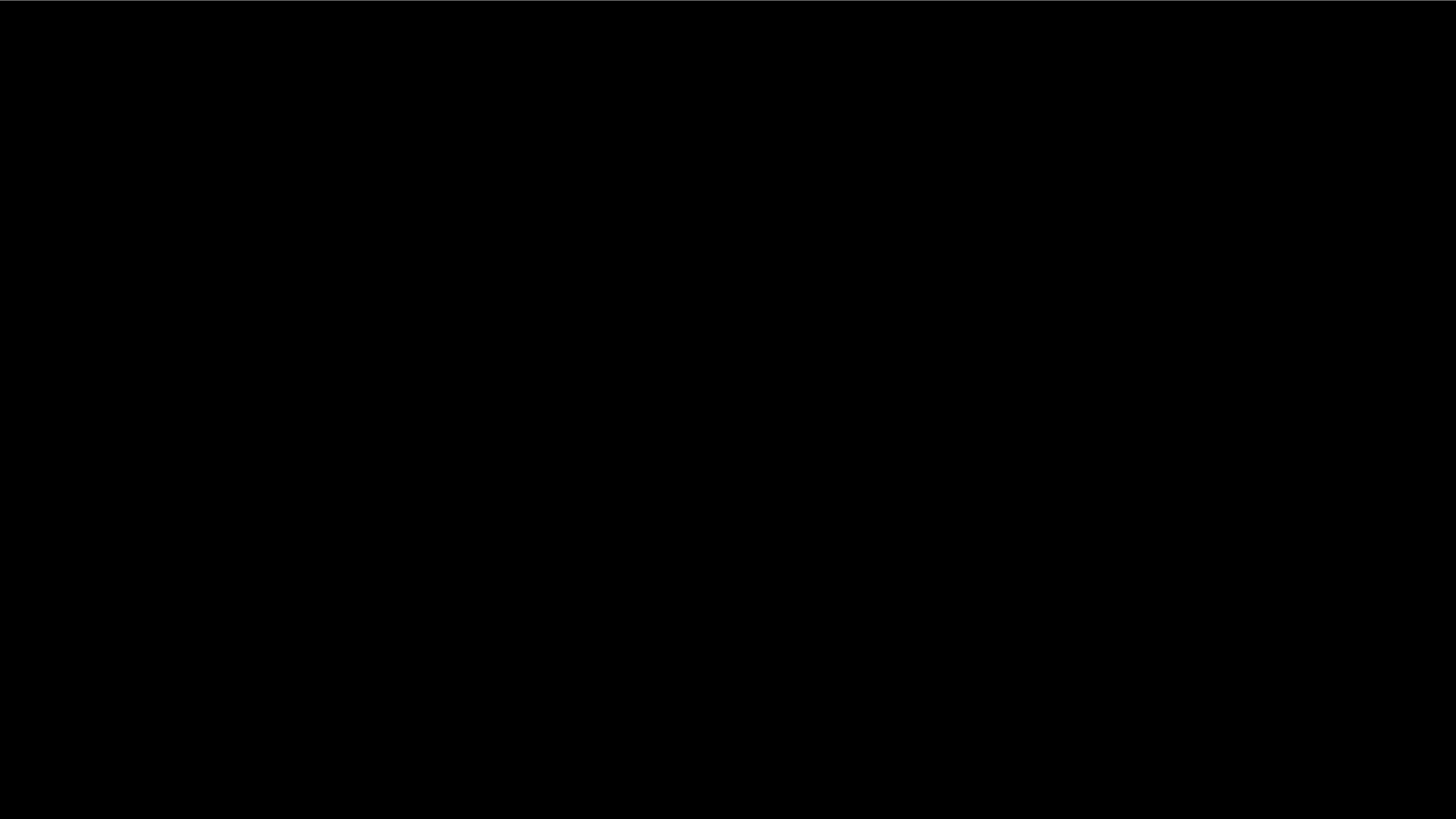




LOCATE + INVEST + PROSPER in
BUKIT KAYU HITAM
INDUSTRIAL PARK PHASE 3,
KEDAH

KHALID SALLEH
SENIOR SALES & MARKETING MANAGER





PERBADANAN KEMAJUAN NEGERI KEDAH

BACKGROUND

Perbadanan Kemajuan Negeri Kedah (PKNK) is a statutory body established on 25 August 1965 under the Kedah State Enactment No 5/1965 as an agency that generates the state economy and is responsible for corporate social development (CSR) under the supervision of Economic Planning Unit, Prime Minister's Department.

EARLY PRESENCE

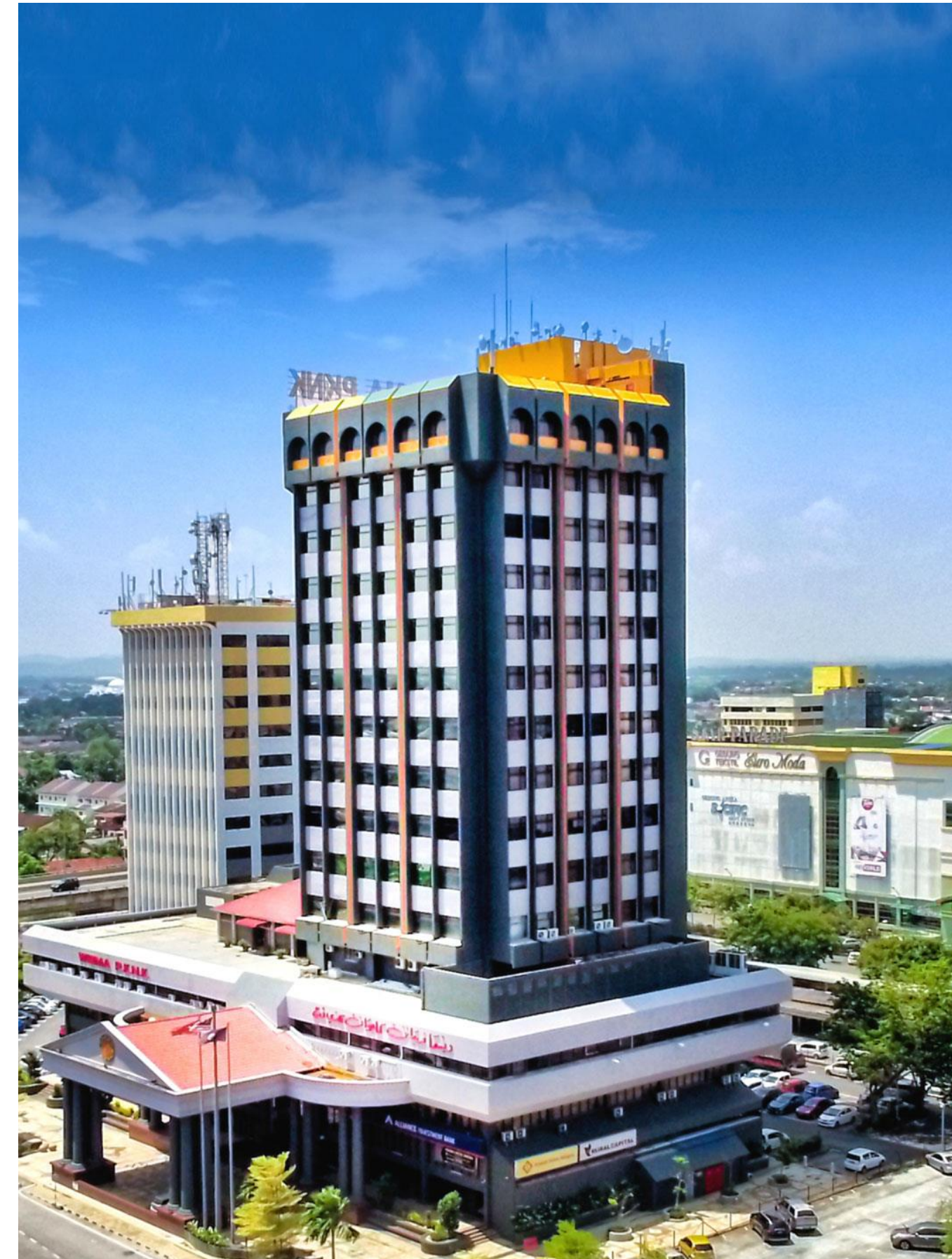
During the early years, PKNK operated from an office located at Pejabat Setiausaha Kerajaan Negeri in Alor Setar while the staffs are composed of government officials on loan from the state administrative services.

On February 1968, PKNK successfully acquired its first office which is UKIR building situated at Jalan Tunku Ibrahim, Alor Setar. UKIR bears the meaning “Untuk Kemajuan Iktisad Rakyat” and till now is an inspiration for PKNK to expand its corporate dimensions. All the progress achieved by PKNK contributed in increasing its corporate image.



PERBADANAN KEMAJUAN NEGERI KEDAH TODAY

PKNK now operated from a 14-storey office building located at Jalan Sultan Badlishah, Alor Setar which is known as Wisma PKNK. As a forerunner in economic progression for Kedah Darul Aman state, PKNK has played an important role in various economic sectors such as plantations, property, industrial, investment, tourisms and entrepreneurship development besides being involved in corporate social activities.



