



# Automotive Hi-Tech Valley (AHTV)

Tanjung Malim  
Malaysia



23 October 2023



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3. Key Takeaways

# **1. Overview of AHTV**

# AHTV is Strategically Located North of Kuala Lumpur



279 km  
4 hrs

**KUALA LUMPUR**



85 km  
50 min

**PORT KLANG**



110 km  
1 hr



140 km  
1.5 hr

**JOHOR BAHRU / SINGAPORE**



415 km  
4 hrs

Penang

**Perak**



Selangor

Kuala Lumpur

Port Klang

KLIA

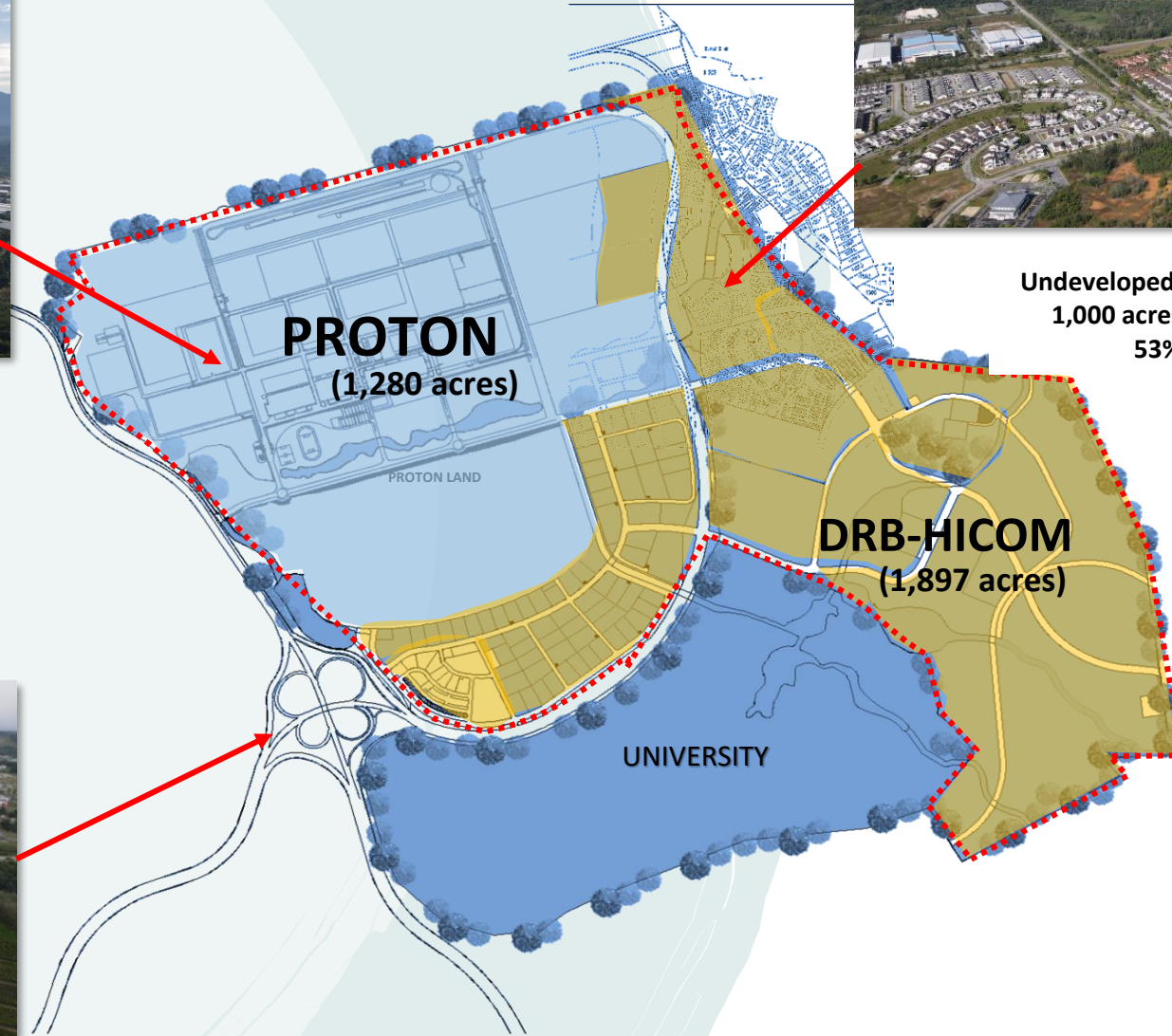
Johor Bahru / Singapore



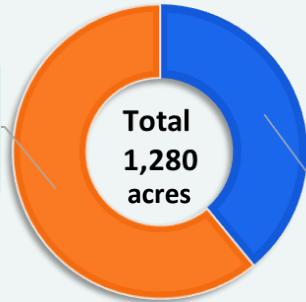


# Land Size and Demarcation

- Total Land Size: 4,000 acres
- Total Undeveloped Area = 1,780 acres

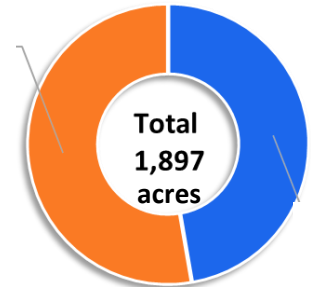


Undeveloped:  
780 acres  
61%



Developed:  
500 acres  
39%

Undeveloped:  
1,000 acres  
53%



Developed:  
897 acres  
47%



# AHTV In Line With Government Aspirations

AHTV 4 strategic thrusts are aligned with government aspirations to attract high-tech investment in manufacturing, talent development, research and product innovation

