TOP GLOVE
TOP QUALITY, TOP EFFICIENCY

W
WONG ENGINEERING
Group Of Companies

SILTERRA

NEXT
NEXTGLASS

CORE Tech GMC

MUSIC TRIBE

EVERY
DENNISON

EVERBEST

OUR INVESTORS BY COUNTRY



LUXEMBOURG [1]

- United Caps

CANADA [1]

- Celestica

USA [9]

- Intel
- First Solar
- Entegris
- Whizz Systems
- NextGlass
- Teleflex
- Avery Dennison / Smartrac
- Investor R
- Ascentec Engineering

PHILIPPINES [1]

- Music Tribe

SWEDEN [1]

- Molnlycke Health Care

GERMANY [4]

- Frontken
- Infineon
- Beflex
- Osram

AUSTRIA [1]

- AT&S

CHINA [2]

- Jinjing Tech
- AIC Semiconductor

JAPAN [9]

- Fuji Electric
- Hoya
- Hamadatec
- Fujimi
- Ferrotec
- Toyo Memory
- Aicello
- Showa Denko
- Menicon

SINGAPORE [2]

- Aspen Glove
- Risen Solar Tech

MALAYSIA [7]

- Silterra
- BCM
- Peritone
- Everbest
- Primelux
- Wong Eng.
- Sentiex / Top Glove

● North American-based [10]

● Europe-based [7]

● Southeast Asian-based [10]

● East Asian-based [11]

EXPANSION RECORDS - EXISTING INVESTORS



MNC



2007
97.65 ac.

2010
60.610 ac.

2016
40 ac.

198.26 ac.



1995
34.985 ac.

1997
39.738 ac.

2021
63.13 ac.

137.853 ac.



2005
65.275 ac.

2019
35 ac.

100.275 ac.



1996
21.399 ac.

2006
30 ac.

51.399 ac.



2015
24.742 ac.

2016
23.306 ac.

48.048 ac.



1997
7.594 ac.

2000
5.738 ac.

13.332 ac.

Local



1999
31.330 ac.

2001
37.185 ac.

68.515 ac.



2018
19.539 ac.

2021
5.37 ac.

24.909 ac.



1996
10.039 ac.

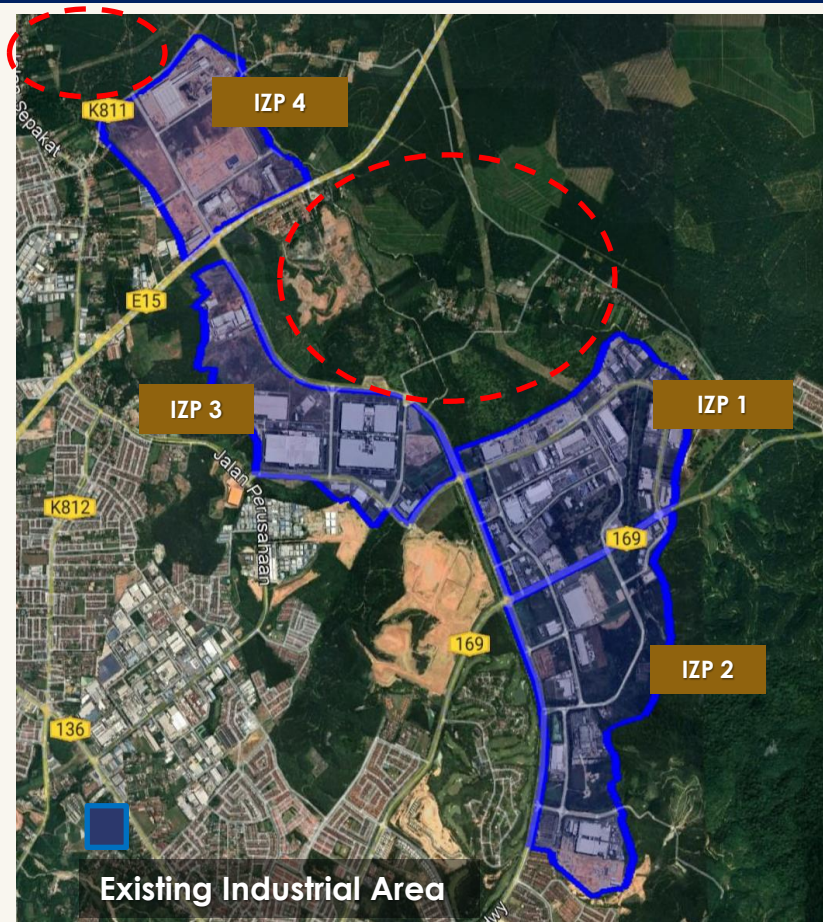
2021
1.49 ac.

