



WHY JOHOR IS YOUR NEXT INVESTMENT DESTINATION

Presented by

YBhg Datuk Syed Mohamed Syed Ibrahim
President & Chief Executive
Johor Corporation

Introduction to JCorp



Johor Corporation (JCorp) was incorporated as Perbadanan Kemajuan Ekonomi Negeri Johor (PKENJ) by the Johor State Government under Enactment No.4/1968 (*Enakmen Perbadanan Johor No.4/1968*) which was passed on **18 May 1968** as the principal development institution to drive the growth of the state's economy. It was later amended in 1995 and renamed to **Johor Corporation** (*Pindaan; Enakmen No.5/1995*).

Our Core Businesses



Agribusiness



**Leading RSPO-
certified palm oil
group**

Wellness & Healthcare



**Largest private
healthcare group in
Malaysia**

Food & Restaurants



**Vertically
integrated food
operator**

**Real Estate &
Infrastructure**



**End-to-end
sustainable
real estate
solutions provider**



HEALTHCARE SERVICES

Johor has the **3rd highest number of hospitals** in Malaysia with **12 Government Hospitals** and **34 private hospitals**



AGROFOOD

Johor is **the second-largest producer of agricultural products and fruits** and been expanding its agriculture and food production



LOGISTICS & TRANSPORT

Johor has **strong maritime infrastructure** with multiple ports, an **international airport** and a **good network of highways and rail link**



ELECTRICAL & ELECTRONICS

Johor is an **EMS hub** for some of the world's largest EMS companies and is **home to some of the largest data and cloud players** within the Southeast Asia Region



LEISURE & TOURISM

Johor is blessed with a **long coastline, island destinations, eco-tourism hotspots, international theme park** as well as **heritage, leisure and shopping attractions**



OIL & GAS

Johor has an established **trading centre for oil and gas products**, as well as **infrastructure to support downstream oil and gas activities**