KEDAH

OVERVIEW



ROYAL CAPITAL

ANAK BUKIT

ROYAL RULER

HRH SULTAN KEDAH

ADMINISTRATIVE CAPITAL

ALOR SETAR

HEAD OF STATE

YAB CHIEF MINISTER

POPULATION @ 2020

2.18 MILLION

POPULATION @ 2021

2.19 MILLION_e

TOTAL FDI INFLOW @ 2021

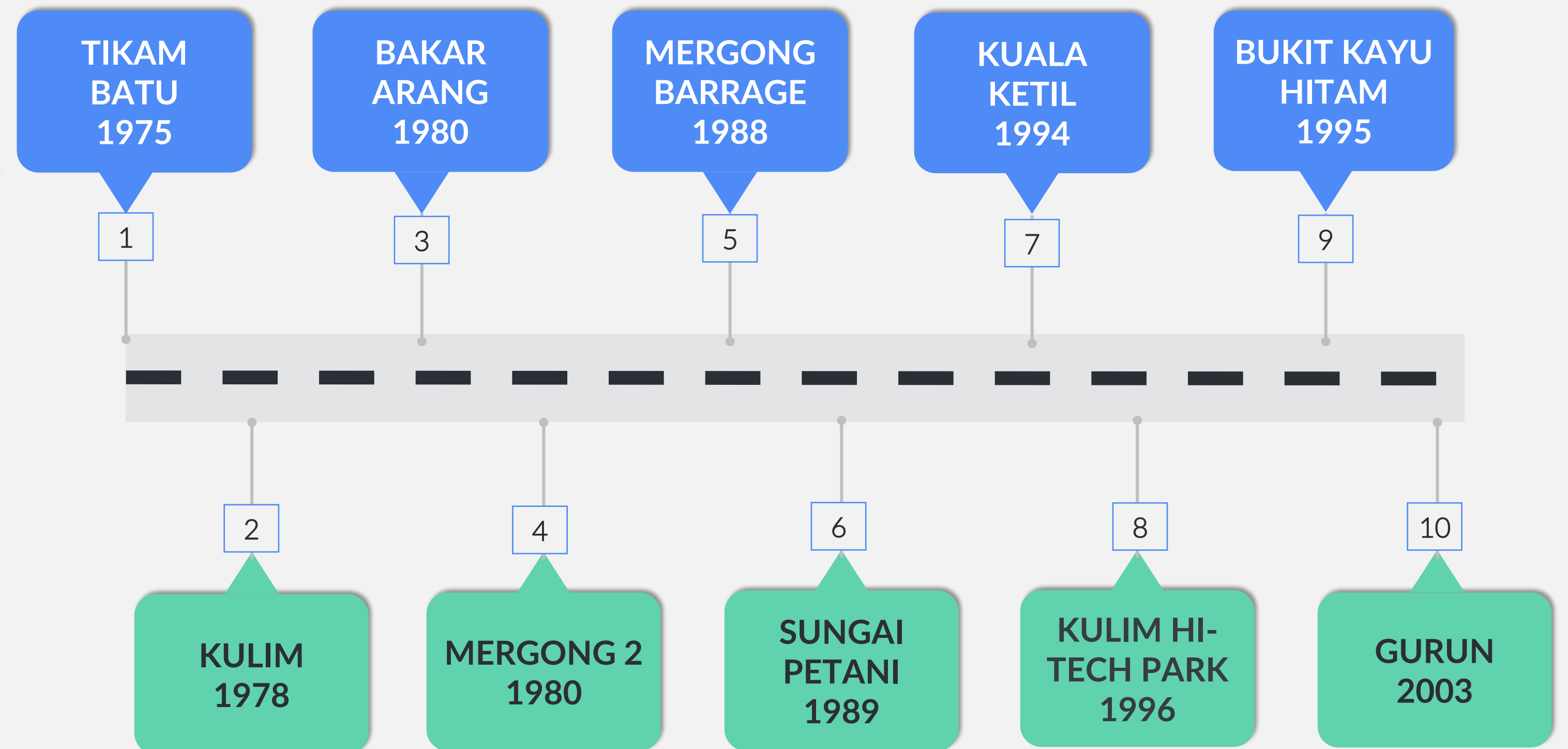
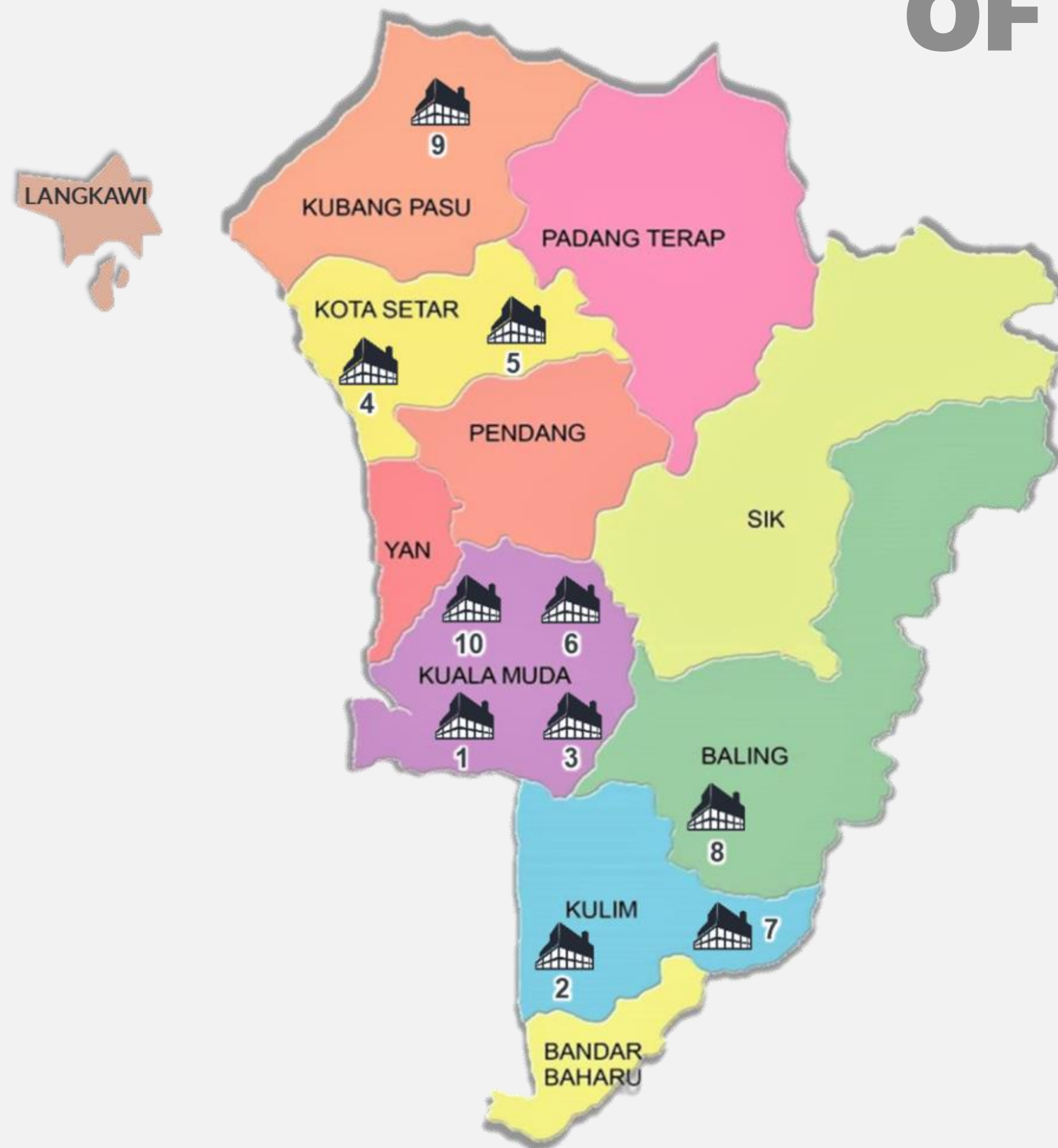
RM42.31 BIL (UP TO MARCH)

GDP PER CAPITA @ 2020

RM46 MIL

PERBADANAN KEMAJUAN NEGERI KEDAH

PIONEER DEVELOPER OF INDUSTRIAL ESTATES IN KEDAH



PERBADANAN KEMAJUAN NEGERI KEDAH

INDUSTRIAL ESTATES IN KEDAH

No.	Industrial Area	Development Year	Development Area (acre)	Sellable Area (acre)	Investors
1	Tikam Batu	1975	89.10	81.04	20
2	Kulim	1978	430.16	381.52	81
3	Bakar Arang	1980	588.20	431.58	115
4	Mergong II	1980	102.30	86.95	109
5	Mergong Barrage	1998	100.49	75.39	127
6	LPK Sungai Petani	1989	622.31	529.12	146
7	Kuala Ketil Phase 1 & 2	1994	348.58	226.30	58
8	Gurun	2003	379.81	303.22	23
9	Bukit Kayu Hitam Phase 1 & 2	1994	334.88	250.94	72
10	Bukit Kayu Hitam Phase 3	2015	238.52	134.40	