## National Automotive Policy (NAP) 2020



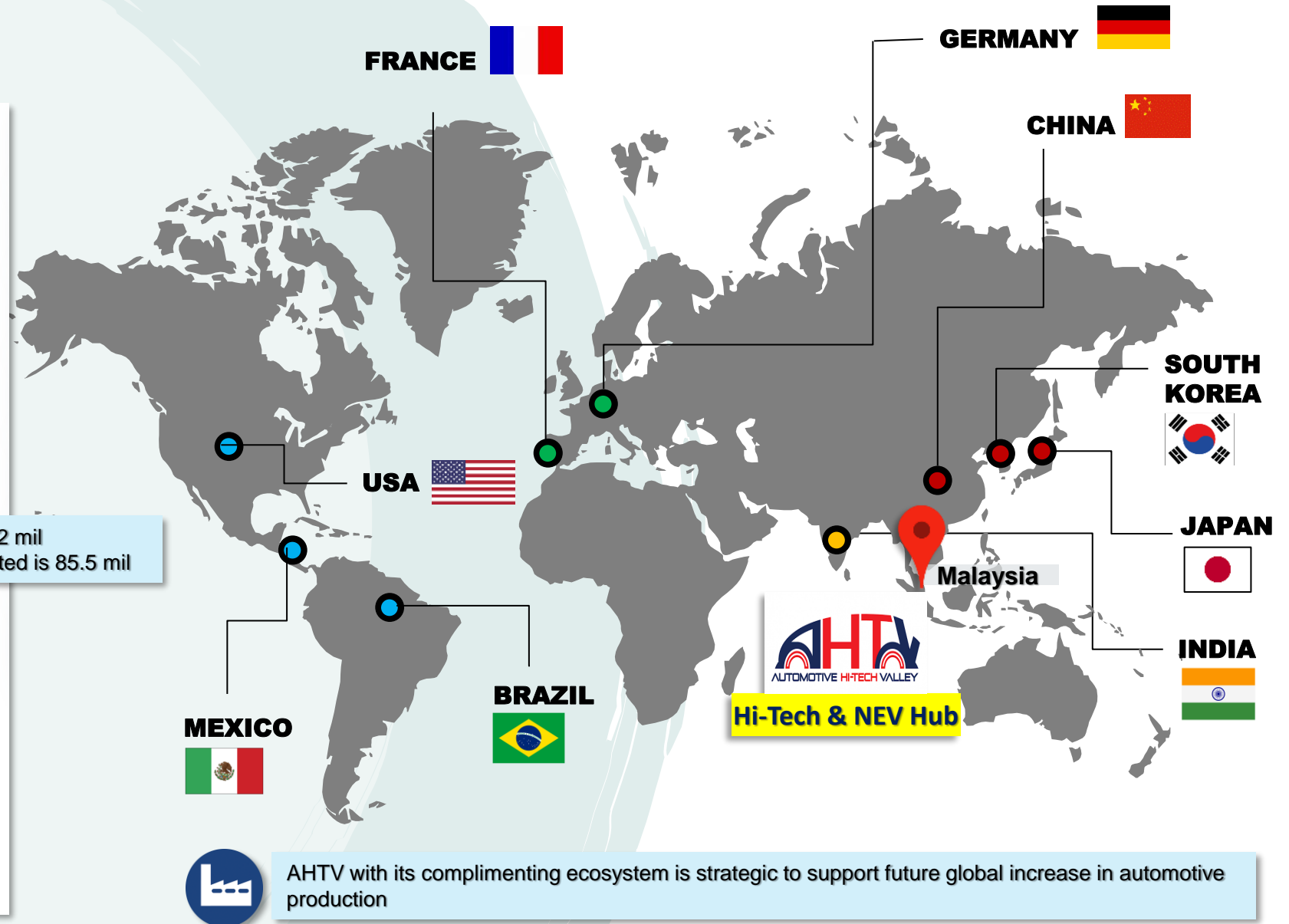
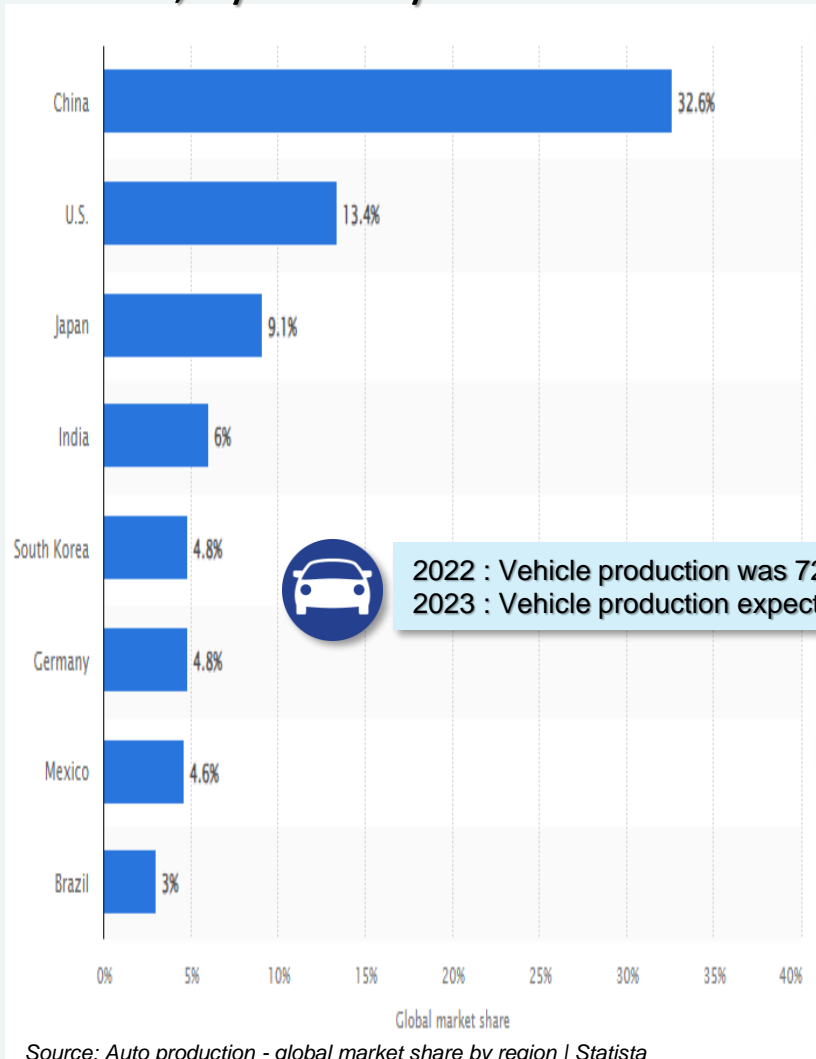
## New Industrial Master Plan (NIMP) 2030