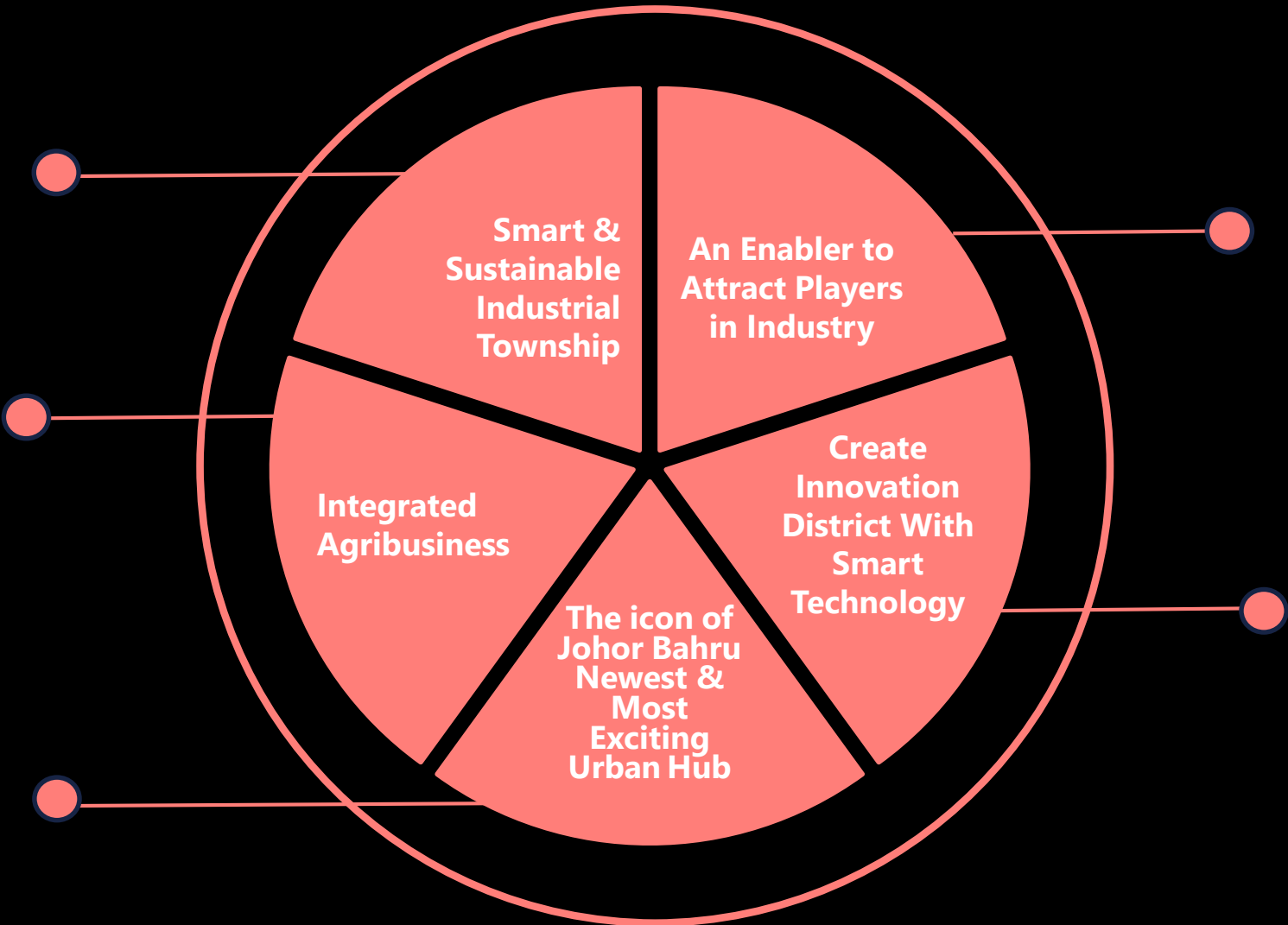
Our Upcoming Strategic Projects

iBTEC



farmbyte

ARENA
LARKIN



STeP
Sedenak Tech Park

iB
IBRAHIM INTERNATIONAL
BUSINESS DISTRICT

iBTEC
Ibrahim Technopolis

A Project by
JLG
A JCORP Company



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Ibrahim Technopolis

Vision

Accelerating ingenuity



Mission

- A global benchmark for smart and sustainable township
- Offering game changing eco-system and effective digital platform for the new economy to flourish and sustain

Project Information

LOCATION



BUILT AREA

7,290 acres

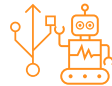
DEVELOPMENT PERIOD

25 Years

Targeted Sectors



Data Centres &
Cyber Security



Advanced Electrical &
Electronics (E&E),
Robotics & Ai Tech



Medical &
Pharmaceutical



Smart Logistics
& Warehousing



Knowledge
Driven



SDG & ESG
Initiatives

Master Plan Layout



Data Centre
(Sedenak Tech Park I – STeP I)



Data Centre (Sedenak Tech
Park II – STeP II)



Discovery City / R&D /
Universities / Vocational



Logistics & Warehousing Hub



Advanced Electrical &
Electronics (E&E) Hub



Biotech / Medical / Robotics /
Automation / Machinery



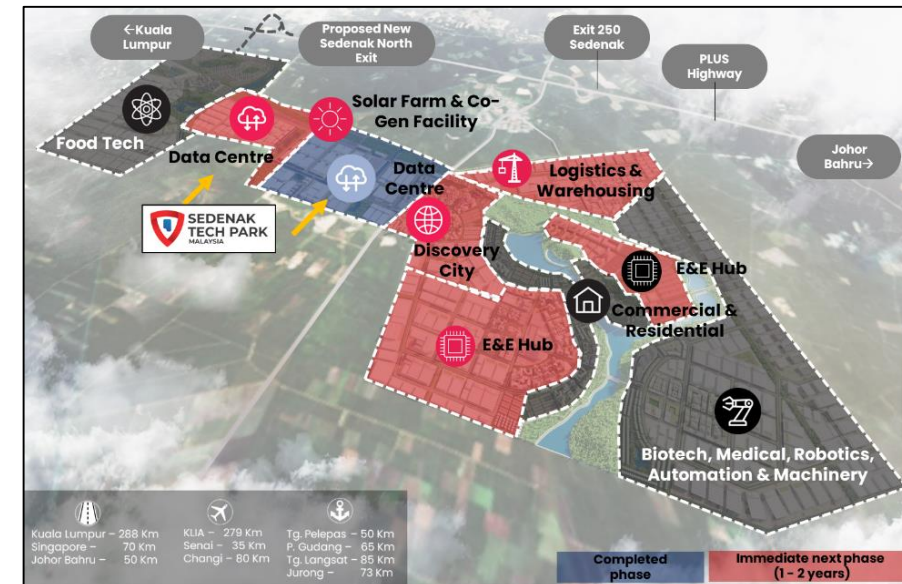
Commercial & Residential



Food Tech / R&D



Solar Farm & Co-Gen Facility



STeP

Sedenak Tech Park

A Project by



Sedenak Tech Park (STeP)

Vision

Catalytic development propelling regional growth and positioning Sedenak as a hub of Data Centre



