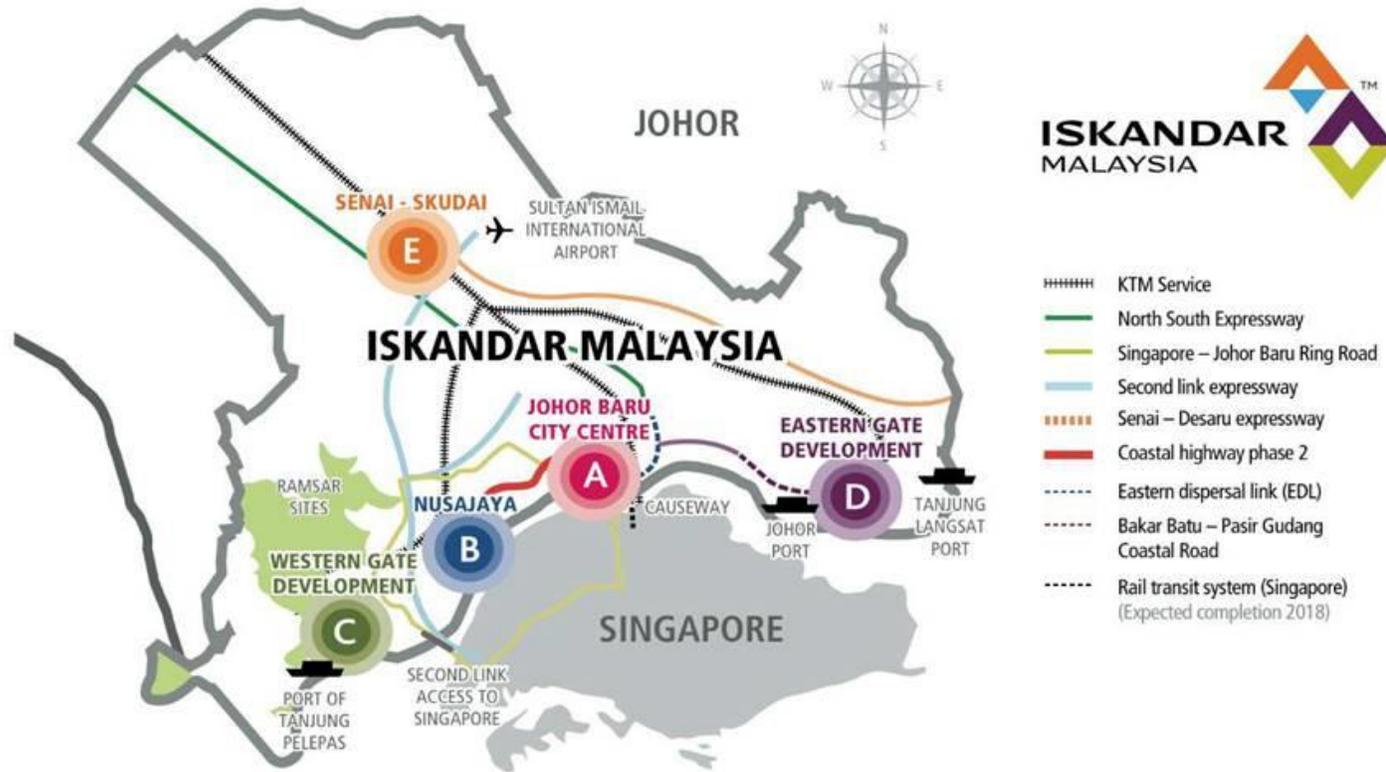




MERIDIEN

EXECUTIVE SUITES

Iskandar Puteri- The World In One City



ZONE A JB CITY CENTRE
 JB Central Business District
 JB Conservation & Heritage Zone
 Danga Bay

ZONE C WESTERN GATE DEVELOPMENT
 Tanjung Pelepas Port
 Free Trade Zone
 RAMSAR World Heritage Park

ZONE E SENAI-SKUDAI
 Airport City

ZONE B NUSAJAYA
 Kota Iskandar
 (Johor New State Admin Centre)
 EduCity
 Medini

ZONE D EASTERN GATE DEVELOPMENT
 Tanjung Langsat Industrial Park
 Pasir Gudang Port
 Tanjung Langsat Port

Spanning over 2,000 sq. km and widely expected to be the ‘Shenzhen’ of Malaysia, Iskandar Malaysia, 3 times the size of Singapore, has attracted a great deal of interest from the global investment community.

Its strategic proximity to Singapore, easy accessibility, coupled with the warming of bilateral ties and strong government support, is paving the way for a new metropolis in the southern tip of Peninsula Malaysia.

The rapid pace of progress in recent years suggests that Iskandar’s vision as a choice location to *‘invest, work, live and play’* is turning into reality.



To Senai International Airport & Kuala Lumpur

Skudai-Pontian Highway

Second Link Expressway

North-South Highway

Jalan Skudai

Pasir Gudang Highway

Eastern Dispersal Link (EDL)