# AHTV Poised to be Hub for Global Automotive Industry Players

Global passenger vehicle production in 2022, by country:



# AHTV Aims To Capture New Investment in Hi-Tech, New Energy Vehicle (NEV) & Next Generation Vehicle (NxGV)



## Targeted Industries

Automotive Microchips

Critical Component (NEV & NxGV)

Advanced Vehicle Connectivity

Manufacturing of NEV & NxGV

Artificial Intelligence (AI)

Autonomous Technology

Automotive Cybersecurity



# Attracting Overseas Vendors Investment via FDI and Collaboration

1

100% FDI

Overseas Vendor

Subsidiary in Malaysia

2

Joint Venture (JV) with local vendors

2.1 Acquire equity stake in local vendor

Overseas Vendor

X%

Local Vendor

JVCo

(via equity participation)

2.2 Forming new JVCo

Vendor

X%

Overseas Vendor

Y%

New JVCo

3

Technical Assistance (TA)

Overseas Vendor

Technical Agreement

Local Vendor

Supply to OEMs

Among the Overseas Vendors in Malaysia in the past 4 years :

**PUREM** by Eberspächer **常州腾龙** **TENGLONG**

**XINQUAN** **PLASTIC OMNIUM** **HENGBO**

**STEC** **XINPIN** **HP**

**TUOPU** **洛卡特** **ROCKET**

**TBOD** **ECARX**  
Tianjin Bodun Group Co., Ltd.

**JIN HENG** 锦州锦恒汽车安全系统股份有限公司  
JINZHOU JINHENG AUTOMOTIVE SAFETY SYSTEM CO., LTD.

**SHUANG FEI**



# Aerial View of AHTV



**PROTON Plant**

**RESIDENTIAL**

**To Behrang**

**VENDOR PARK**

**To Tanjung Malim Town  
(10 min)**

**UNIVERSITY (UPSI)**



Aerial View of Proton Plant





# AHTV is Focusing on Integrated Automotive City





# AHTV is ESG Driven, Committed Towards Green Environment

Asia Corporate Excellence and Sustainability Awards – Green Initiatives Category 2022



