

# GAMBANG HALAL PARK

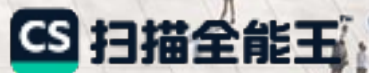
CONCEPTUAL MASTERPLAN FOR DISCUSSION

PROPOSED **FENGQI GROUP 丰麒集团** - **ECERDC** COLLABORATION FRAMEWORK  
GAMBANG, PAHANG, MALAYSIA



MASTERPLAN PROPOSAL  
BY SH NG ARCHITECT  
May 2026

*Disclaimer: This document is a conceptual masterplan for discussion only. All land boundaries, development intensity, building areas, authority approvals, utilities capacity, phasing, investment amounts and implementation structures are subject to official confirmation, detailed design, technical studies and final agreement among relevant parties.*



# PROJECT OVERVIEW

- Introduction
- Government & Regulatory Stakeholders
- Macro & Micro Overview
- Value to ECERDC
- Green & Digital Economy Strategy
- Due Diligence Checklist

# INTRODUCING ECER AND ECERDC

TRANSFORMING MALAYSIA'S ECONOMIC LANDSCAPE



**EAST  
COAST  
ECONOMIC  
REGION**

## EAST COAST ECONOMIC REGION DEVELOPMENT COUNCIL (ECERDC)

Established as a Federal Statutory Body under Act 688 2008 with the mandate to spur socio-economic development of the East Coast Economic Region (ECER) through **STRATEGIES, PROMOTION and FACILITATION** the promotion of trade, **INVESTMENT, TOURISM and DEVELOPMENT** of ECER REGION