PERBADANAN KEMAJUAN NEGERI KEDAH

EXISTING PRODUCT/SERVICES



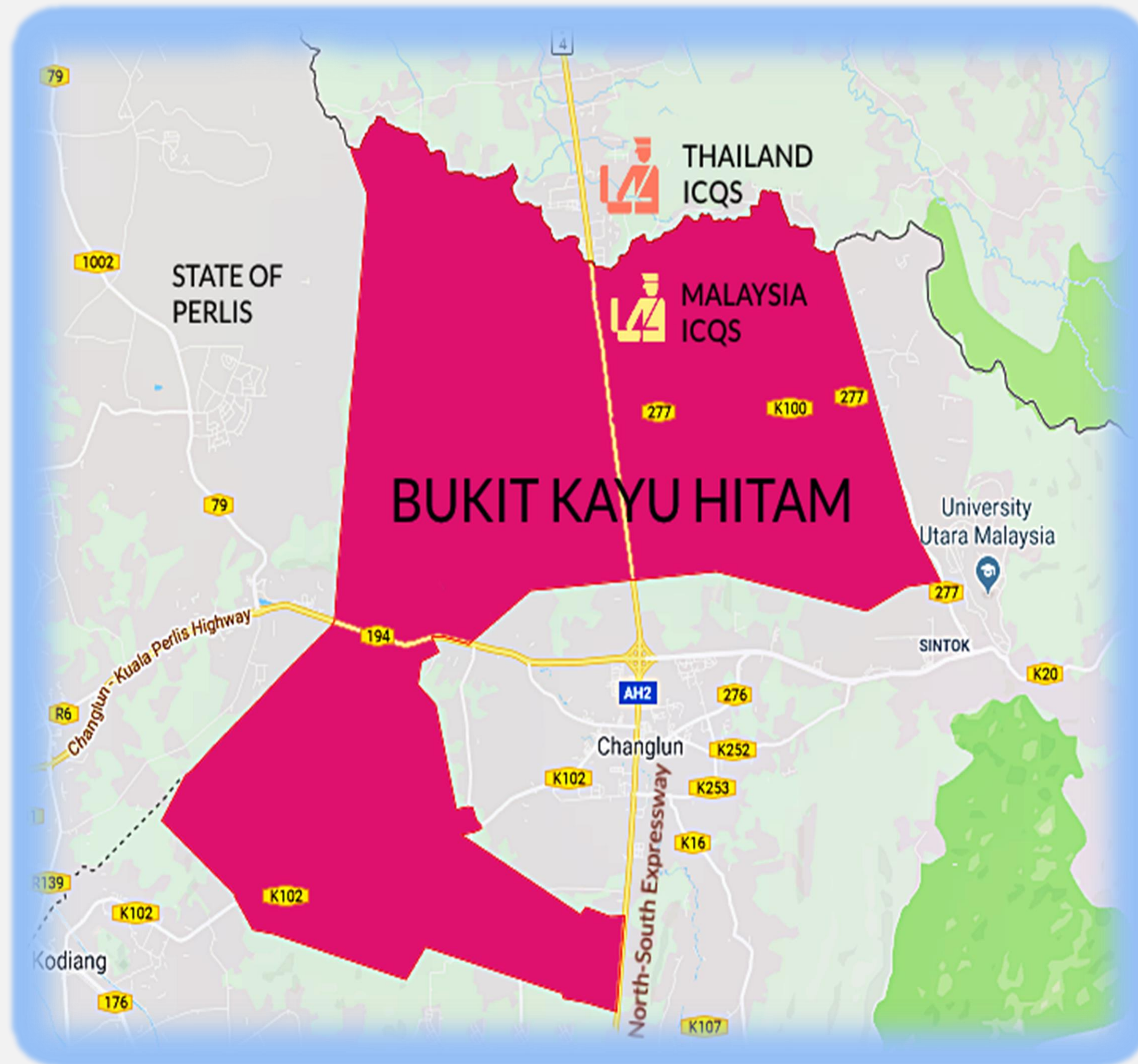
PERBADANAN KEMAJUAN NEGERI KEDAH

EXISTING PRODUCT/SERVICES



BUKIT KAYU HITAM

OVERVIEW



DISTRICT

KUBANG PASU

MAIN TOWN

BUKIT KAYU HITAM

LOCAL GOVERNMENT

KUBANG PASU DISTRICT
COUNCIL

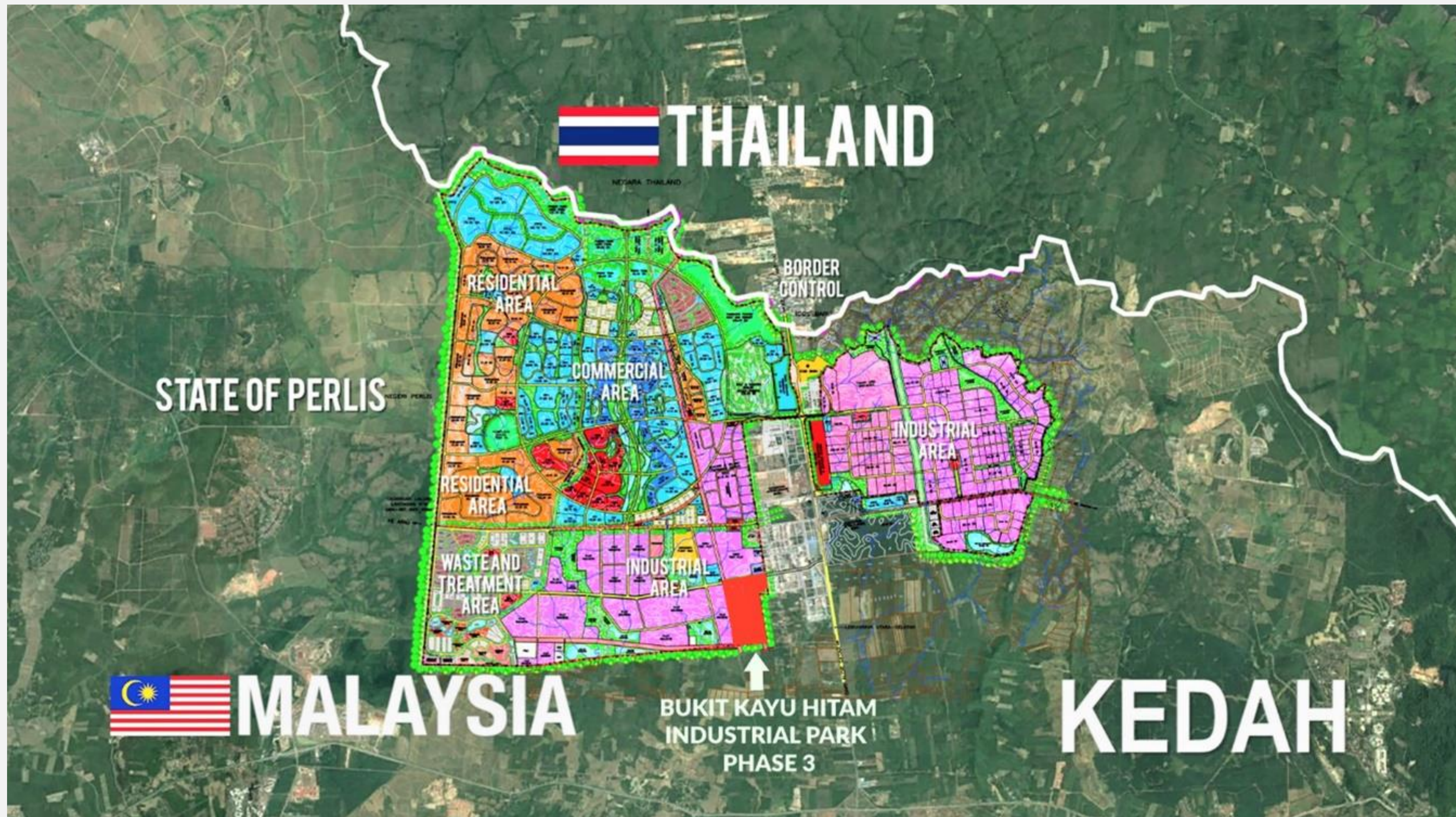
POPULATION@2020

254,200

ECONOMIC ACTIVITIES

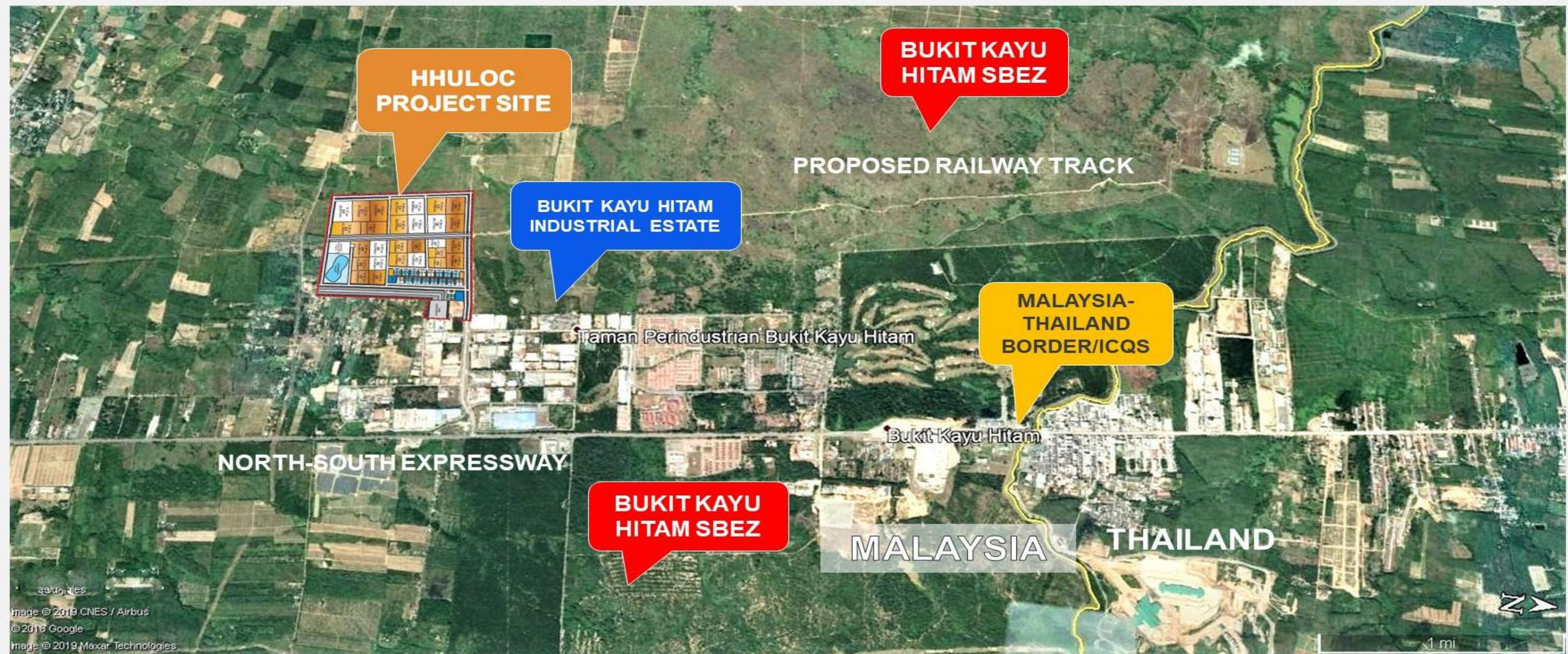
CROSS-BORDER TRADE/
AEROSPACE INDUSTRY/
AND TRANSPORTATION &
LOGISTICS

BUKIT KAYU HITAM INDUSTRIAL PARK



PERBADANAN KEMAJUAN NEGERI KEDAH

BUKIT KAYU HITAM



BUKIT KAYU HITAM

CURRENT ECONOMIC OVERVIEW

1

CROSS-BORDER TRADE

2

UNIV. UTARA MALAYSIA

3

BLACK FOREST GOLF

4

AEROSPACE INDUSTRY

5

LOGISTIC/WAREHOUSING

6

FUTURE SBEZ



1



2



3



4



5



6

PERBADANAN KEMAJUAN NEGERI KEDAH