JOHOR BAHRU CITY CENTRE

Columbia Asia Hospital

Bukit Indah

SiLC

NUSAJAYA

Horizon Hills

Coastal Highway

CIQ

Proposed RTS Terminal

Causeway

Woodlands Checkpoint

Exit 312

EduCity

Marlborough College

Legoland

Gleneagles Medini Hospital

Kota Iskandar

Puteri Harbour

Pinewood Studios

CIQP

MERIDIN@MEDINI
Iskandar Puteri, Iskandar Malaysia

Tanjung Pelepas Highway

I-Park
Tanjung Pelepas, Iskandar Malaysia

Second Link

Tuas Checkpoint

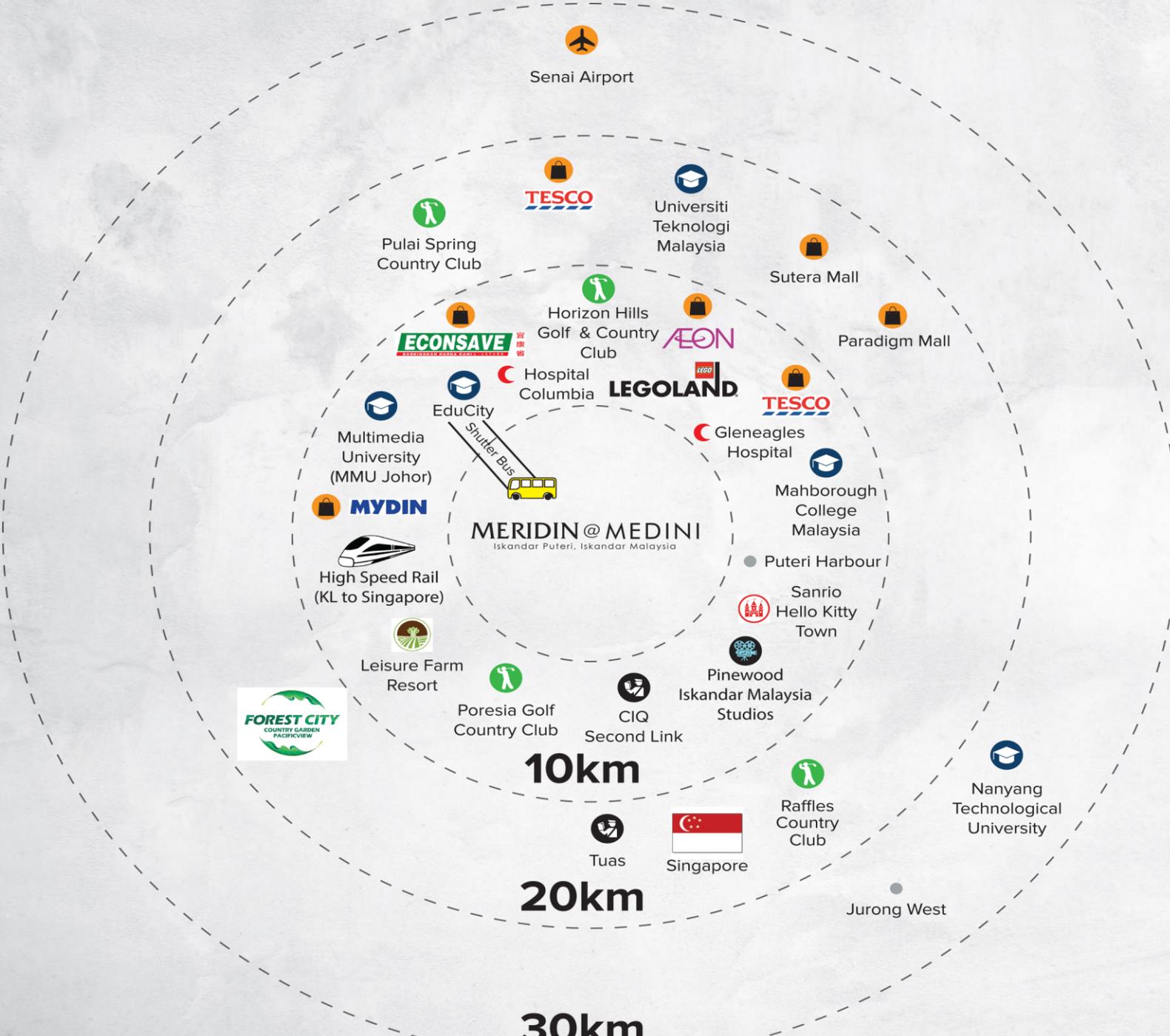
CIQ

SINGAPORE

Tanjung Bin Powerplant

Tanjung Pelepas Port (PTP)

Kukup



Prominent Surroundings

| | |
|-------------------------|----------|
| Legoland® Malaysia | : 3-min |
| Gleneagles Medini Hosp. | : 3-min |
| Mall of Medini | : 3-min |
| Puteri Harbour | : 5-min |
| Edu City | : 5-min |
| Pinewood Studios | : 5-min |
| Port Tanjung Pelepas | : 15-min |
| Technology Park | : 20-min |
| Tuas Second Link | : 25-min |
| Johor Premium Outlet | : 25-min |
| Johor Port | : 25-min |
| Senai Intl. Airport | : 35-min |
| Woodlands | : 35-min |
| Changi Intl. Airport | : 50-min |

| PROJECT BRIEF | |
|---------------|--|
| Land Area | 8.19 acres |
| Plot Ratio | 6.0 |
| Product Mix | Phase 1 (Residential Apartments), Phase 2 (Retail, Executive Suites, Hotels) |
| Land Title | Commercial |
| Land Tenure | Leasehold- 99+30 years |
| Total Units | Phase 2 Retail- 188 units, Executive Suites - 583 units, Hotels 644 units |

6 Promoted Sectors in Medini & Medini Incentives



Sector Specify/ Operator

- **6 Promoted Sector**
 - Logistic
 - Creative
 - Education
 - Healthcare & Wellness
 - Financial
 - Leisure & Tourism
- **Tax Exemption** for 10 years
- Flexibility to employ **foreign knowledge worker**
- Allow to source capital globally
- Retail Incentive



End User

- **15% income tax rate** (Instead of standard 26%) for qualifies knowledge worker
- **Free car import duties** for knowledge worker (Up tp 2015)
- **Exemption for RM1 million cap** for foreigner to purchase property
- **100% foreign ownership** (Sale/ Sub-sale of property)
- **No RPGT** (Real Property Gain Tax)

MERIDIN
EXECUTIVE SUITES

COFFEE HOUSE

FRAZIER'S
WINE AND DINE

Let's
SUNNY

MahSing
Reinvent Spaces. Enhance Life.



Built-up:
From 341 sq.ft.
to
1,053 sq.ft.

- Design House
- Office Space
- Music Studios
- Art Gallery



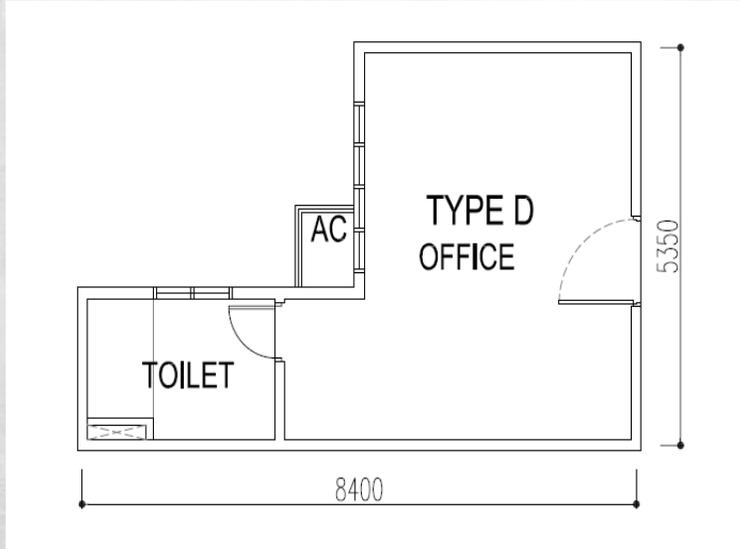
183 units to fit-out as
Student accommodation in
collaboration with EduCity

MoU signed on 17 Jan
2018.



| UNIT TYPES | |
|-----------------------------------|---------------|
| Type | Size (Sq.ft.) |
| Type A (Studio) | 447 |
| Type B (Studio) | 429 |
| Type C, C1, C3, C4, & C5 (Studio) | 448 |
| Type C2 (Studio) | 400 |
| Type D (Studio) | 341 |
| Type E (1 Room Studio) | 603 |
| Type F (Studio) | 384 |
| Type G (Studio) | 448 |
| Type H (2-Room Studio) | 903 |
| Type I (4-Room Loft) | 1,053 |

Flexible & Functional Workplace

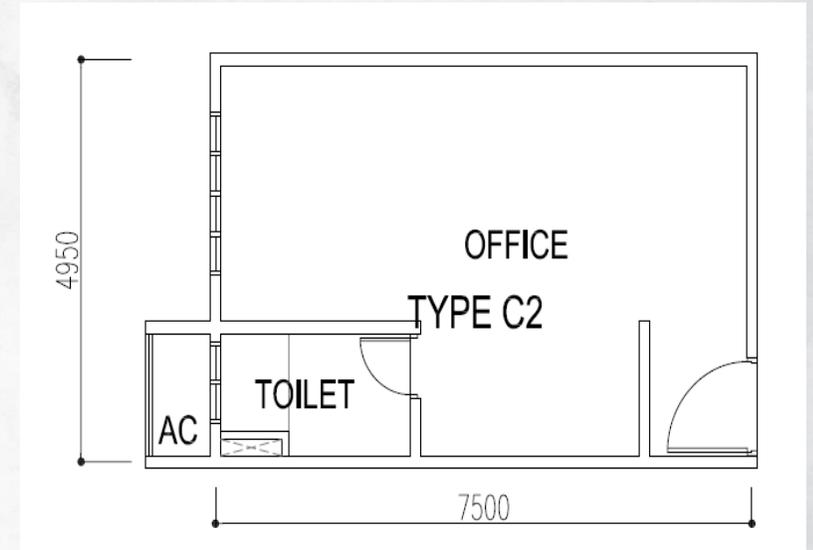


Type D

341 sq.ft.