Project Information

LOCATION



INFRASTRUCTURE WORK

Commencing Q3 2023

BUILT-UP AREA

22 Data centres land plot (5-57 acres)

INFRASTRUCTURE & UTILITIES

- 20,000 PE Sewerage Treatment Plant
- 2 dedicated 275kV TNB PMUs (up to 960 MVA)
- Direct tap to the TNB 275kV grid for Data Centres > 100MV
- TM & TIME fibreoptics are available; other telcos & dark fibre in planning
- Water Supply (51 MLD Capacity)

Highlights



Developed by JCorp, a **reputable industrial developer** with over 34 industrial parks across Johor, fully owned by the Johor State Government



STeP is designed specifically for the Data Centre ecosystem



Availability of **Sustainable Energy sources (Solar Farms & Co-Gen Power Plant)**



STeP is part of iBTEC, which will subscribe to the **Low Carbon Cities Framework (LCCF)** and **Malaysia Digital (MD) Cyber Centre certifications**

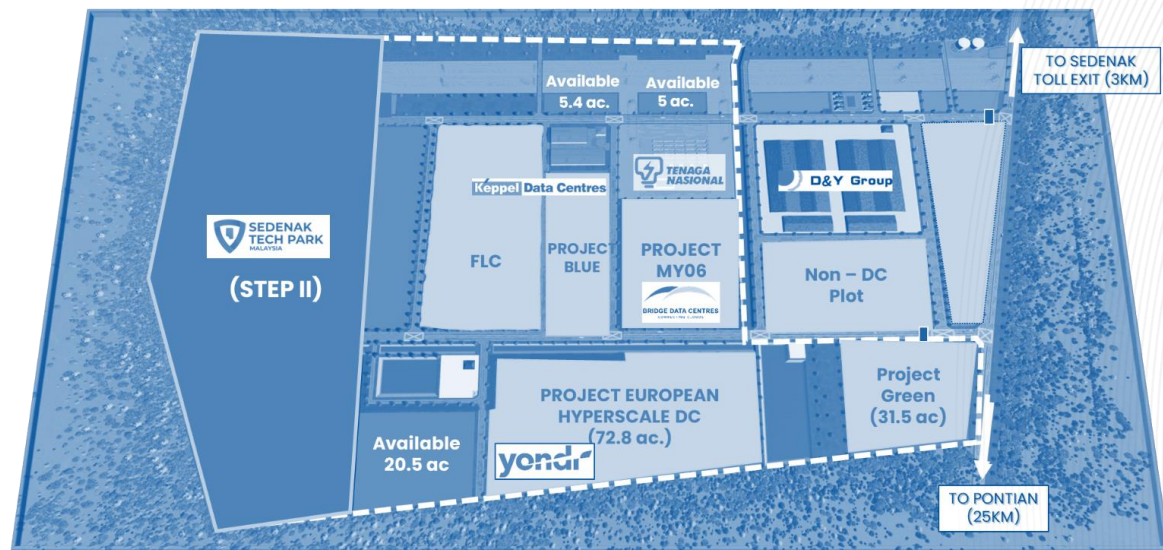


STeP's Park Management System & nearby amenities offer security, facilities & peace of mind



Availability of **ample ready infrastructures (power supply, fiber optic connections & water supply)**

Master Plan Layout





IBRAHIM INTERNATIONAL
BUSINESS DISTRICT

A Project by



A JCORP Company



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Ibrahim Technopolis

Vision

A Liveable and Loveable Hub



Mission

A vibrant, soulful rejuvenated city through sustainable living, creativity and culture inclusivity while preserving its unique characteristics

Project Information of Johor Bahru CBD Rejuvenation

LOCATION



Johor Bahru CBD

BUILT-UP AREA

250 acres

Project Features



Smart, Sustainable & livable destination



Destination for **arts culture & heritage** appreciation



Safe, clean & Beautiful destination



Well connected For better mobility



Destination for **creative, innovative & vibrant** community



Springboard for **local businesses**



Destination For **world class events, arts & culture**



One stop investment centre & business friendly incentives

Project Sectors

Business Quarter

Royal Boulevard

Central Park

Innovative District

Creative District

Heritage District



ARENA LARKIN

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Arena Larkin

Vision

A unique and powerful urban place that defines Next-Generation Urban Lifestyle



Mission

Providing smart solutions to current and future challenges of urbanisation, connectivity, growing middle class and sustainability imperatives

Project Information

LOCATION

Johor Bahru



BUILT-UP AREA

180 acres

DEVELOPMENT

25 to 30 years



A city that empowers its community to overcome urban living challenges through smart solutions



Access to high quality, safe, enjoyable living and working environment for everyone



Award winning low carbon smart city



Multi-modal Transit Hub & ETS Station



farmbyte

A Project by

KUUM
A JCORP Company



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Farmbyte Food Hub

Vision

A global leader in integrated Agrofood business

Mission

- To produce high value Agrofood products that are in demand for the local and international markets
- To strengthen and innovate JCorp Group's capability across the Agrofood value chain in an environmentally and socially sustainable manner