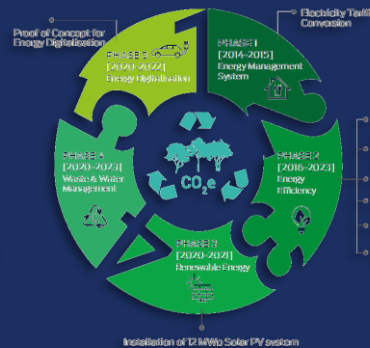
## 2014

Energy Management & Efficiency Program



## 2015

Launching of Green Policy



Water Recycling Program



## 2020

LPG to CNG Conversion via Virtual Pipeline



## 2021

Solar PV Project



Body Assembly

Sub Assembly

## 2025

Direct Gas Pipeline



## 2. Current & Future Development



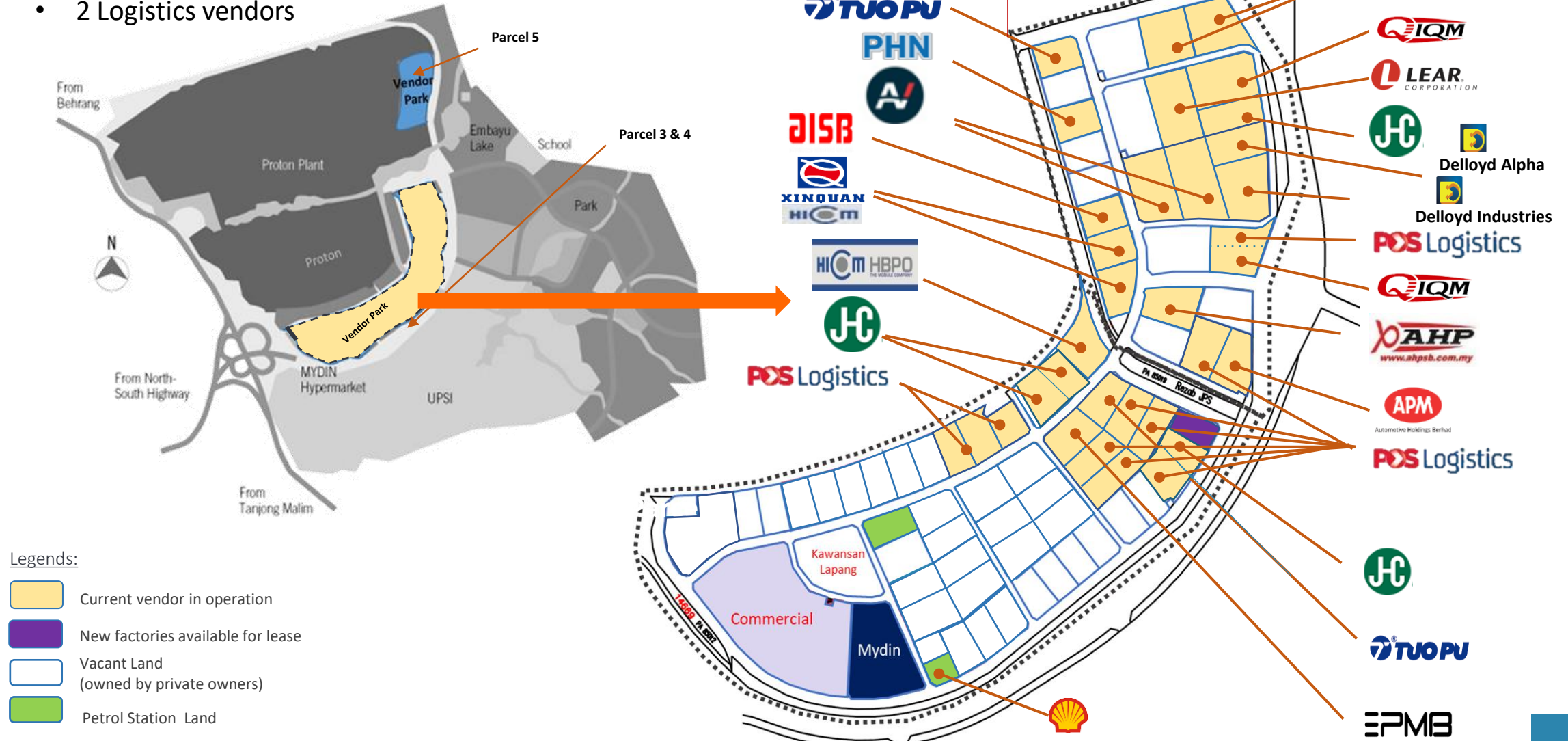
# Vendor Park in AHTV

## Total of 18 Vendors Currently in Operation

- 14 component vendors
- 2 Factory-In-Factory (FIF) component vendors
- 2 Logistics vendors

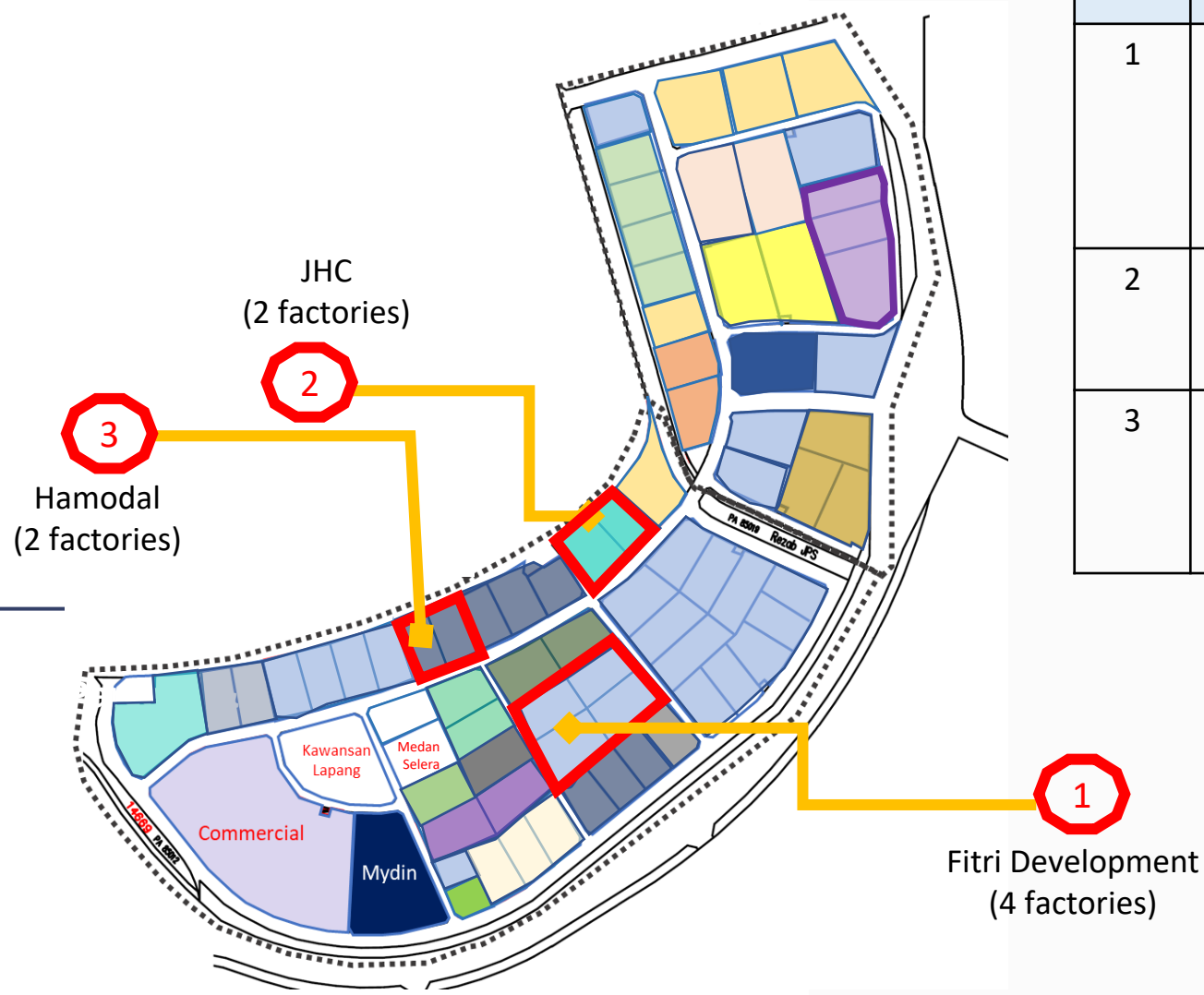
FIF vendors:

**PHN** **VStep**



# Short to Medium-Term : Factories Under Construction (1/4)

8 new factories are under construction to be ready from November 2023 until July 2024