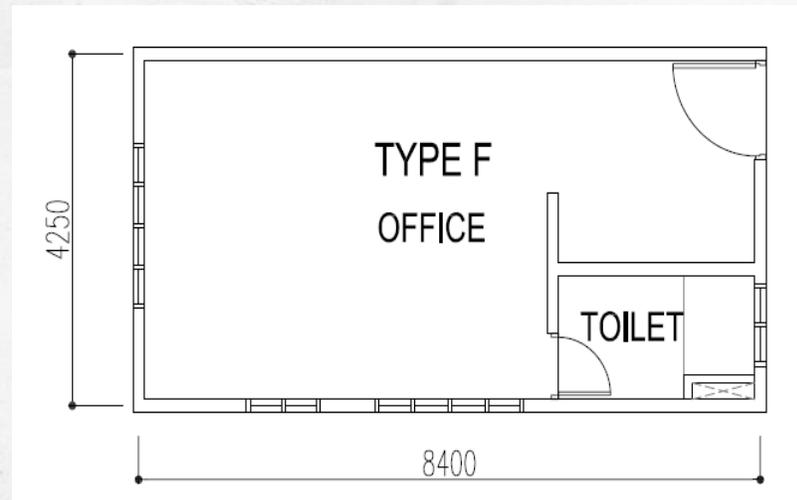
Type F

384 sq.ft

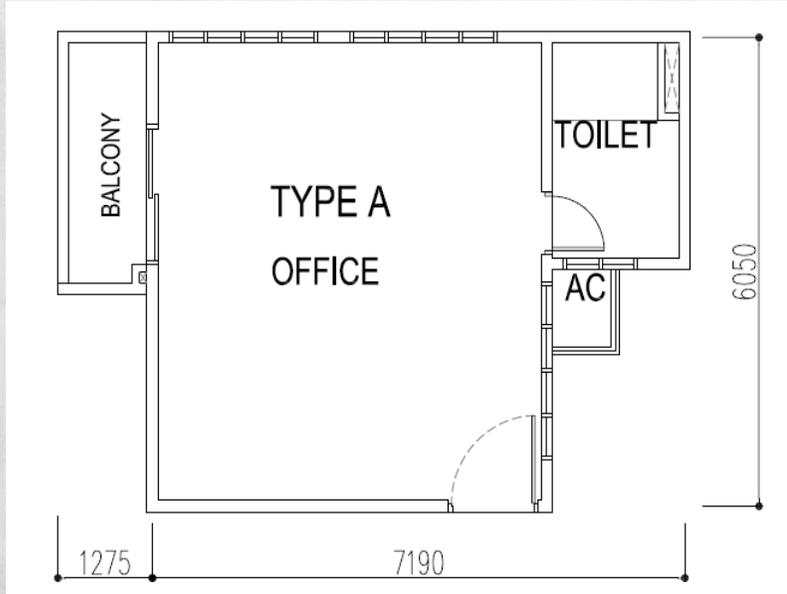


Type C2

400 sq.ft.

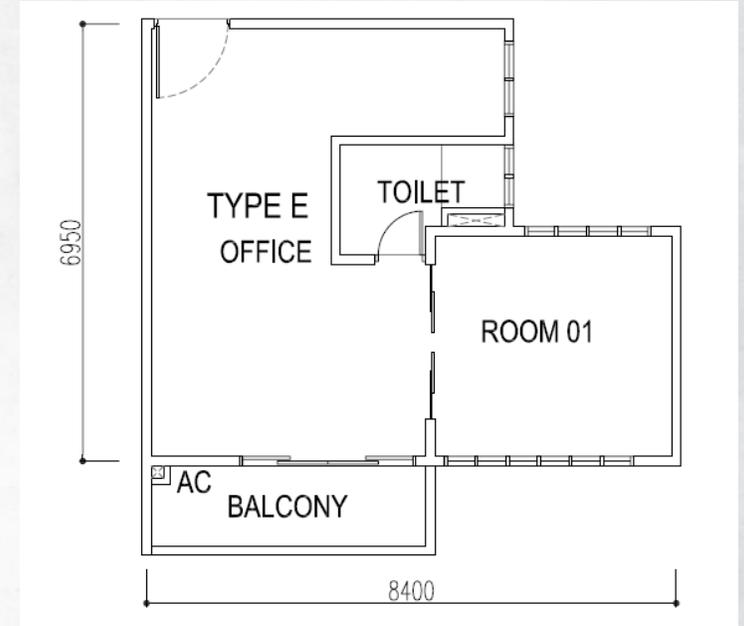
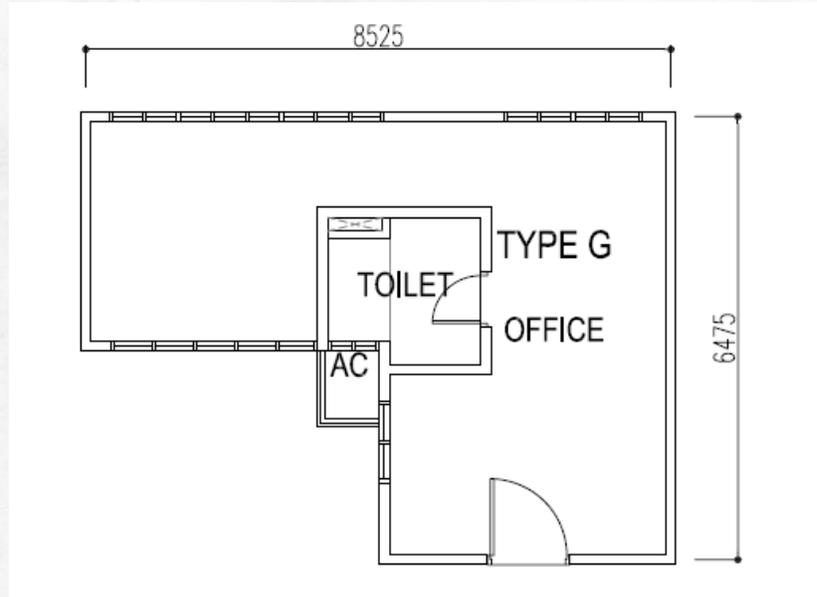