BUKIT KAYU HITAM INDUSTRIAL PARK

PHASE 1 & 2: OVERVIEW



PERBADANAN KEMAJUAN NEGERI KEDAH

BUKIT KAYU HITAM INDUSTRIAL PARK

PHASE 1 & 2: OVERVIEW

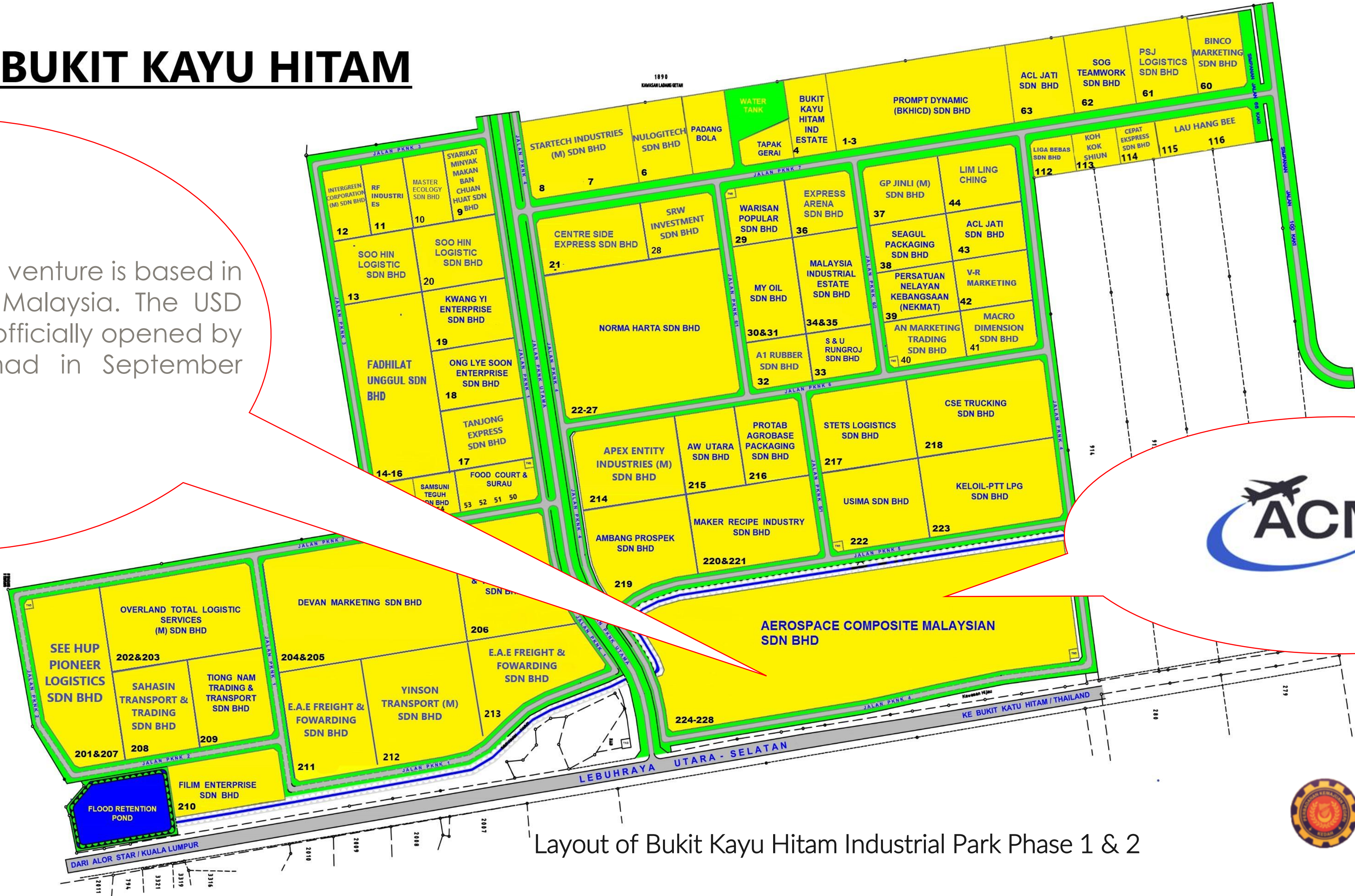


PERBADANAN KEMAJUAN NEGERI KEDAH

ANCHOR TENANT: AEROSPACE COMPOSITES MALAYSIA (ACM)

BUKIT KAYU HITAM

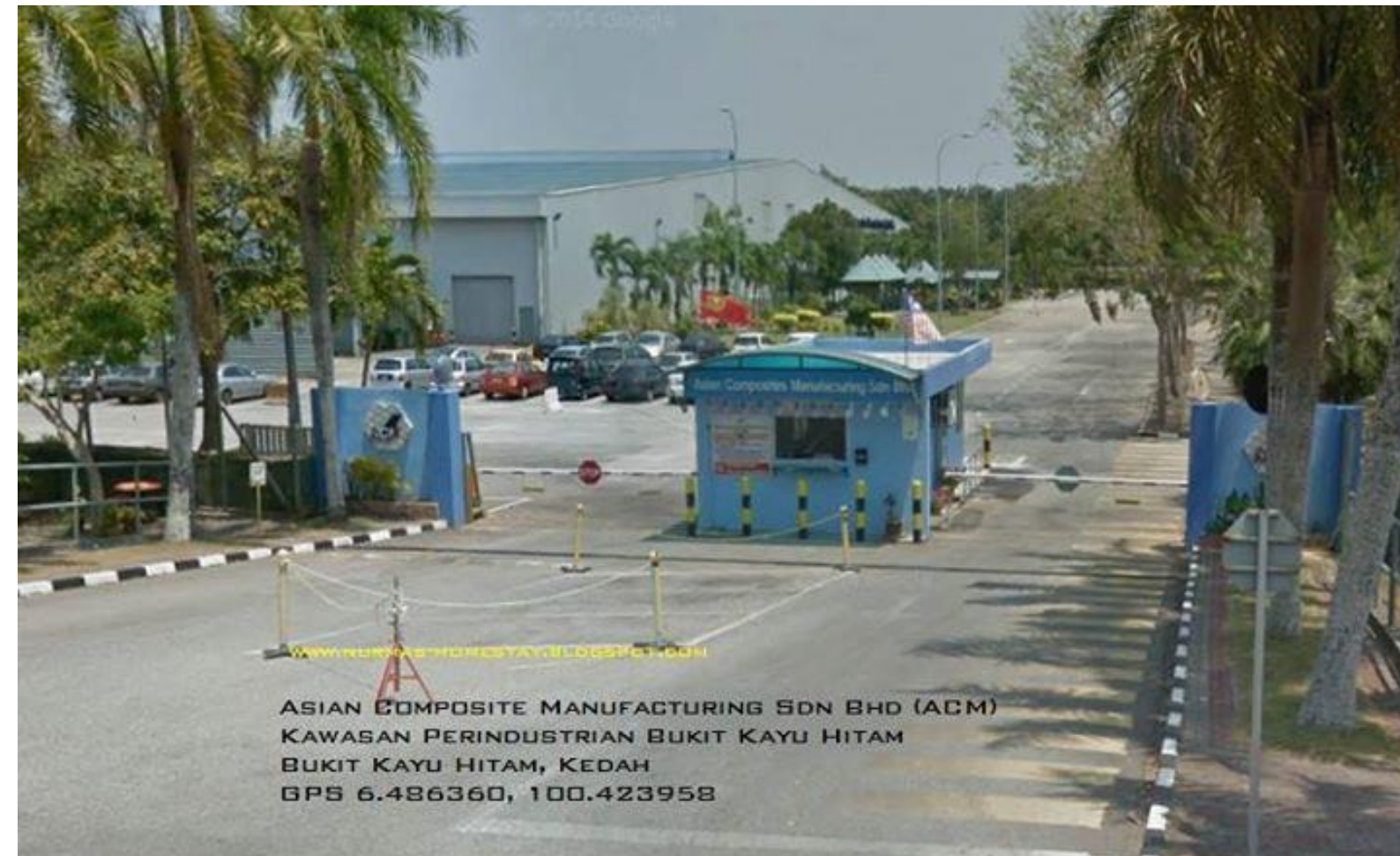
Established in 1996, the joint venture is based in Bukit Kayu Hitam, Kedah, Malaysia. The USD \$32 million ACM plant was officially opened by Tun Dr. Mahathir Mohamad in September 2002.



Layout of Bukit Kayu Hitam Industrial Park Phase 1 & 2



Aerospace Composites Malaysia Sdn Bhd. (ACM), supplier of composite products and subassemblies to the global aerospace industry, is a strategic alliance between U.S. joint venture partners The Boeing Company and Hexcel Corporation.



