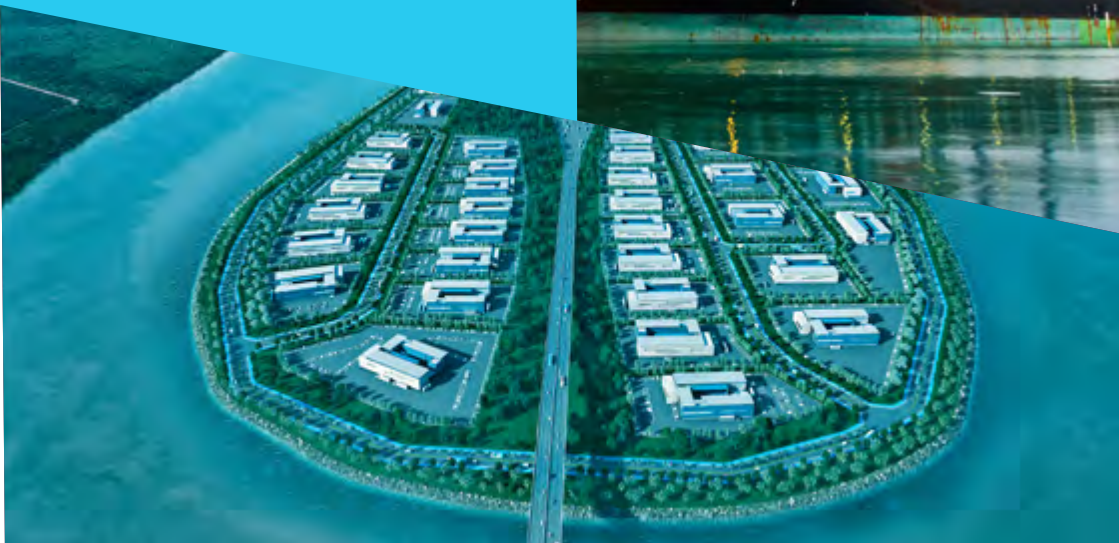




YOUR INVESTMENT  
YOUR GROWTH  
NEXT TO THE PORT



With over 25 years of experience, Central Spectrum (M) Sdn. Bhd. (Central Spectrum) today is at the forefront of the property development industry and a renowned industry leader with numerous awards and accolades, both for the company and its developments. A member of the Menteri Besar Selangor (Incorporated), Central Spectrum took on the role as a master developer of Pulau Indah with the aim to transform the island into a preferred destination for investments and businesses. Leveraging on strong demand for industrial, commercial and investment grade properties, Central Spectrum's portfolio includes Pulau Indah Industrial Park, Selangor Halal Hub and SBB Industrial Park.

## Pulau Indah Master Plan



**Managed Industrial Park**

**Water & Gas Supply**

**Electricity Supply**

**Wastewater Management**

**Communications Network**

**Strategic Location**

**Easy Accessibility**

**Suitable for Medium & Light Industries**

**Fully Supported by Selangor State Government Agencies**



With over 300 acres of land, SBB Industrial Park (SBBIP) Precinct 1 boasts industrial space that meets the needs of the ever-changing industries and businesses. The ease of infrastructural access provides economic and operational benefits that create an optimal environment for a diverse range of industrial activities including distribution centres, processing and packaging plant, packaging solutions, logistics operations and F&B manufacturing. SBBIP Precinct 1, Phase 1A is the first phase of the development and is estimated to be completed in 2024, with the first 40 industrial lots already up for grabs.