Flexible & Functional Workplace



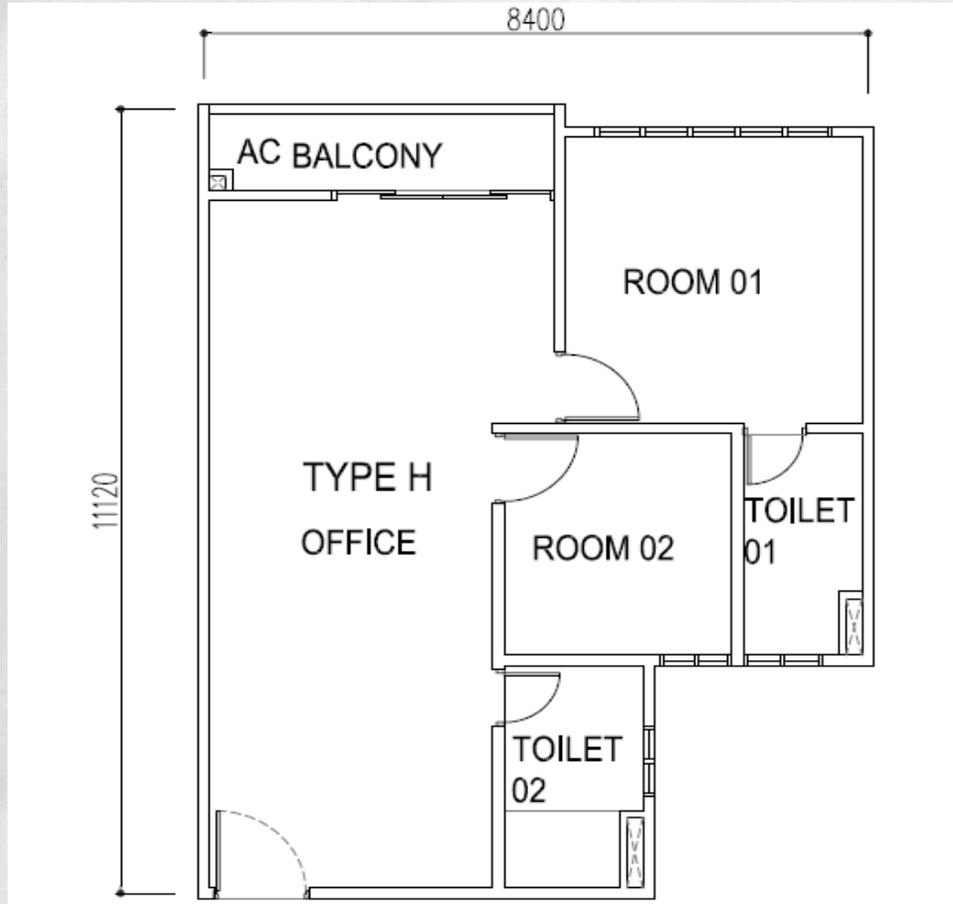
Type A
447 sq.ft.

Type C, C1, C3, C4, G
447 sq.ft.

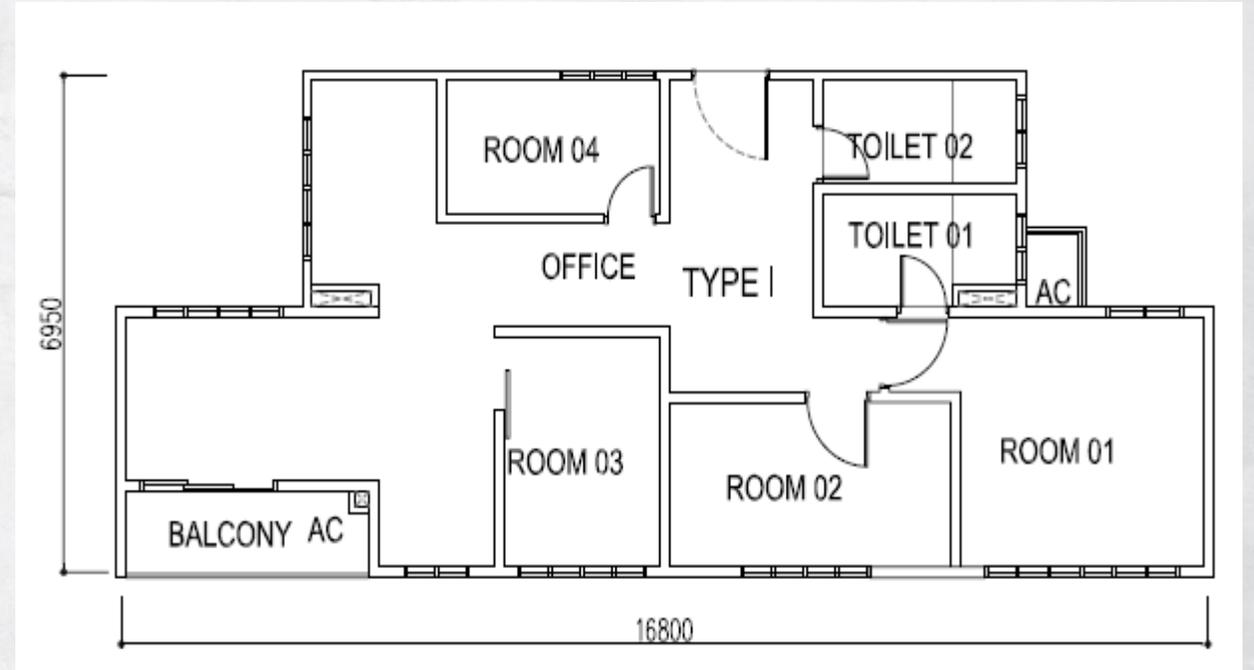


Type E
603 sq.ft.