PERBADANAN KEMAJUAN NEGERI KEDAH

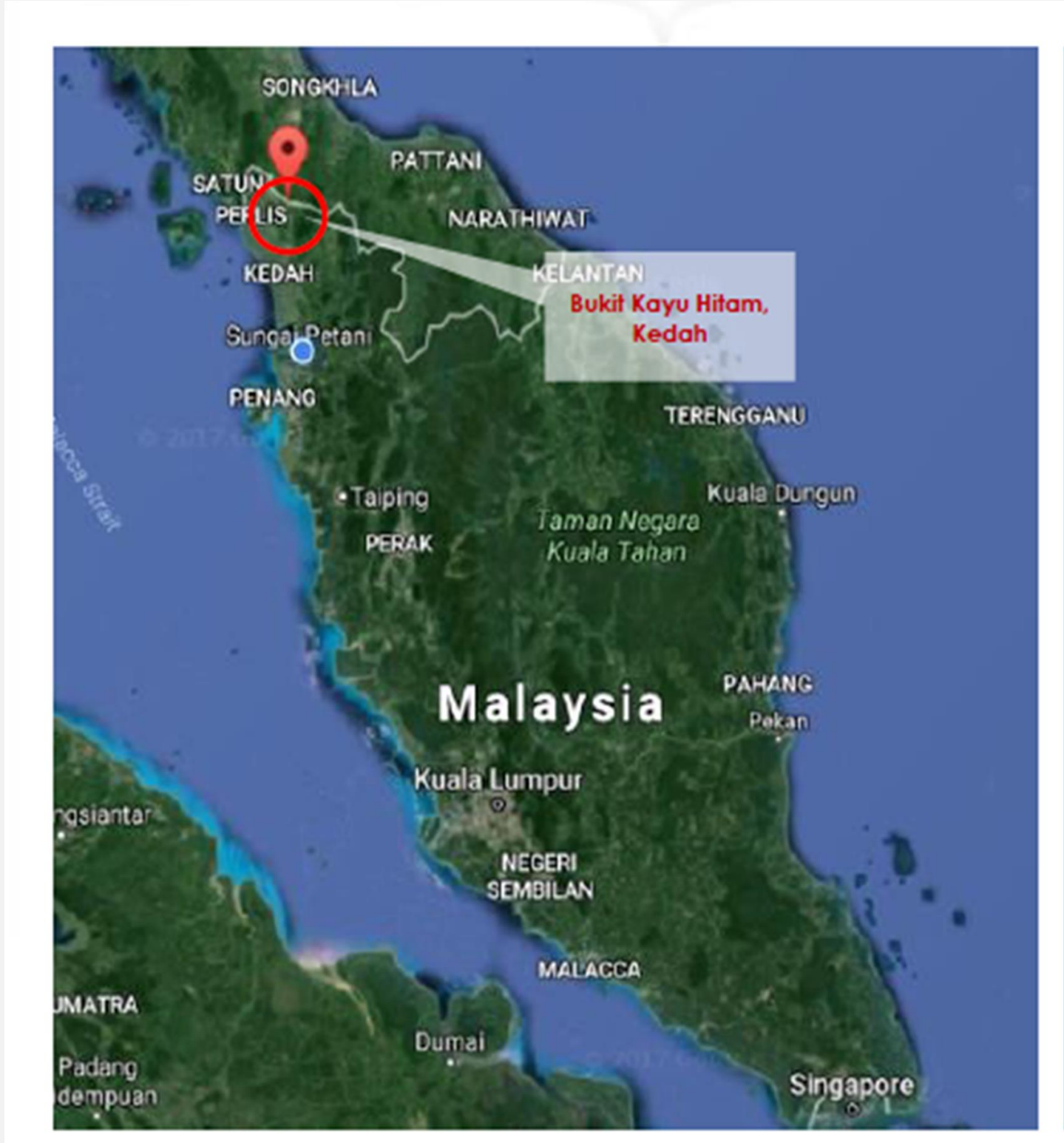
BUKIT KAYU HITAM PHASE 3



LOCATION	BESIDE KSTP & NORTH-SOUTH HIGHWAY
TOTAL SIZE OF SITE	238 ACRES (96.3 HA)
LAND OWNER/ DEVELOPER	PKNK
LAND STATUS	LEASEHOLD
DEVELOPMENT STATUS	DRAINWORKS
VACANT POSSESSION	4Q2020

BUKIT KAYU HITAM

INDUSTRIAL PARK PHASE 3

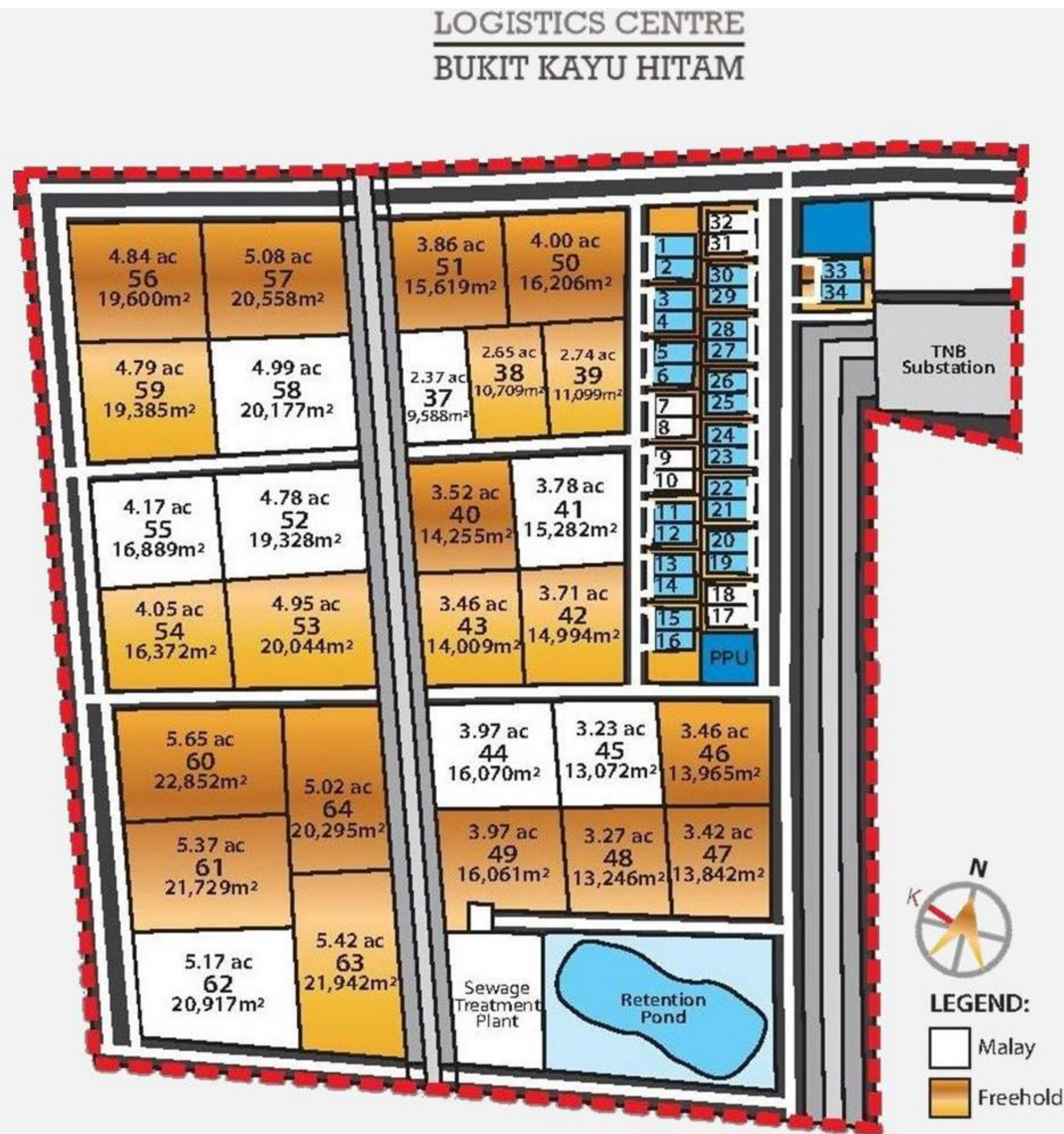


	Key Location Advantages
1	Strategic location (5km to CIQ Bukit Kayu Hitam and 29km to the Malaysia-Thailand border)
2	Centrally-located within a fast-growing Malaysia-Thailand, cross-border trade activities and the new, sustainable and integrated Special Border Economic Zone (SBEZ) development
3	Inter-connected with an existing and continually-upgraded world class infrastructure
4	Superb utilities and transportation interconnectivity
5	Easy access to abundant educated skilled and semi-skilled workers
6	Plentiful lifestyle choices available within a 40km radius
7	Bukit Kayu Hitam Industrial Park Phase 3 is exclusively developed by Perbadanan Kemajuan Negeri Kedah or Kedah State Development Corporation – a highly reliable, proven and reputable industrial park developer in Kedah since the 1970s.