Project Information

LOCATION

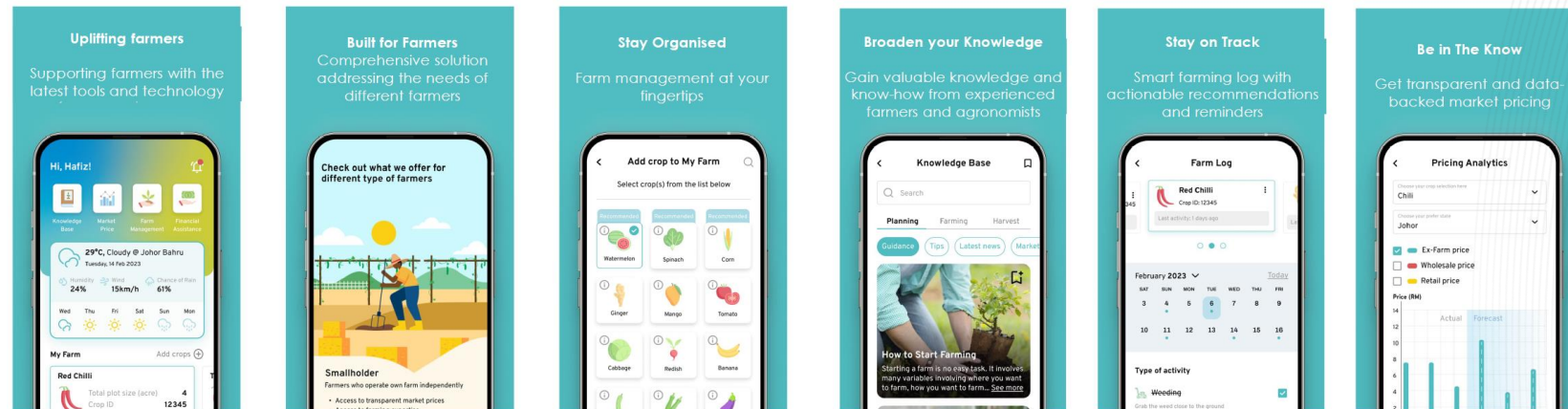
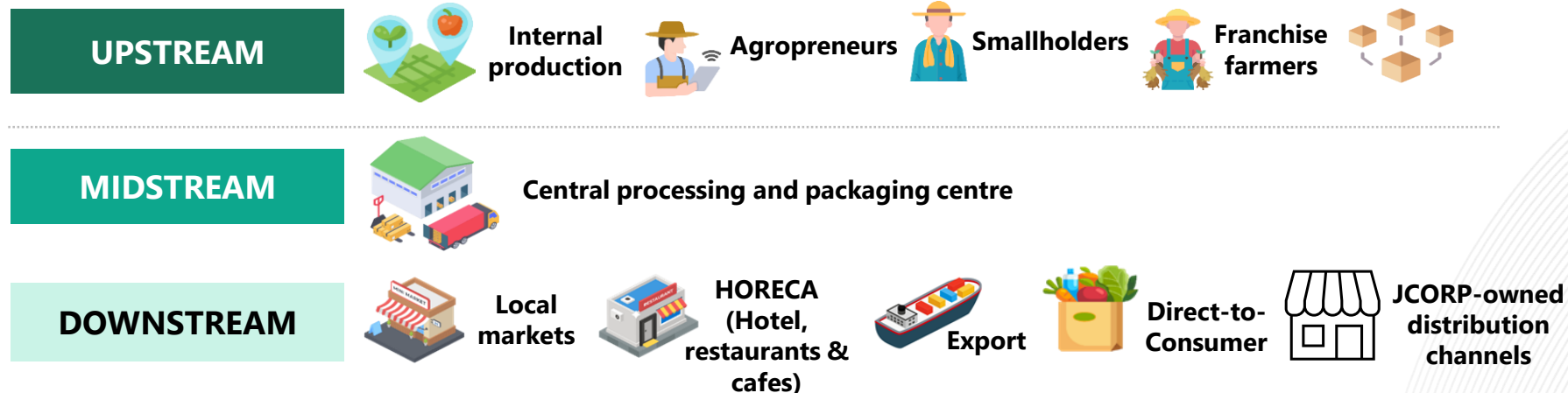


BUILT-UP AREA

220 acres (1,020 acres by 2027)

Business Model

Our digital food hub model will stitch the agrofood ecosystem, creating value through inclusive participation into the value chain and access to high value distribution channels



End-to-end enabled by DIGITAL platform



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Thank You