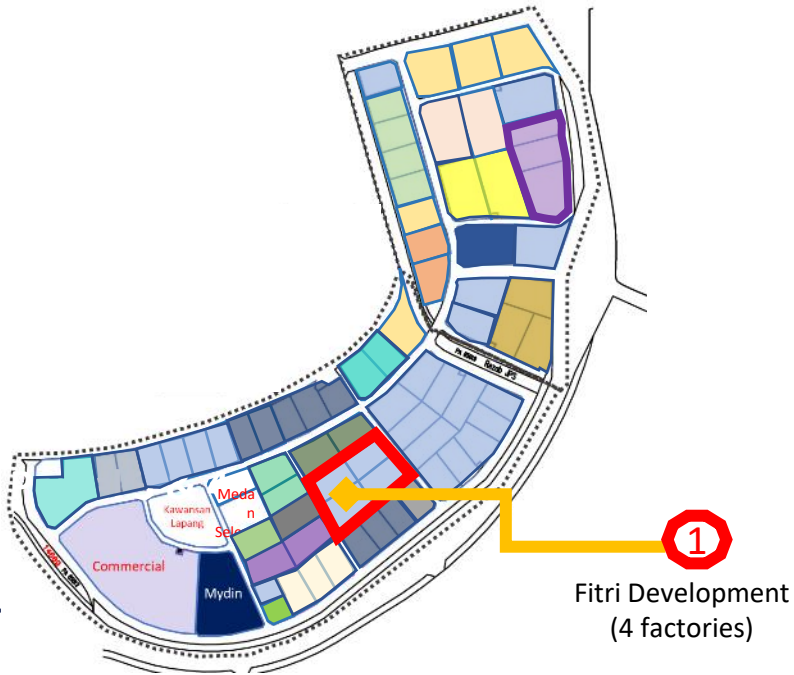


NO	OWNER	FACTORY SIZE (sq ft)	READINESS	REMARKS
1	Fitri Dev.	<u>Phase 5 (4 Lots)</u> <ul style="list-style-type: none"><li>• 79,101 (Lot#1)</li><li>• 58,271 (Lot#2)</li><li>• 57,837 (Lot#3)</li><li>• 85,298 (Lot#4)</li></ul>	<ul style="list-style-type: none"><li>• Development just started</li><li>• Ready H1 2024</li></ul>	Open for vendors to lease
2	JHC	<ul style="list-style-type: none"><li>• 73,300 (Ph. 1)</li><li>• 63,054 (Ph. 2)</li></ul>	<ul style="list-style-type: none"><li>• Ph. 1 – Nov'23</li><li>• Ph. 2 – Jul'24</li></ul>	Open for vendors to lease
3	Hamodal	<u>Semi-D Type</u> <ul style="list-style-type: none"><li>• 63,180 (Unit 1)</li><li>• 51,502 (Unit 2)</li></ul>	Development will start upon confirmation from vendor	Built for medium to long term lease