PERBADANAN KEMAJUAN NEGERI KEDAH

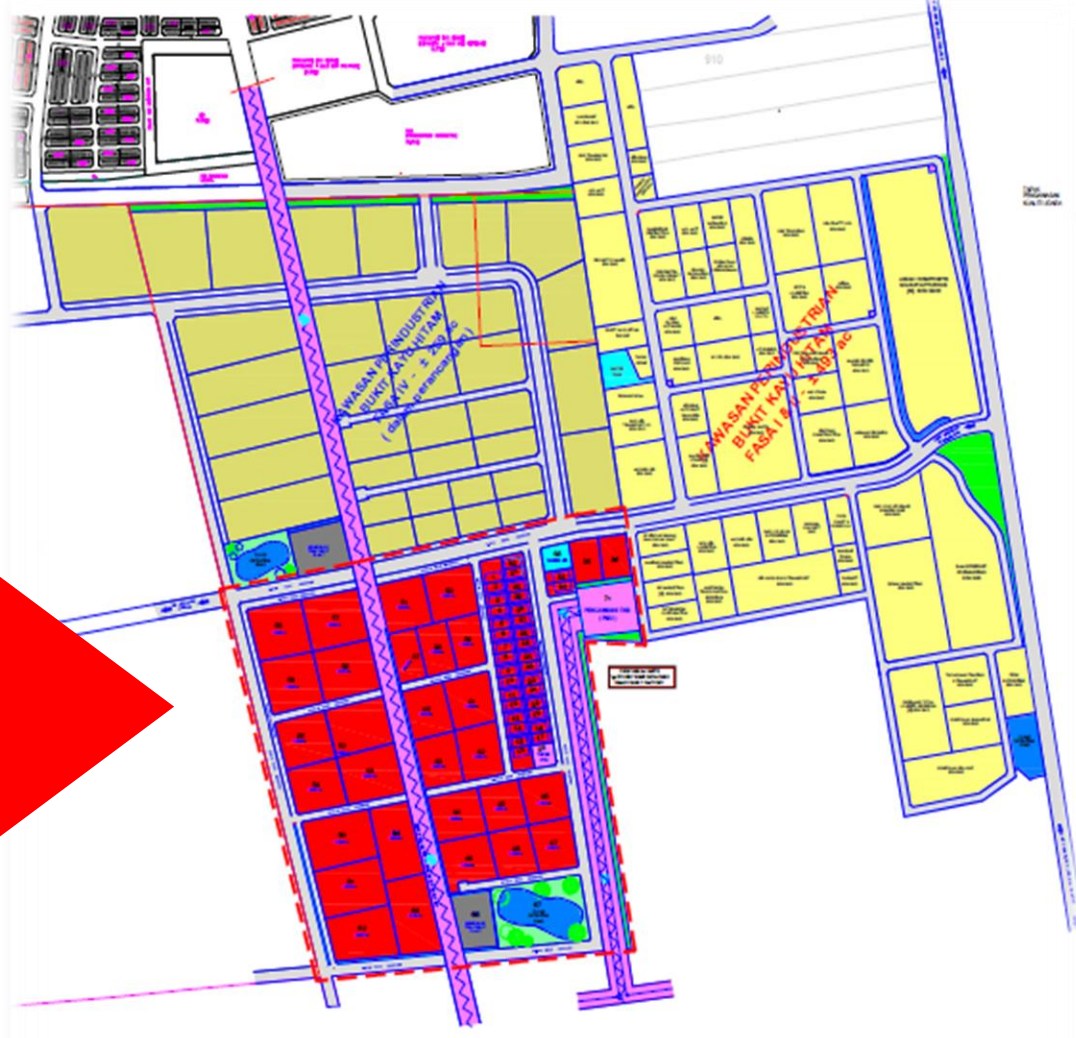
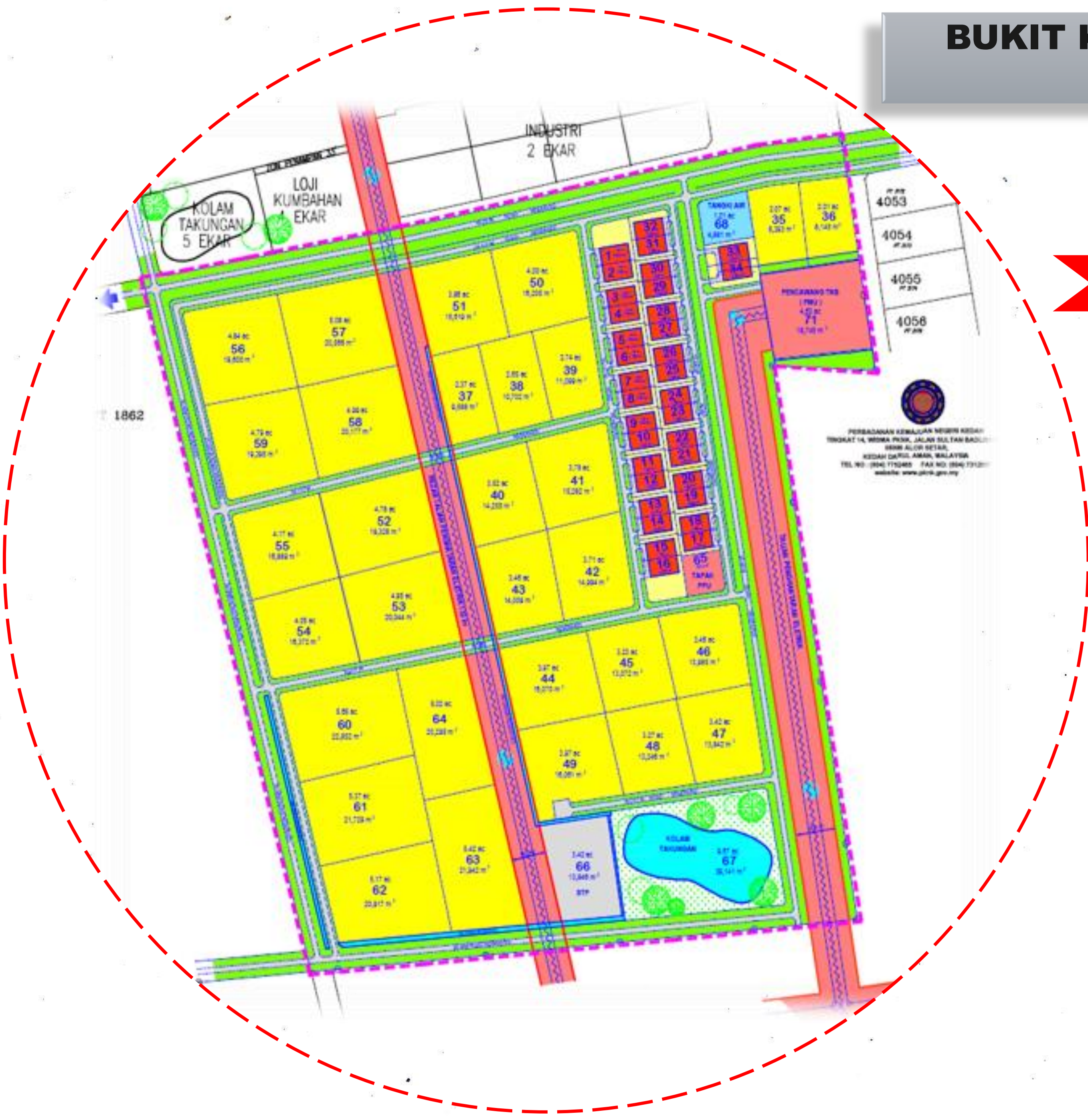
BUKIT KAYU HITAM PHASE 3



PREFERRED INDUSTRIES



**BUKIT KAYU HITAM PHASE 3
SITE PLAN**



SALEABLE LOT		136.06 ac	
LOT INDUSTRI	UNIT	ACRE	%
- SEMI-DETACHED RBF	34	16.29	11.97
- +2 ac INDUSTRIAL LOT	5	11.84	8.70
- +3 ac INDUSTRIAL LOT	10	35.79	26.31
- +4 ac INDUSTRIAL LOT	6	25.81	18.97
- +5 ac INDUSTRIAL LOT	9	46.33	34.05
TOTAL	64	136.06	100.00