Flexible & Functional Workplace

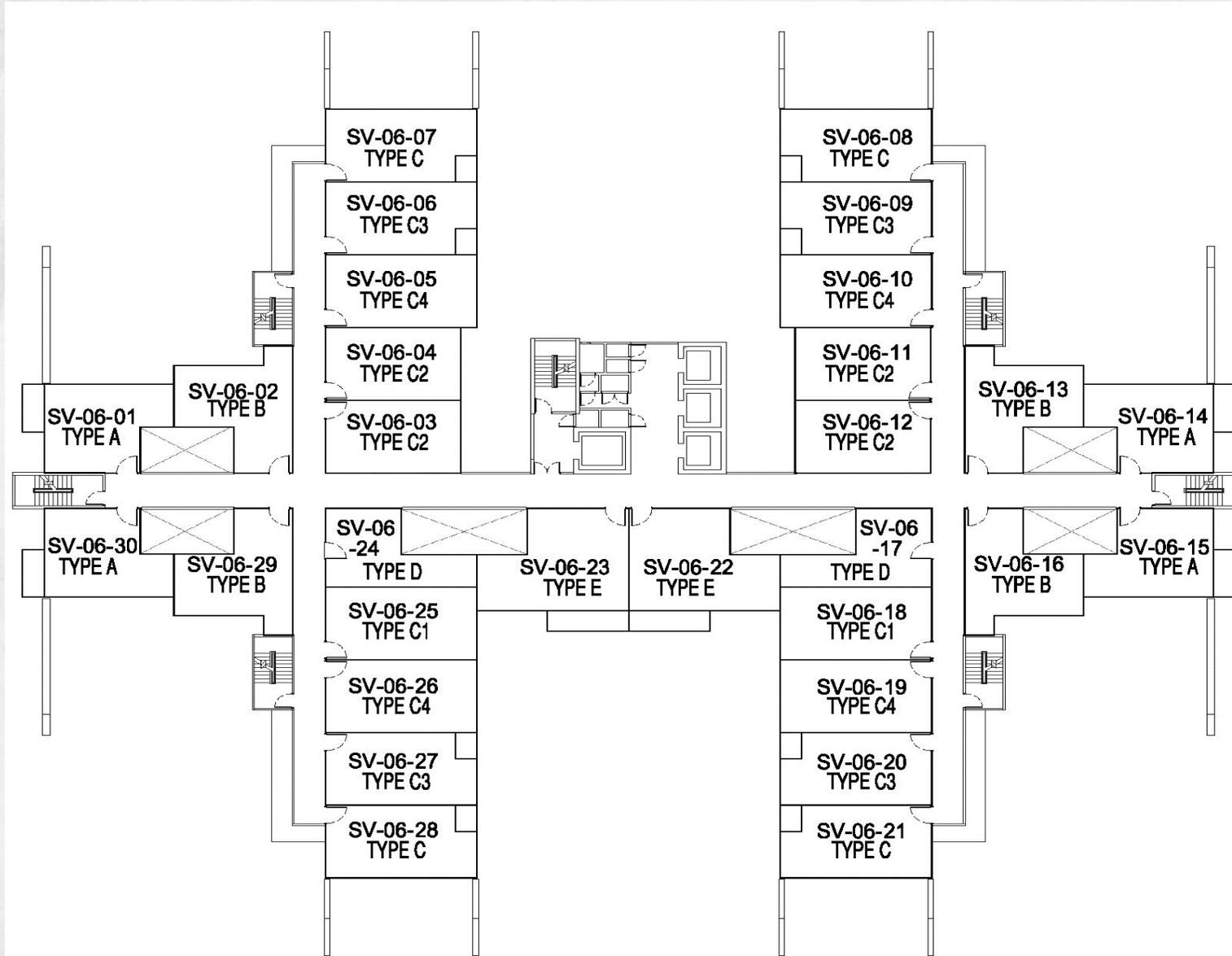


Type H
903 sq.ft.

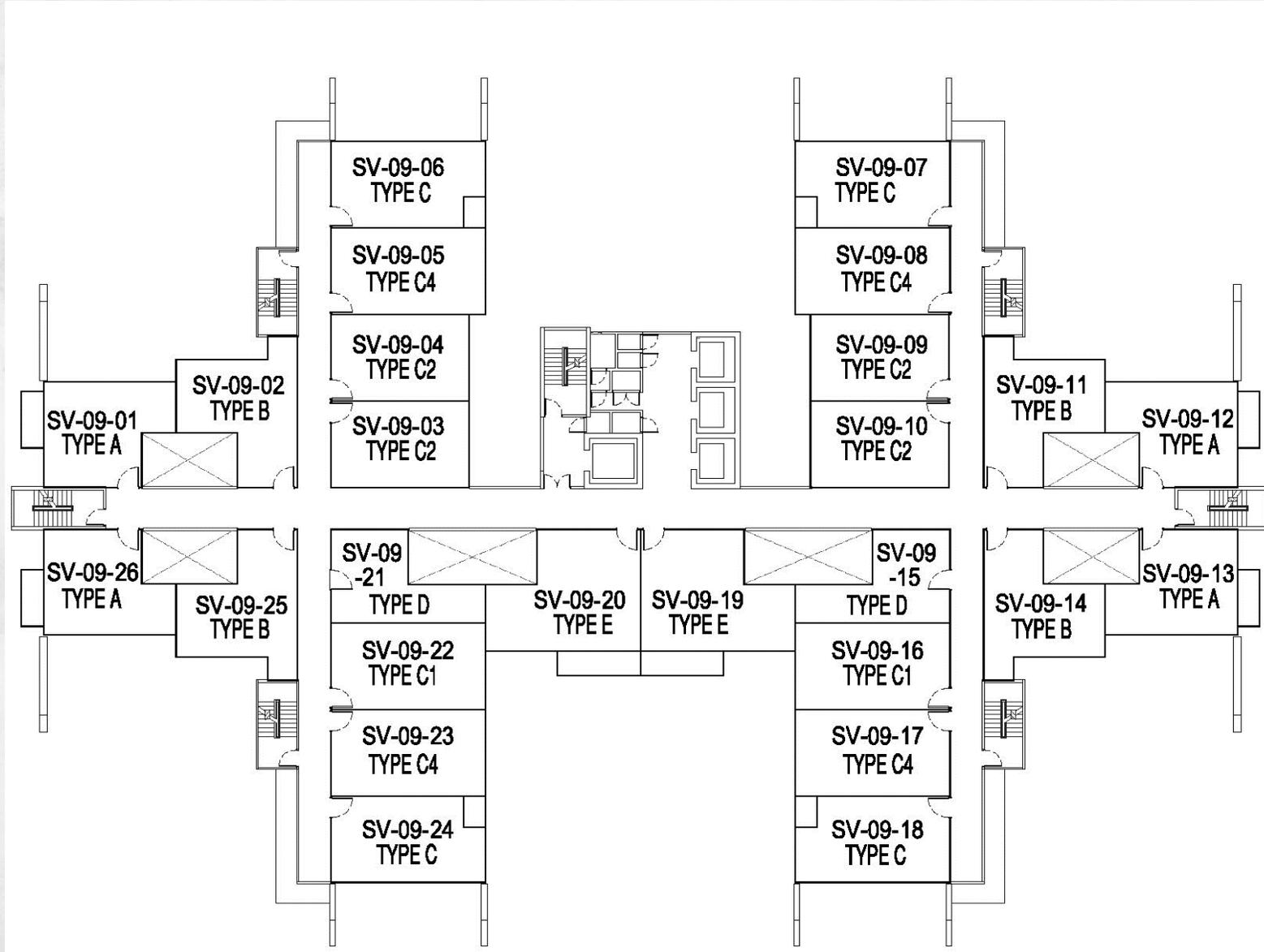


Type I
1,053 sq.ft.