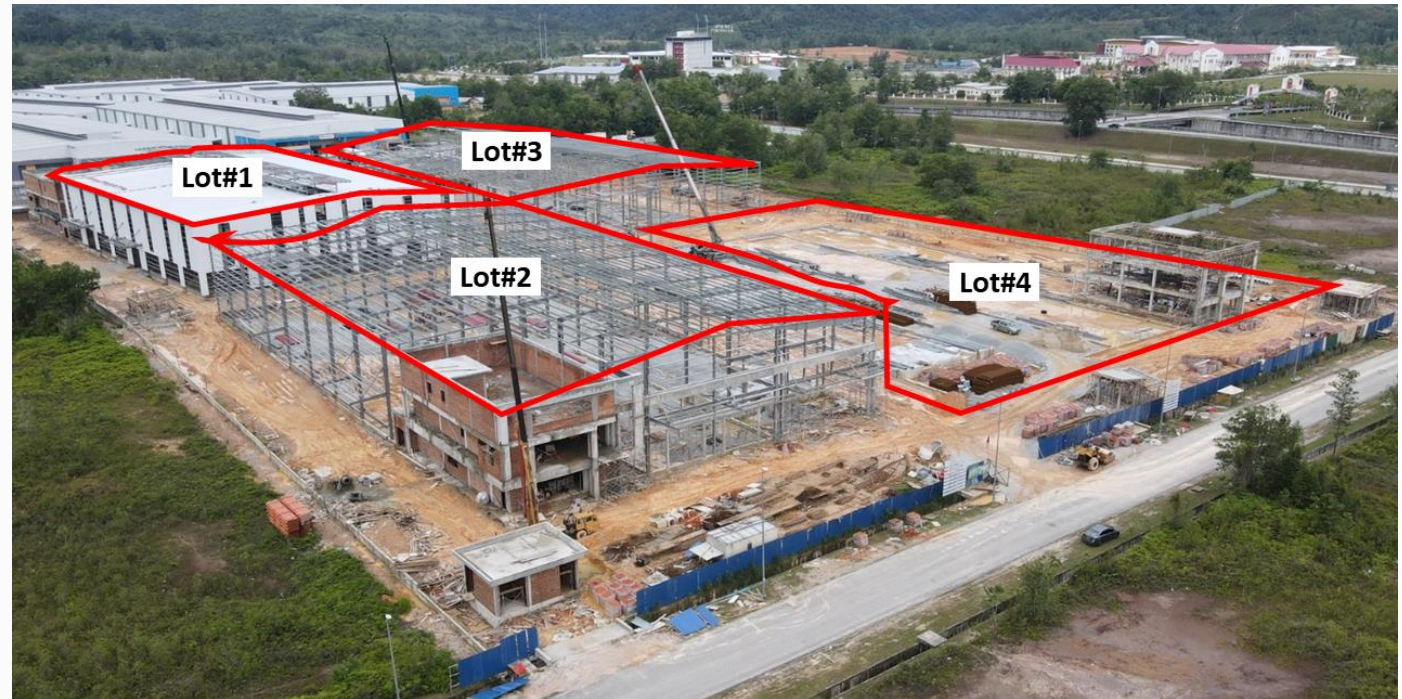


# Factories Under Construction: 4 New factories by Fitri Development (2/4)

The factories are expected to complete by H1 2024



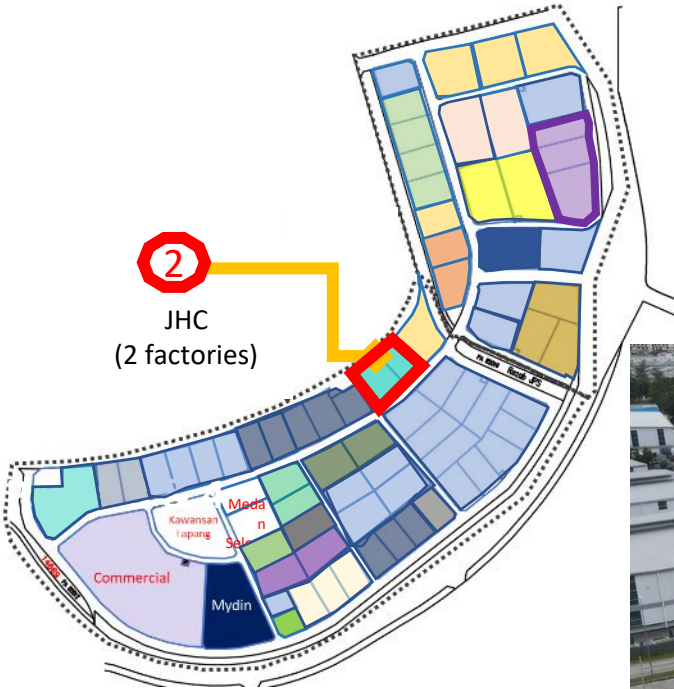
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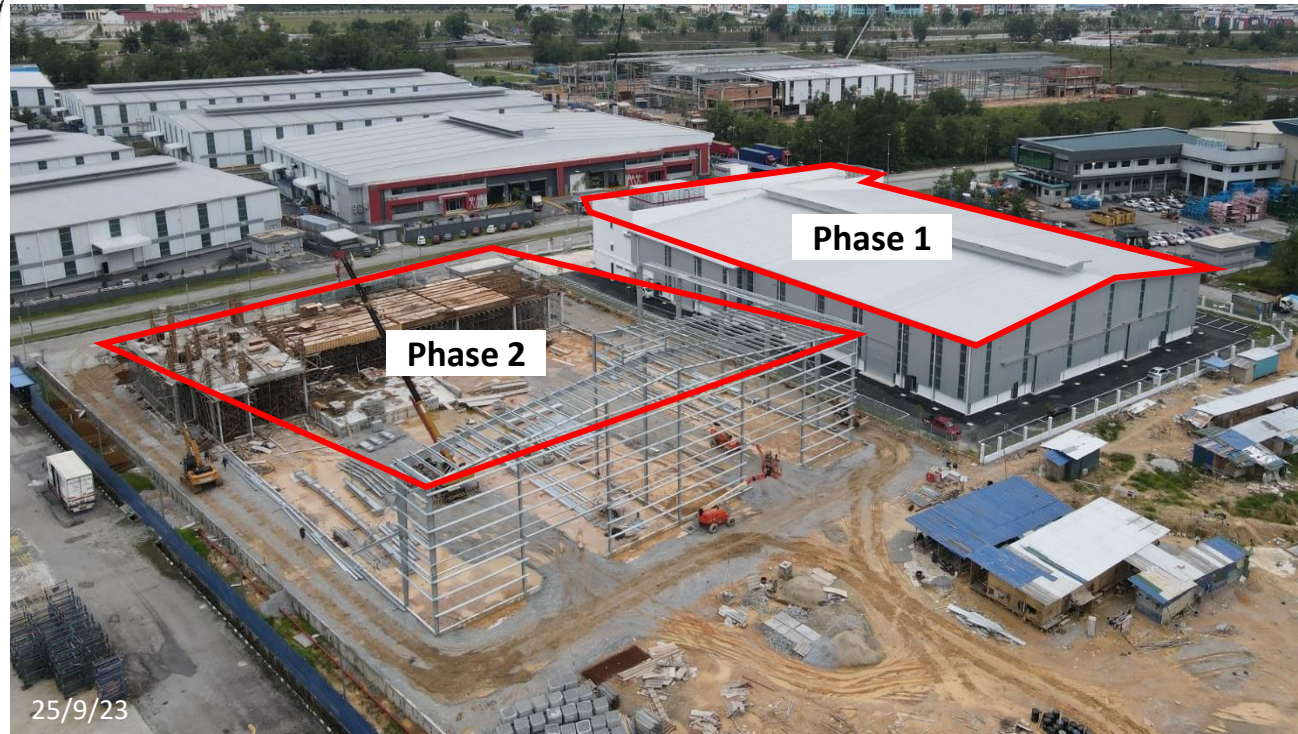


# Factories Under Construction: 2 New factories by JHC (3/4)

Construction progress Phase 1 is 95% completed & 20% completed for Phase 2



NO	OWNER	FACTORY SIZE (sq ft)	READINESS	REMARKS
2	JHC	<ul style="list-style-type: none"> <li>• 73,300 (Ph. 1)</li> <li>• 63,054 (Ph. 2)</li> </ul>	<ul style="list-style-type: none"> <li>• Ph. 1 – Nov'23</li> <li>• Ph. 2 – Jul'24</li> </ul>	Open for vendors to lease



Building Details	
Item	Description
Land Area	2.566 acres (111,775 sqft)
Built-Up Area	Warehouse = 5,000 sqm (53,787 sqft) Offices = 900 sqm (9,691 sqft) Overall Area = 6,810 sqm (73,300 sqft)
Facilities	2 tons per m2 floor loading capacity Roof height 9m 2 entrances and 2 guard houses 3 loading bays 2 stories office building 400 amp power supply (from a 1000 amp double chamber sub-station)
Others	Scheduled to complete by Aug'23 and expecting CCC by Nov'23