BUKIT KAYU HITAM

INDUSTRIAL PARK PHASE 3

LOGISTICS CENTRE
BUKIT KAYU HITAM

LATEST SITE DEVELOPMENT



Adjacent TNB Power Substation

BUKIT KAYU HITAM INDUSTRIAL PARK PHASE 3

LOGISTICS CENTRE
BUKIT KAYU HITAM

LATEST SITE DEVELOPMENT



BUKIT KAYU HITAM INDUSTRIAL PARK PHASE 3

LOGISTICS CENTRE
BUKIT KAYU HITAM

LATEST SITE DEVELOPMENT



BUKIT KAYU HITAM
INDUSTRIAL PARK PHASE 3
CURRENT LESSEE



Lot 56 & 57:
SM Pharmaceuticals Sdn Bhd



Lot 50:
Ma Hup Seng Engineering Sdn Bhd



Lot 40:
S.T.V. Trading Agency



Lot 42:
JJ Express Services Sdn Bhd

Lot 1 & 2:
Dinxings (M) Sdn Bhd



Lot 3 & 4:
AHL Energy Resources Sdn Bhd



Lot 28:
Nation Lorry Parts Sdn Bhd

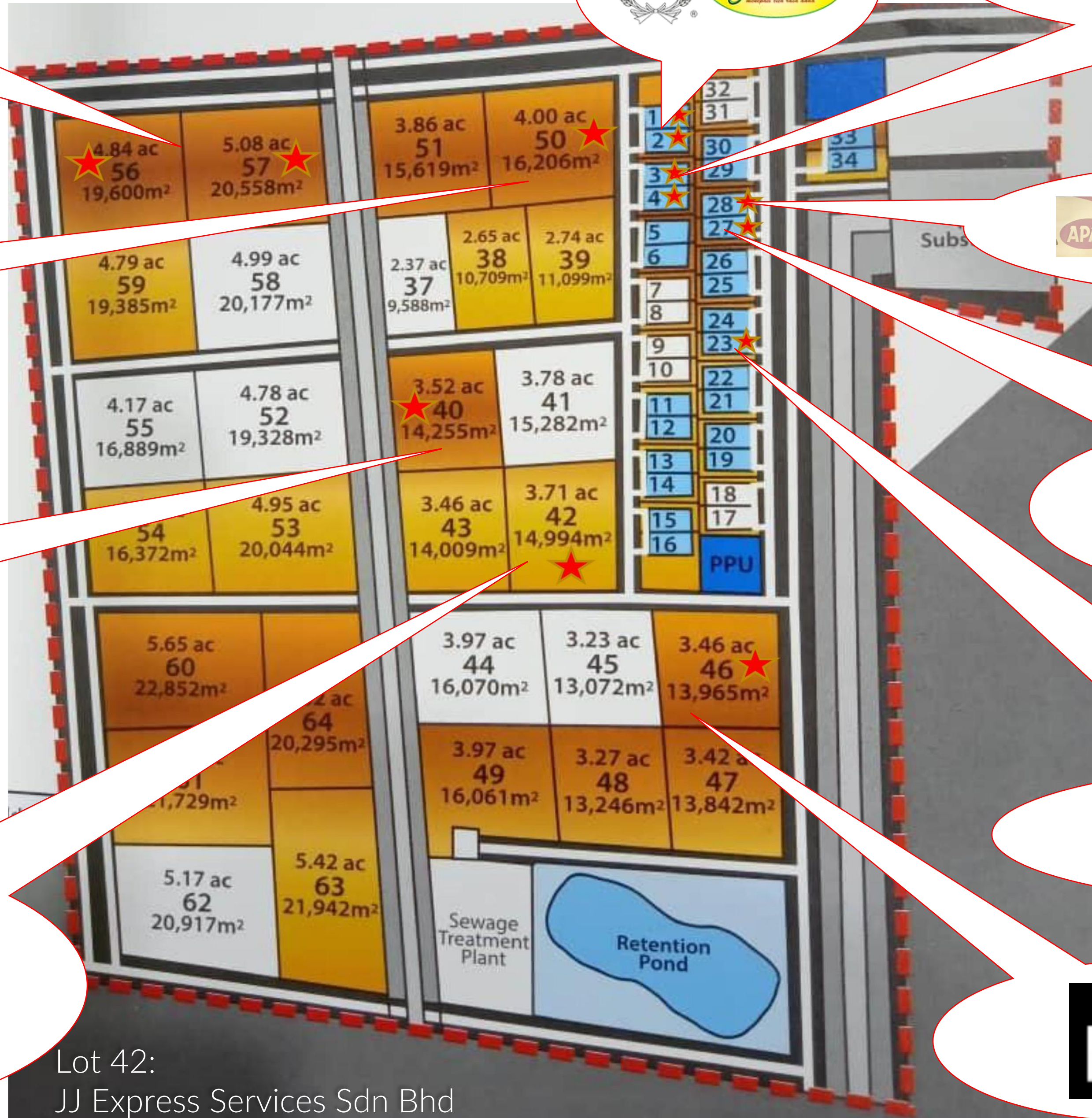


Lot 27:
DZ Northern Forwarding Agency

Lot 23:
Infinity Consult

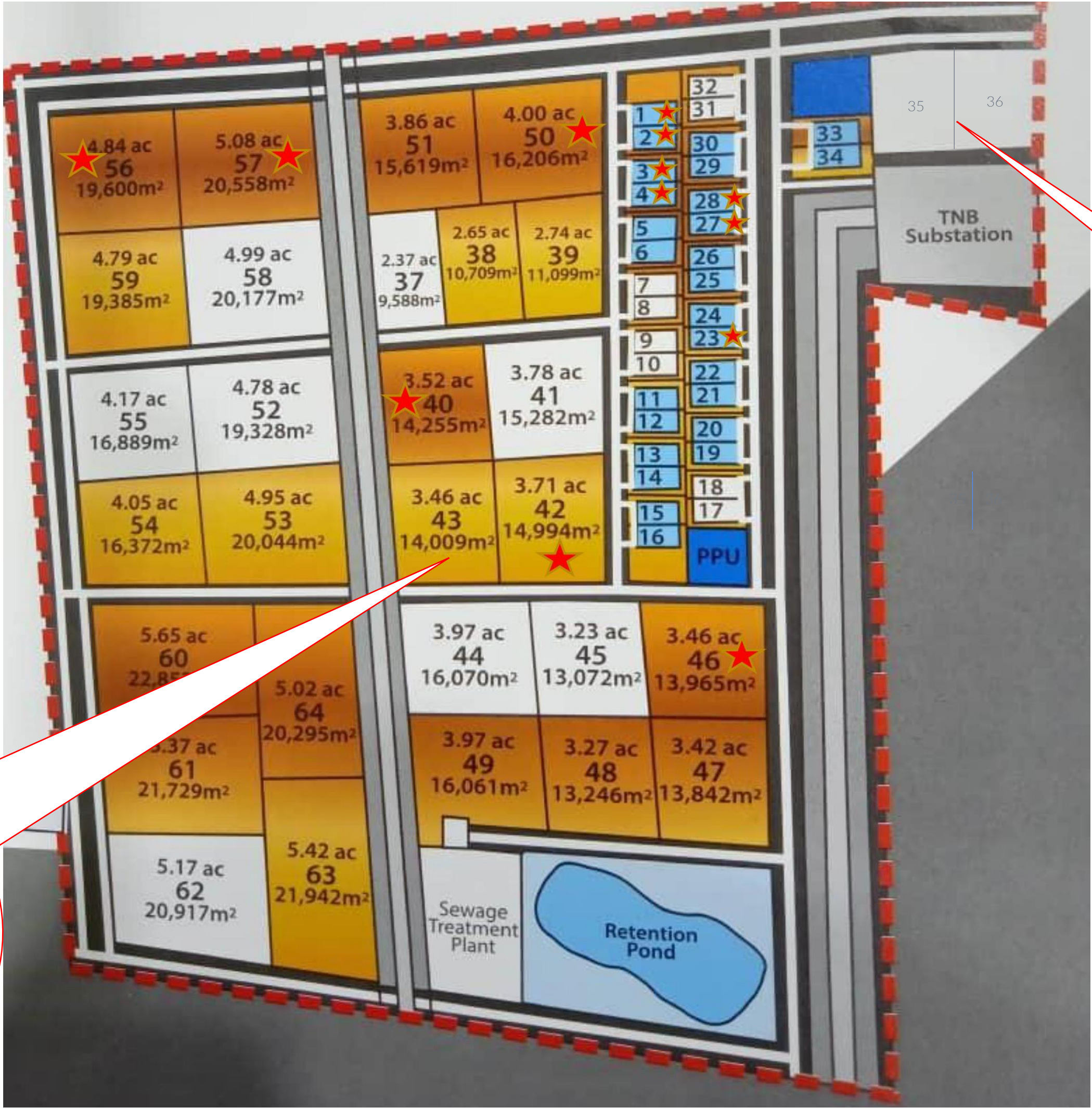


Lot 46:
Nilam Makmur Sdn Bhd



BUKIT KAYU HITAM
INDUSTRIAL PARK PHASE 3
CURRENT RENTOR

BUKIT KAYU HITAM INDUSTRIAL PARK PHASE 3



Lot 43:
JJ Express Services Sdn Bhd



Lot 35 & 36:
AW Utara Sdn Bhd



BUKIT KAYU HITAM

INDUSTRIAL PARK PHASE 3

SUPERB UTILITIES AND TRANSPORTATION NETWORK



Power/Electricity



Water



Telecoms



Natural Gas



Airport



Highways



Logistics network



Railway



Seaport



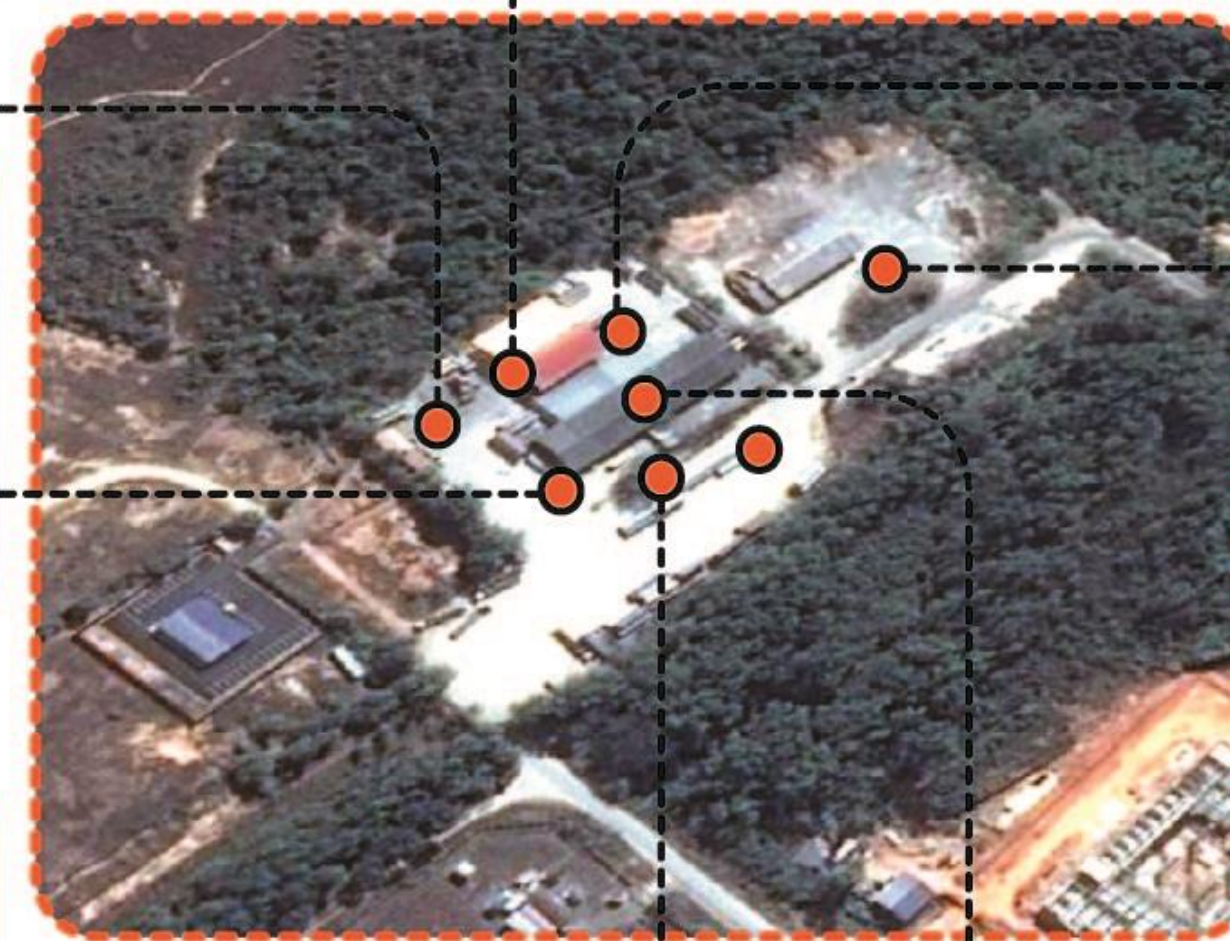
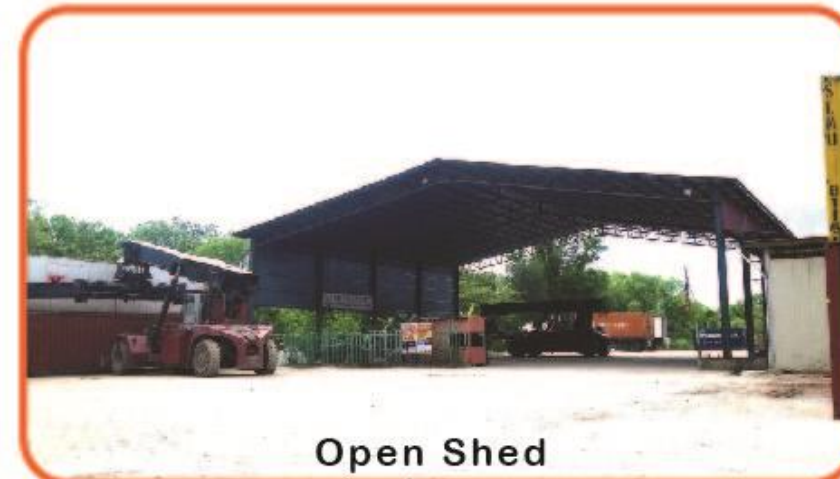
Healthy lifestyle