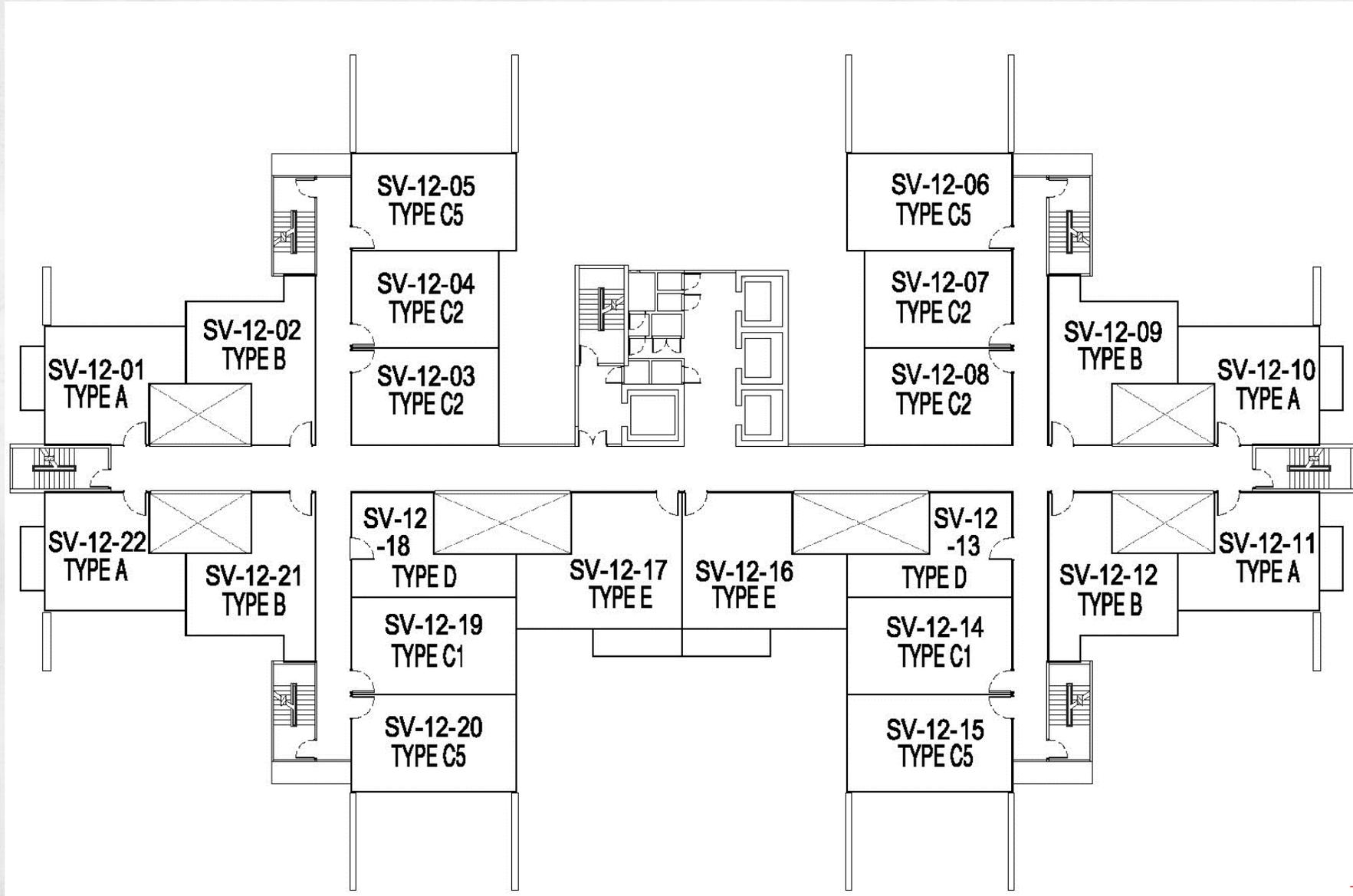
Level 6-8



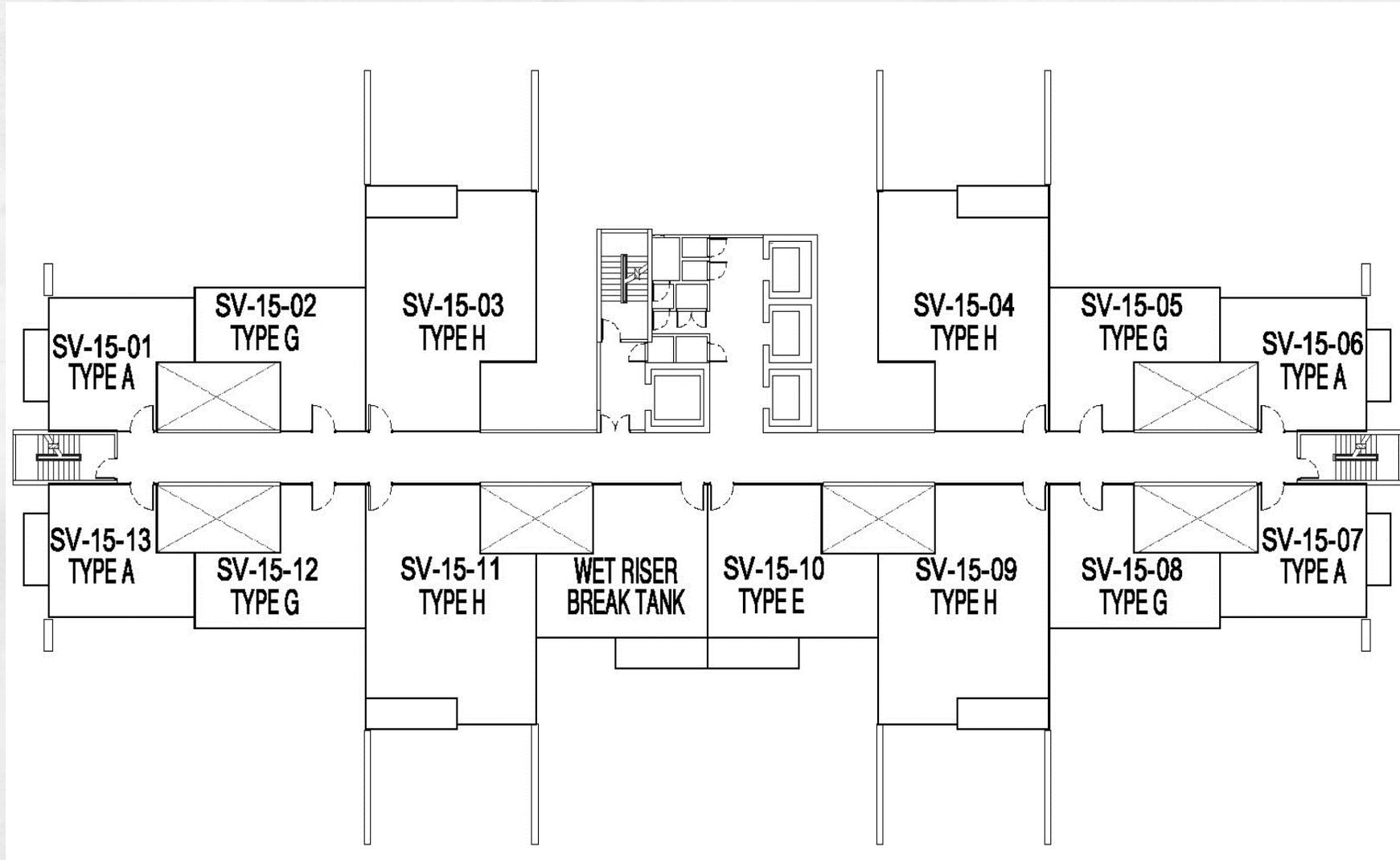
Level 9-11