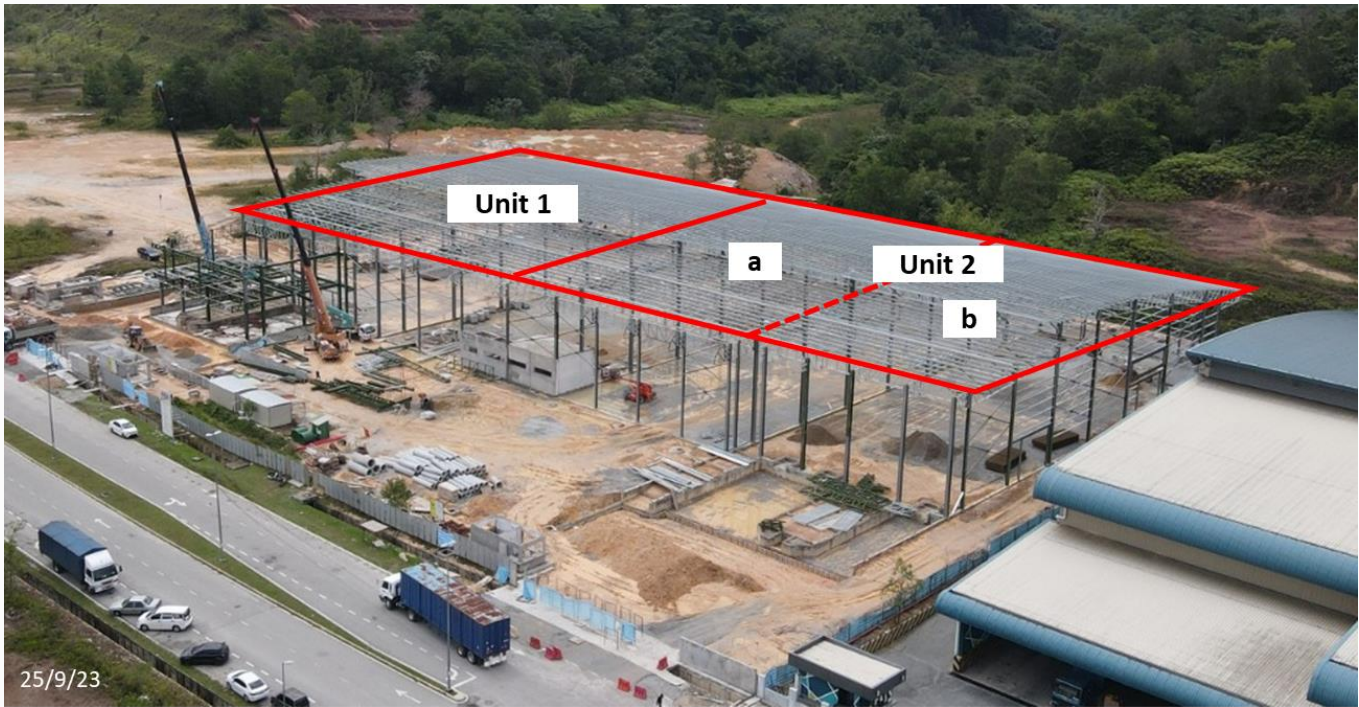
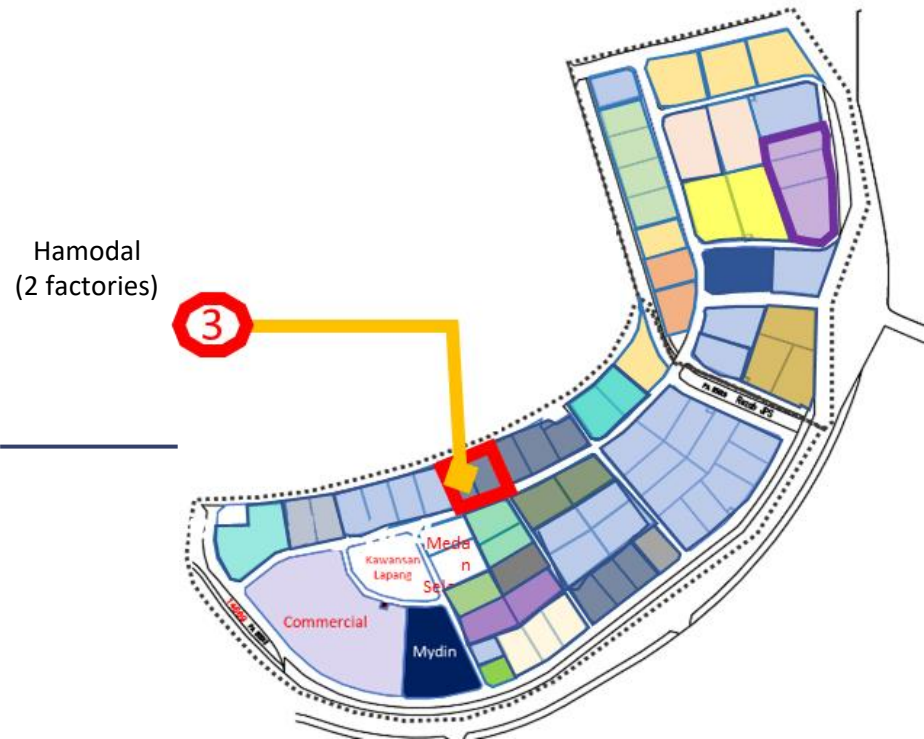
Building Details	
Item	Description
Land Area	2.106 acres (91,737 sqft)
Built-Up Area	Factory = 4,241 sqm (45,652 sqft) Mezzanine Storage Area = 668 sqm (7,196 sqft) Offices (3 Stories) = 491 sqm (5,756 sqft) Overall Area = 5,858 sqm (63,054 sqft)
Facilities	2 tons per m2 floor loading capacity Roof height 12 m 1 entrances and 1 guard houses 3 loading bays 3 stories office building 400 amp power supply (from a 1000 amp double chamber sub-station)
Others	Scheduled to complete by Apr'24 and expecting CCC by Jul'24



# Factories Under Construction: 2 New factories by Hamodal (4/4)

- Foundation works completed
- Steel structure installation is in progress
- Targeted to complete with CCC by Q3 2024