PKNK - Gudang sediada 4 ekar di Bukit Kayu Hitam

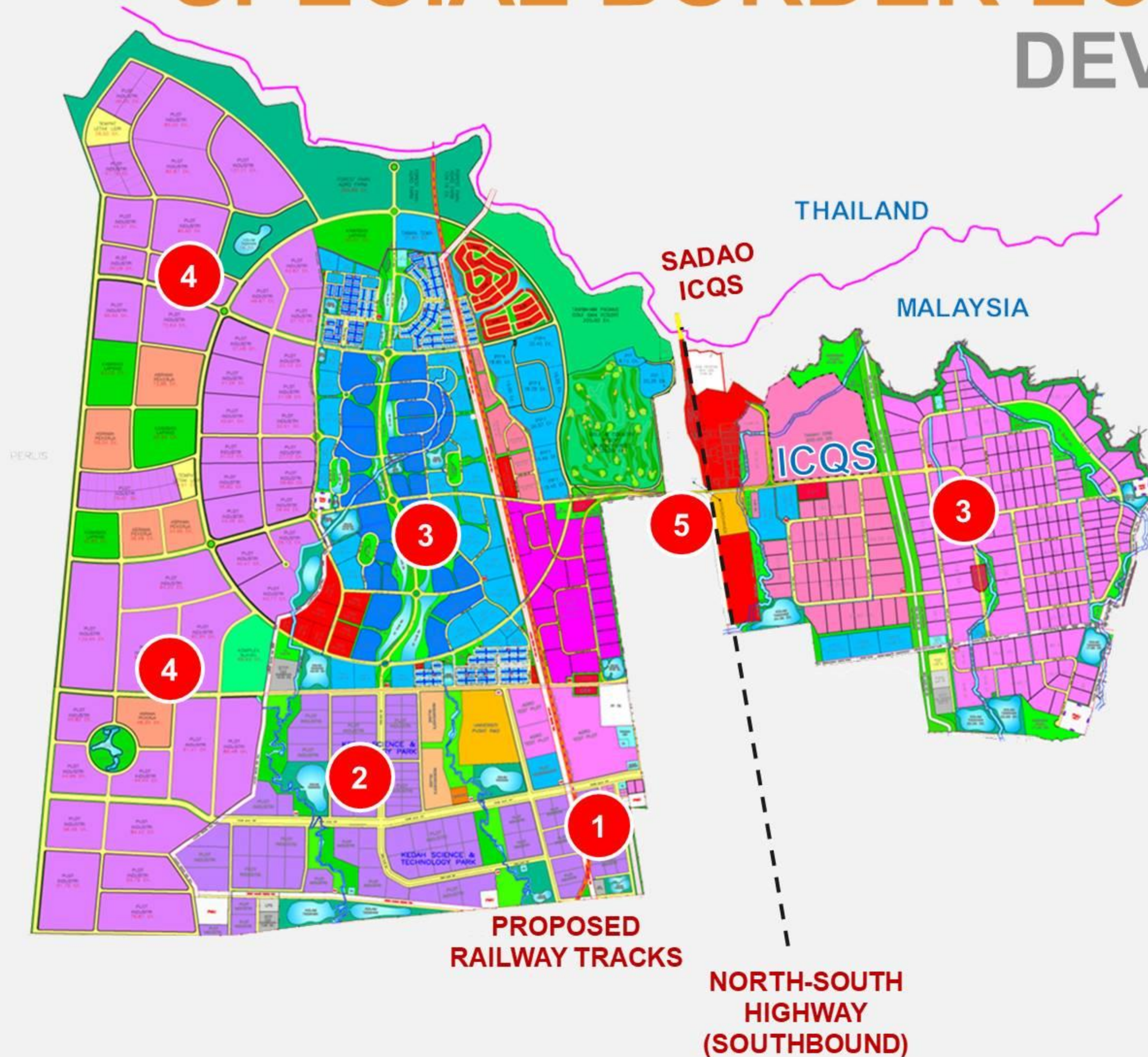
- 5 unit gudang serta lot tanah
- disewa kepada Transexpress Forwarding Sdn Bhd

Cadangan untuk menambah gudang baru di KSTP

KEADAAN SEMASA TAPAK



BUKIT KAYU HITAM SPECIAL BORDER ECONOMIC ZONE (SBEZ) DEVELOPMENT MASTERPLAN



1

HALAL HUB & LOGISTICS CENTRE
(HHuLoC)

2

CG BIOTECH (FOOD PROCESSING)

3

KOTA PERDANA SBEZ
(BY NORTHERN GATEWAY)

4

GREATER SBEZ
(BY PKNK)

5

KUBANG PASU DISTRICT COUNCIL
(FUTURE PLAN)

BUKIT KAYU HITAM

INDUSTRIAL PARK PHASE 3

No.	Supporting Infrastructure	Business Incentives
1.	Treated water storage tank	Qualifying park tenants enjoy MIDA Business Incentives that includes:
2.	Telecommunication Interconnectivity	a. Pioneer status
3.	Power/Electricity Sub-Station	b. Investment Tax Allowance (ITA)
4.	Accessibility to Global Logistics Network <ul style="list-style-type: none"> - airport, seaport and railway - road, expressway and highway - Logistics and warehousing solution 	c. Income Tax Exemption
5.	Drainage and Sewage Maintenance	d. Import duty exemption on raw materials, components, machinery, spare parts and equipment
6.	Inland Port	
7.	Onsite Park Management Office	

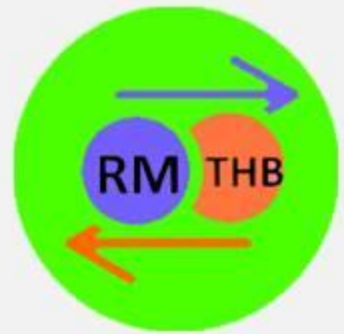


BUKIT KAYU HITAM INDUSTRIAL PARK PHASE 3

Utilities	Measurement
Power Supply	18 mw
Water Supply	3.3 mld
Internet Coverage	4G (Celcom, Maxis, Unifi, Umobile, DiGi etc)
Internet Speed/Capacity	Within range 25 Mbps (+-)



BUKIT KAYU HITAM SPECIAL BORDER ECONOMIC ZONE (SBEZ) BOOSTING TRADE. ADVANCING BUSINESS.



MALAYSIA-THAILAND
CROSS-BORDER TRADE
2018: RM70 BIL
2017: RM65 BIL



HIGH VOLUME OF
CONTAINERS AT BKH
2018: 400,000 TEUs
2017: 270,000 TEUs



INVESTMENTS
INFLOW
1Q2019: **RM7.75 BIL**



OVERALL SBEZ
LAND AREA
11,800 ACRES



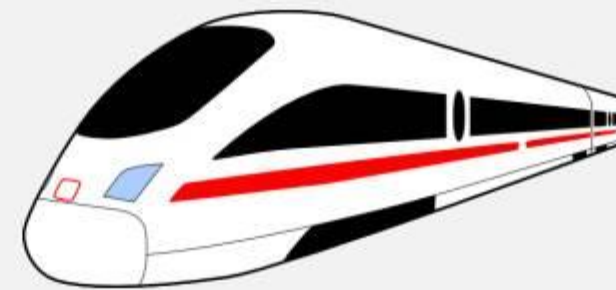
KOTA PERDANA
SBEZ AREA
4.935 ACRES



SUPERCITY
DEVELOPMENT
**7 MAJOR SATELLITE
PRECINTS**



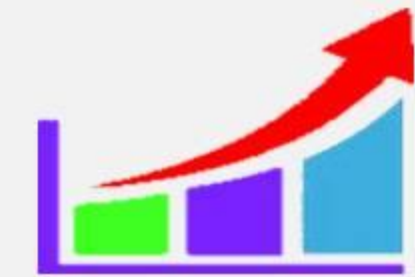
TRUCK DEPOT
DEVELOPMENT
**RM25 MIL BUDGET
APPROVED***



RAILWAY TRANSPORTATION
UPGRADE NATIONWIDE
**RM2.46 BIL BUDGET
APPROVED***



PROPOSED
DEVELOPMENT OF
INLAND PORT



VIBRANT ECONOMY
OF HIGH POTENTIAL
2030 GDP: RM57.4 BIL?
2030 JOBS: 23,000?

* MALAYSIA 2020 BUDGET



BUKIT KAYU HITAM INDUSTRIAL PARK PHASE 3

ANNOUNCEMENT!

Special COVID-19 Stimulus Package:

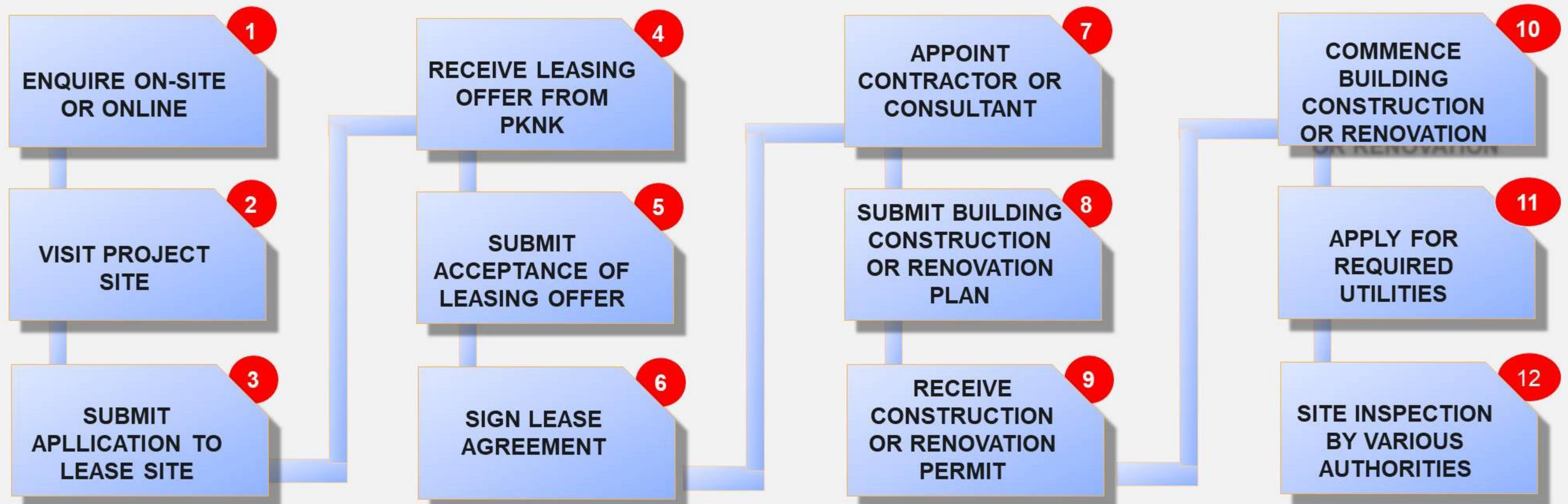
From now until April 2022: purchasers will enjoy a 25% lease price reduction off the original lease price of RM28 per sqf

The leasing tenure is for 60 years with an option to extend lease for additional 38 years

BUKIT KAYU HITAM

INDUSTRIAL PARK PHASE 3

LEASING & OCCUPANCY PROCESS FLOW



BUKIT KAYU HITAM

INDUSTRIAL PARK PHASE 3

*Thank
You*



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