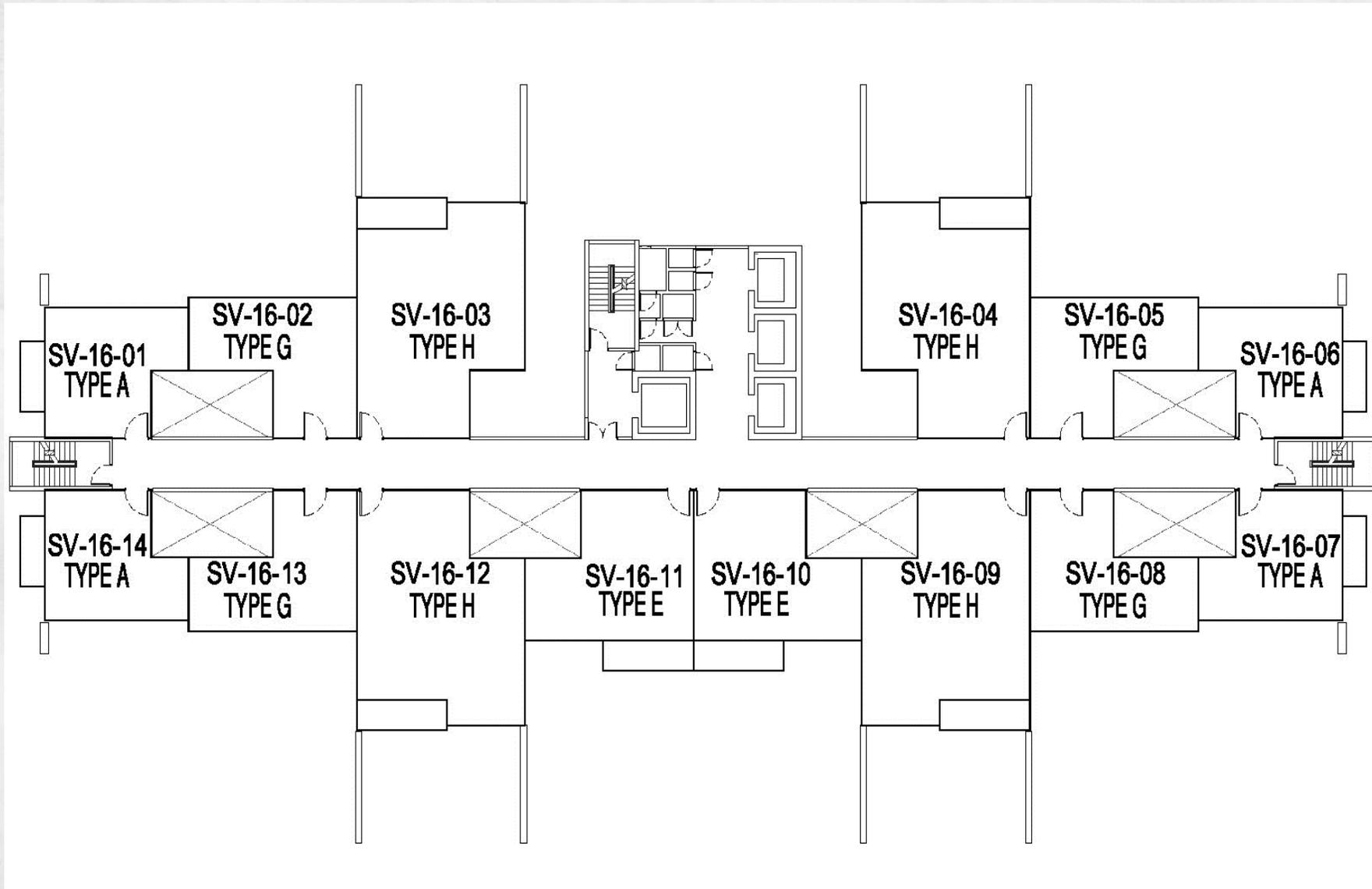
Level 12-14



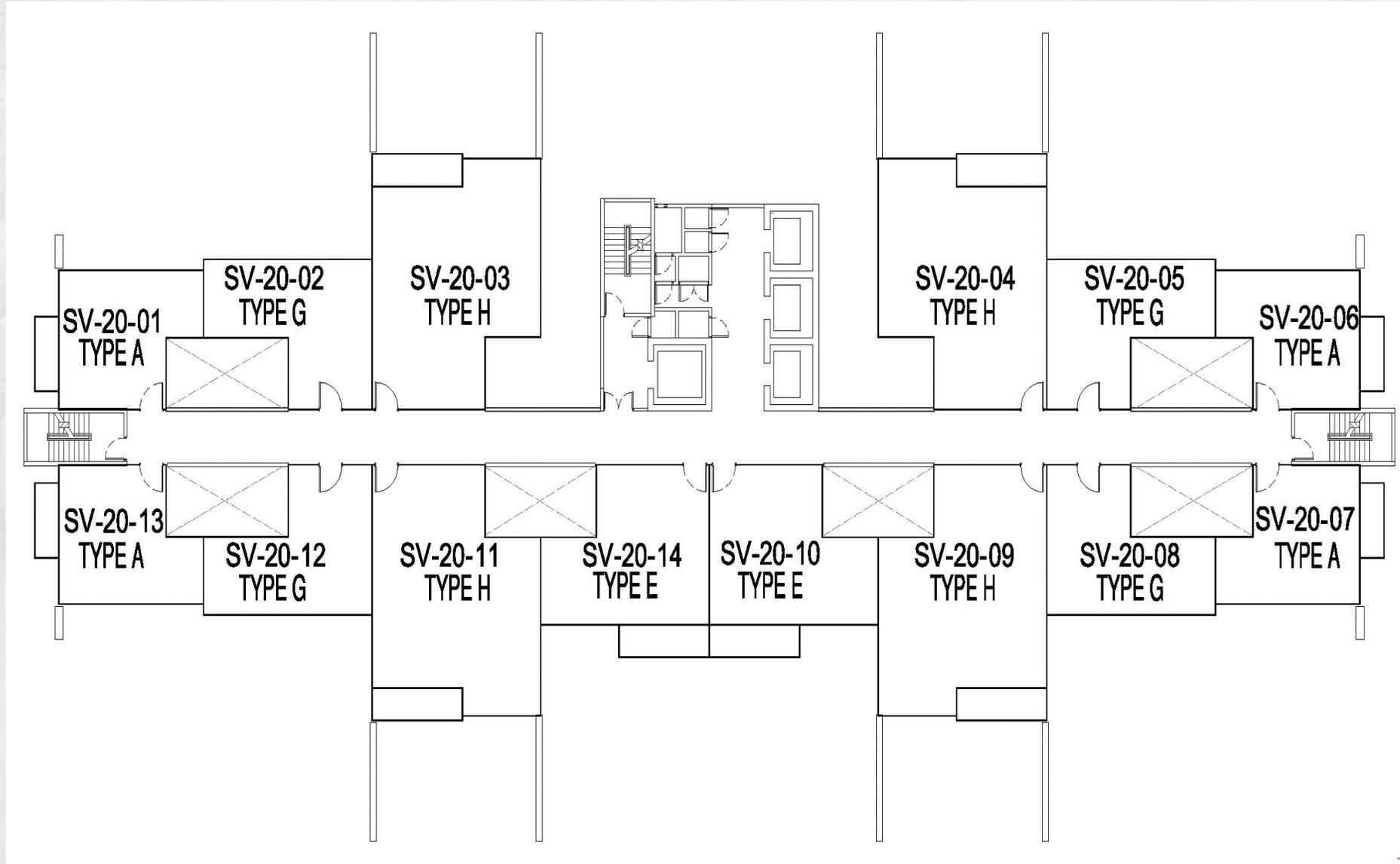
Level 15



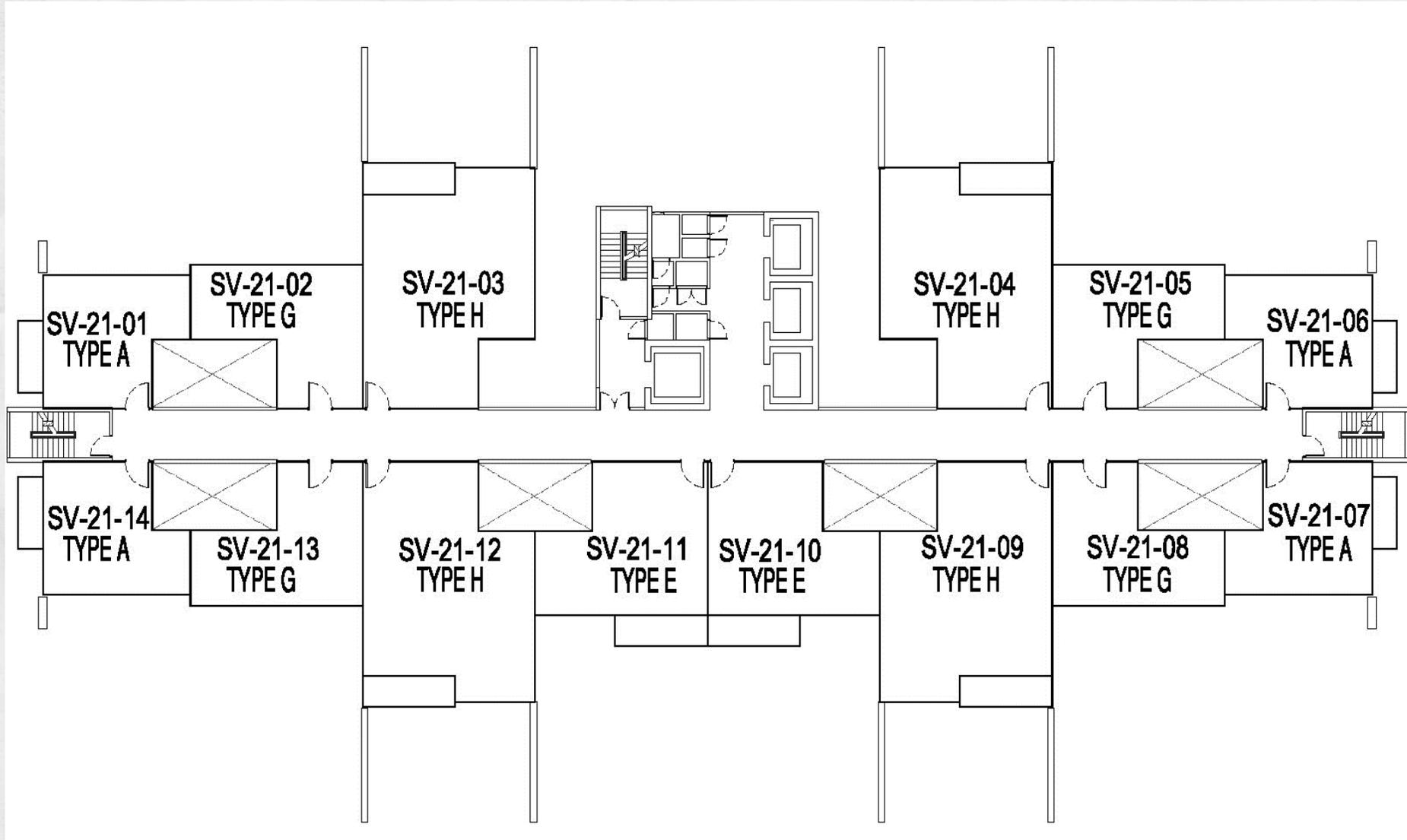