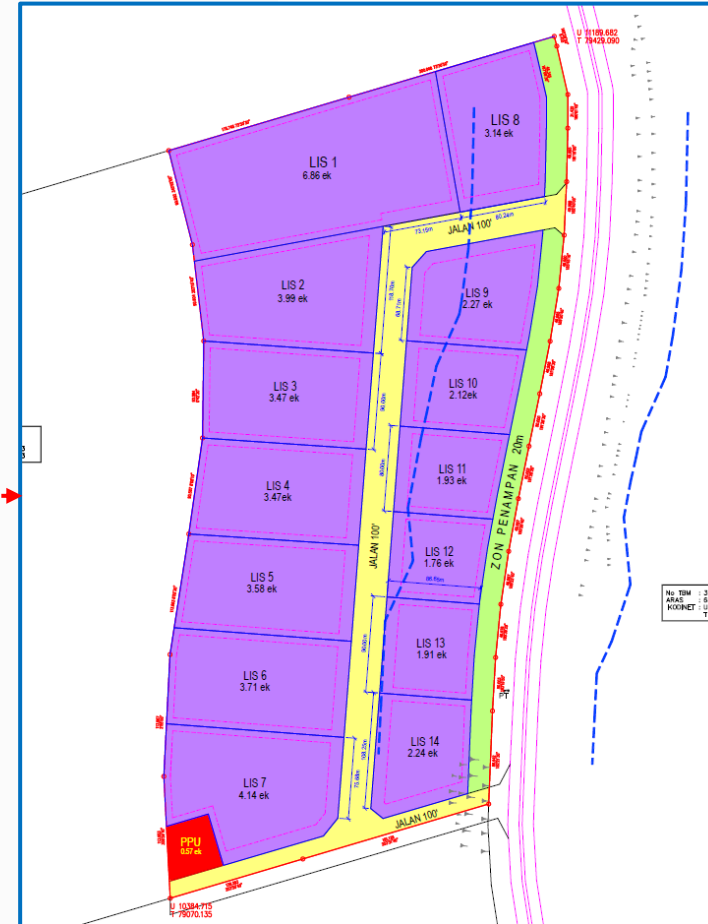
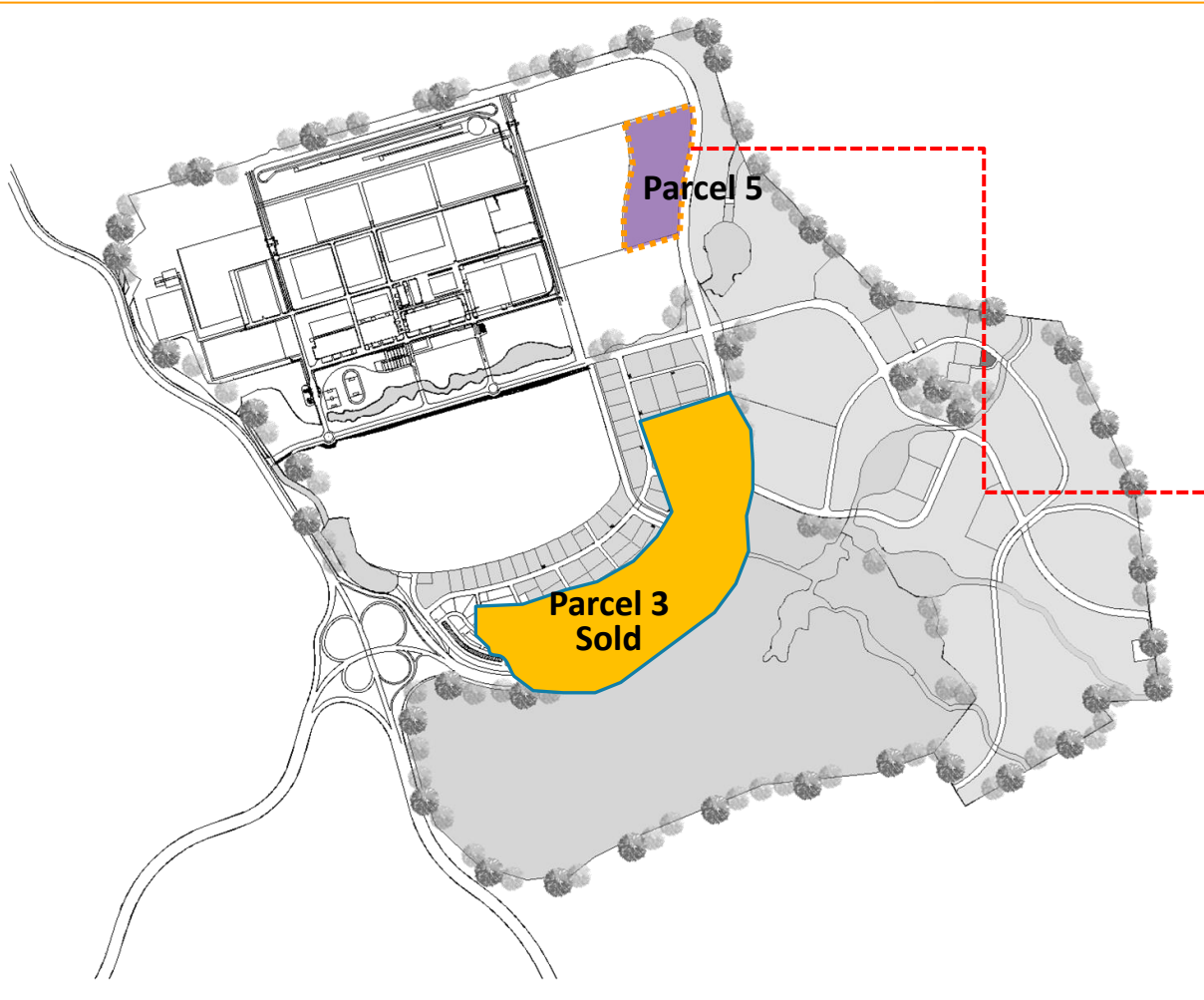
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# Medium-Term : New Industrial Lots

- New industrial lots development under Parcel 5 to be ready by 2024
- 56 acres land size and will be converted into 17 industrial lots



Land title :	Industrial
Land size :	56 acres
No. of lot :	17 lots
Lot size :	2-6 acres



# Medium to Long-Term : Future Industrial Lots & Other Development

- Future development will be focusing on 1,021 acres of greenfield areas

Phase 1

Phase 2





# Images of AHTV By 2030





### 3. Key Takeaways

# Key Advantages of AHTV



**High Quality  
Infrastructure**



**Attractive  
Incentives**



**Committed State &  
Local Authorities**



**Higher Grounds  
& Flood Free**



**Industry  
Ecosystem  
Proximity**



**Ready  
Utilities**



**Good Road &  
Railway  
Connectivity**



An aerial photograph of a modern, multi-story building with a curved, metallic roof and extensive glass windows. The building is situated in a lush green landscape with a winding river or stream to its right. In the background, there are rolling hills and mountains under a bright, hazy sky. The text "Thank You" is overlaid in the center of the image.

# Thank You