### Private Investments

Promoting and facilitating investments into the Region



### Human Capital Development

Implementing inclusive human capital development programme



### Project Implementation

Implement sustainable development in the Region

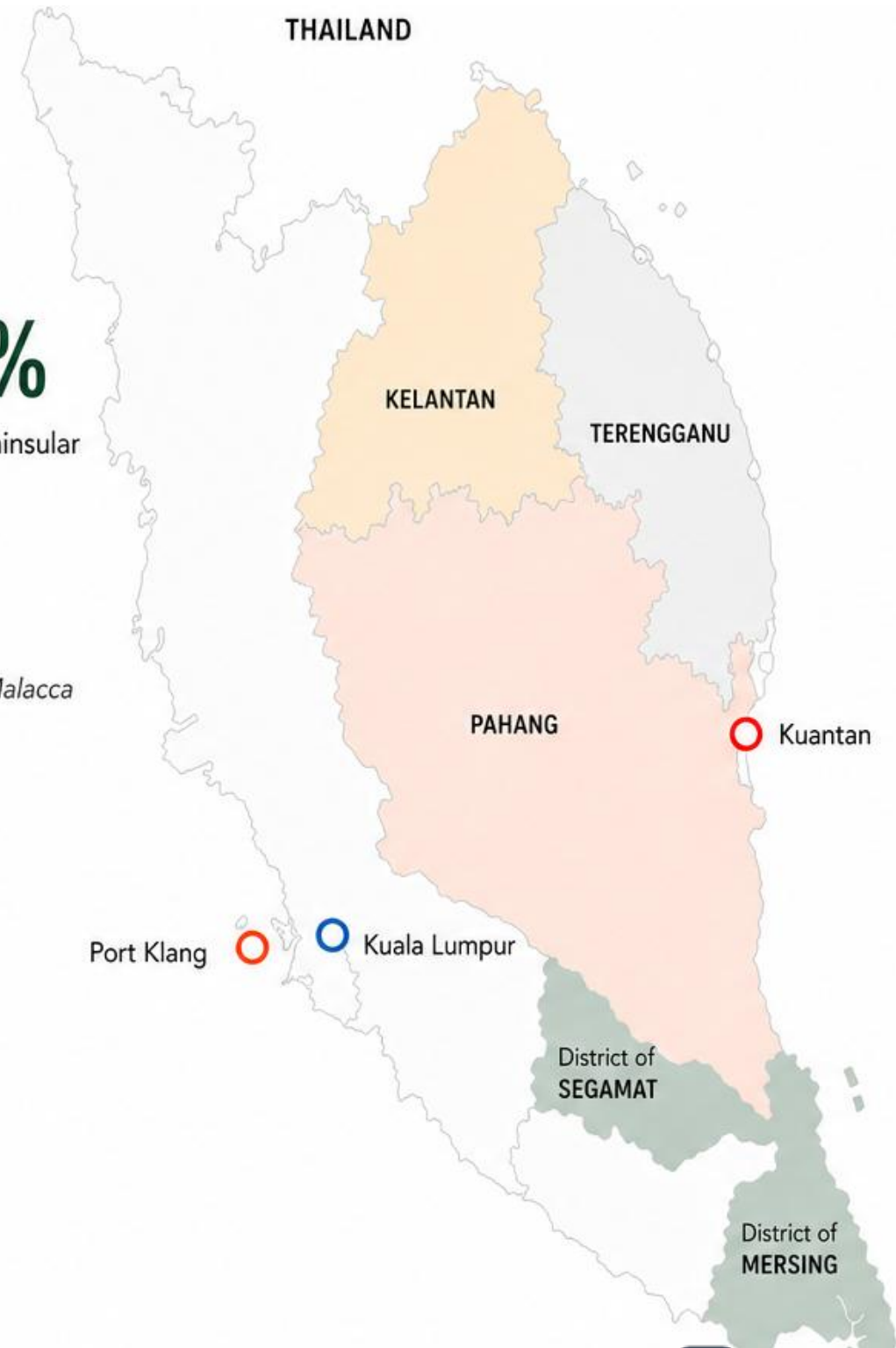


ECER is strategically located to offer investor business opportunities with direct access to global markets.

**52%**

of the Peninsular  
Malaysia

Straits of Malacca



# DRIVING THE INVESTMENTS

ECERDC'S STRATEGIC ROLE IN REGIONAL DEVELOPEMT



A combination of the strengths and expertise of corridor and federal investment agencies



## THE SYNCHRONIZATION OF PROCESS CHAINS FOR REALIZING INVESTMENT PROJECTS THAT ENSURE INVESTOR CONFIDENCE

### 01 Pre-Investment

Joint Negotiations:

- State Government – Land, KM
- Federal Agencies – JAS, Customs
- Utility Provider – water, electricity, gas, internet
- Supplier of raw materials/services

### 02 Application for tax and expatriate incentives

Joint Negotiations:

- MOF, MITI, MIDA, MAFS, MOTAC, LHDNM
- JIM, KDN

### 03 Project implementation and compliance

Joint Negotiations:

- State Government – Land, KM
- Federal Agencies – JAS, Customs
- Utility Provider – water, electricity, gas, internet
- Supplier of raw materials/services

### 04 Post-Implementation

Joint Negotiations:

- State Government – Land, KM
- Federal Agencies – LHDNM, JIM, Customs
- Utility Provider – water, electricity, gas, internet



Close cooperation with State and Agencies



Implementing Federal Policy



# GOVERNMENT & REGULATORY STAKEHOLDERS

UNITING STRENGTHS . DRIVING IMPACT .

Together, the stakeholders enable Gambang Halal Park to thrive as a leading halal industrial hub.

1



**INVEST PAHANG**  
PAHANG STATE  
INVESTMENT CENTRE

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**INVEST PAHANG**  
Facilitating investment opportunities and providing support for investors in Pahang.

2



**ECER**  
EAST COAST  
ECONOMIC REGION  
DEVELOPMENT COUNCIL

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**EAST COAST ECONOMIC REGIONS DEVELOPMENT COUNCIL (ECERDC)**  
Driving socio-economic growth in the East Coast Economic Region through strategies, facilitation and development initiatives.

3



**JAKIM**

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**JAKIM**  
Leading halal certification, standards, and integrity assurance to strengthen Malaysia's halal ecosystem and global credibility.