■ SBBIP Precinct 1, Phase 1A

1,292.66 acres  
FUTURE  
DEVELOPMENT

Total Acreage  
1,412.58 acres

OPEN FOR SALE  
57.79 acres

40  
Lots

Infrastructures  
ready by  
Quarter 1  
2024



Strategic  
Location



Easy  
Accessibility



Suitable for  
Medium & Light  
Industries



Available  
Incentives from  
MIDA



The development of Pulau Indah Industrial Park (PIIP) which have been developed in three phases aims to provide opportunities for industry leaders to grow their businesses by leveraging the strategic advantages of the island. To date, more than 500 companies have been operating within PIIP including renowned names of FFM Berhad, Kontena Nasional Berhad, Megalift Sdn. Bhd., UMW Corporation Sdn. Bhd., Mewah Oil Sdn.Bhd., Scientex Film Packaging Sdn. Bhd., Tri-Mode (M) Bhd. and the world's largest furniture retailer, IKEA Supply (Malaysia) Sdn. Bhd. PIIP Phase 3 is divided into three sub-phases with PIIP Phase 3A and Phase 3C were sold out, with Phase 3B is reserved for future development.



**2,279.23** acres  
SOLD OUT

Total Acreage  
**3,211.47** acres

**FUTURE DEVELOPMENT**  
148.04 acres

**20**  
Lots

**Final Phase of PIIP**



Strategic Location



Easy Accessibility



Suitable for Medium & Light Industries



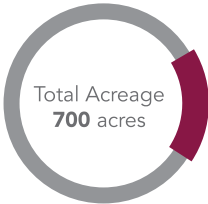
Available Incentives from MIDA



Selangor Halal Hub is a strategic business move to establish a designated zone for the production, manufacturing and processing of halal products for global consumption. Located in PIIP Phase 2, Selangor Halal Hub offers its final lots to businesses that are pursuing the ambition to grow their operation domestically and internationally. Spanning over 1,000 acres, Selangor Halal Hub has become one of the most prominent developments that continue to attract investments, making Selangor a top-of-the-mind choice for global halal trade.



**436.96 acres**  
SOLD OUT



**FINAL LIMITED LOTS**  
19.93 acres

**60**  
Lots

**Infra-structures Completed**



Strategic Location



Easy Accessibility



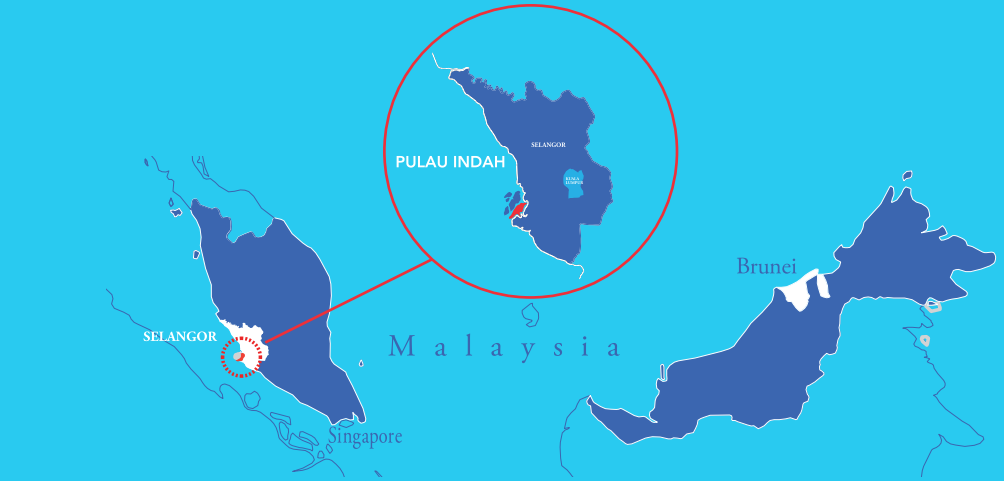
Suitable for Light Industries



Available Incentives from MIDA & HDC



# MALAYSIA'S MOST DEVELOPED AND PROGRESSIVE STATE



- 

Next to Seaports
- 

Easy Access via Major Highways
- 

Less than an Hour to International Airports
- 

Nearby Liquid & Dry Bulk Terminal
- 

Within Reach to Train Cargo

Master Developer :



Project Developments :



Wholly-owned Subsidiary :



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