11.529 ac.

KHTP EXPANSION (696.14 acre)



Artist's Impression of Proposed New Industrial Zone



4



Strategic Planning to Strengthen the Ecosystem

STRENGTHENING ECOSYSTEM



STRENGTHENING ACADEMIA – INDUSTRY COLLABORATION



KHTP SME PARK



Land area : 14.96 a cre
Capacity : 14 Industrial Lots

PRIVATE HOSPITAL



Land area : 4.03 a cre
Capacity : 120 beds

KHTP MOSQUE



Land Area : 5.045 acre
Capacity : 4,916 pox

RE (SOLAR)

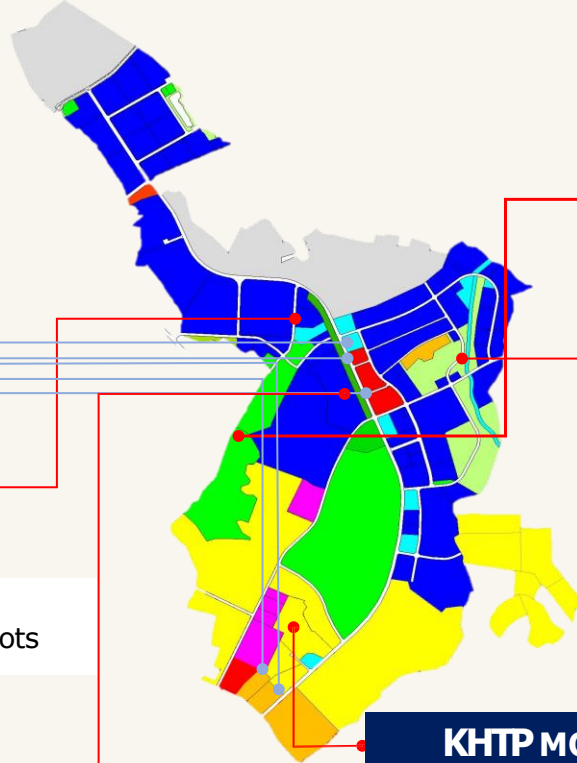


CENTRALIZED LABOUR QUARTERS

RBA Compliance



Land area : 9.75 a cre
Capacity : 11,498 workers



GREEN INITIATIVES IN KHTP



Our Adoption & Strategy;

1

192-acre Solar Farm Project
(50 MW in capacity)



2

Solar PV Rooftop Installation
in KHTP Business Centre



3

JV with Solar PV Operator
for installation by investors



4

Allocated & Maintain Green & Recreational Areas
(458.99 acres) – **10% of overall KHTP**



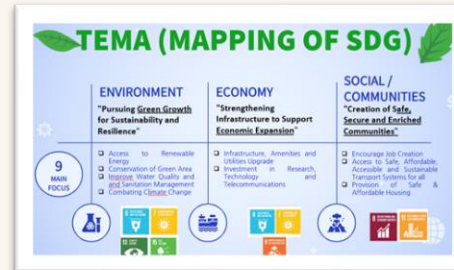
- Golf Course (247.54 ac.)
- Eco Park (46.45 ac.)
- Sports Complex (11 ac.)
- Conservation Area (57.39 ac.)
- Green Lung (96.61 ac.)

Baseline:

4% green & recreational areas of EIP (Industrial Zone NÖ-Süd, Austria)
established by UNIDO, the World Bank Group and GIZ.

5

Initiated study on
KHTP Blueprint Towards
Sustainable Development



6

Towards
Certification of
Eco
Industrial
Park
(Collaboration
with SIRIM)



5

Why Invest in KHTP

CONTACT US @ www.khttp.com.my



**High quality
infrastructure**

**Ready
utilities**

**Dedicated
local
authorities**

**Flood free
area**

**Proximity to
industrial
eco-system**

**One Stop
Centre**

**Good soil
condition**

Thank You

www.khttp.com.my