Level 16-19



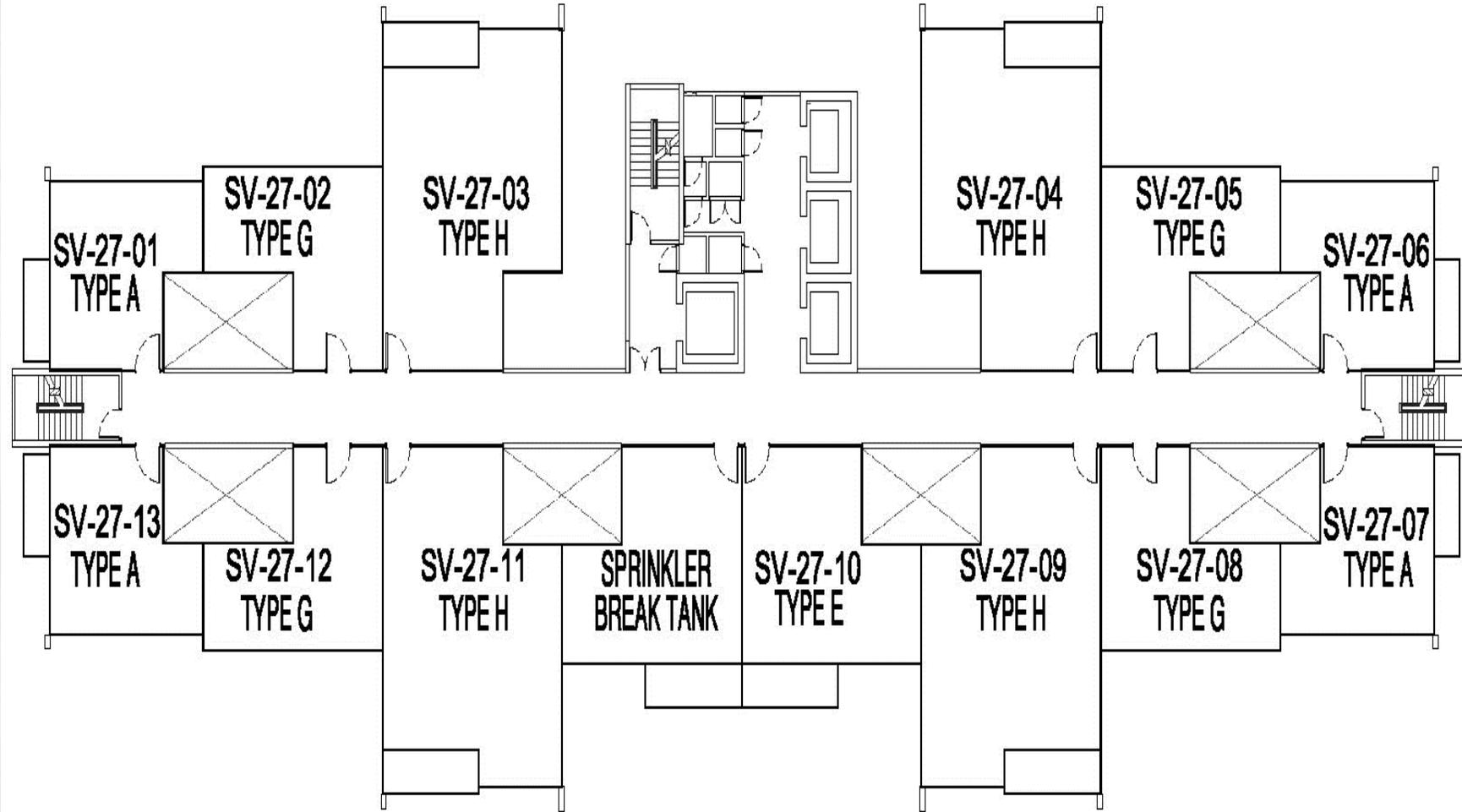
Level 20



Level 21-26



Level 27



Level 28-40