4




**MIDA**  
MALAYSIAN INVESTMENT  
DEVELOPMENT AUTHORITY

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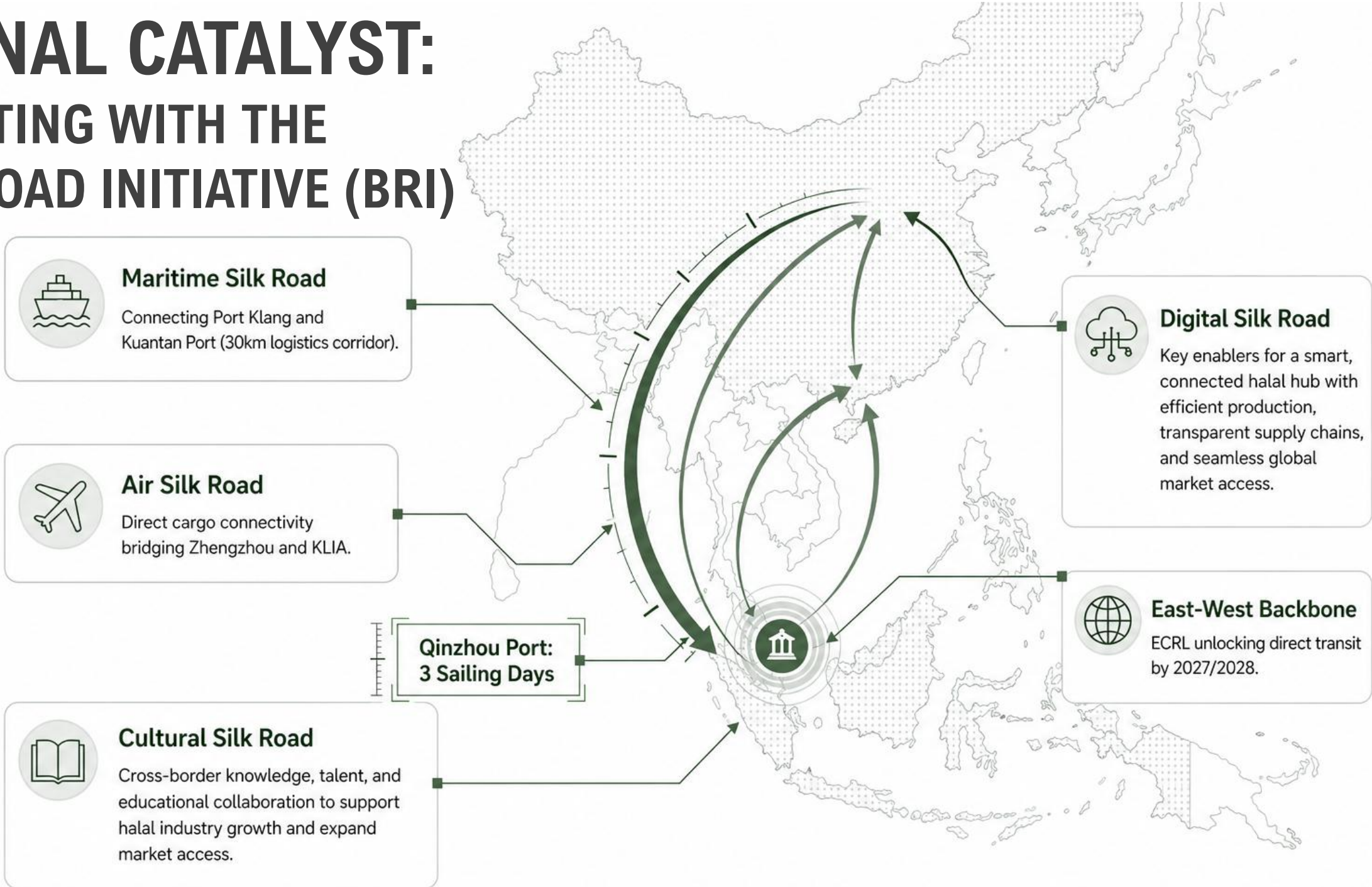
**MIDA**  
Promoting and facilitating quality investments, driving industrial growth and connecting Malaysia to global markets.



**Stronger Together for a Sustainable Halal Future**  
Collaborating to build a resilient, innovative and globally connected halal ecosystem at Gambang Halal Park.



# REGIONAL CATALYST: INTEGRATING WITH THE BELT & ROAD INITIATIVE (BRI)



# MALAYSIA'S STRATEGIC GATEWAY IN SOUTHEAST ASIA

IDEALLY POSITIONED AT THE HEART OF ASEAN, CONNECTING MARKETS, SUPPLY CHAINS AND INNOVATIONS



**CROSSROADS OF GLOBAL TRADE**  
Positioned near the South China Sea, opportunities with direct access to global markets.



**CONNECTED TO MAJOR MARKETS**  
Direct access to ASEAN, China, Vietnam, Philippines, Indonesia.



**AIR & MARITIME ADVANTAGE**  
Proximity to international airports, seaports and logistic hubs.



**GATEWAY TO OPPORTUNITY**  
A stable, business-friendly environment with strong infrastructure and talent.



MAJOR REGIONAL MARKETS WITHIN 6 HRS & GLOBAL MARITIME CONNECTIONS



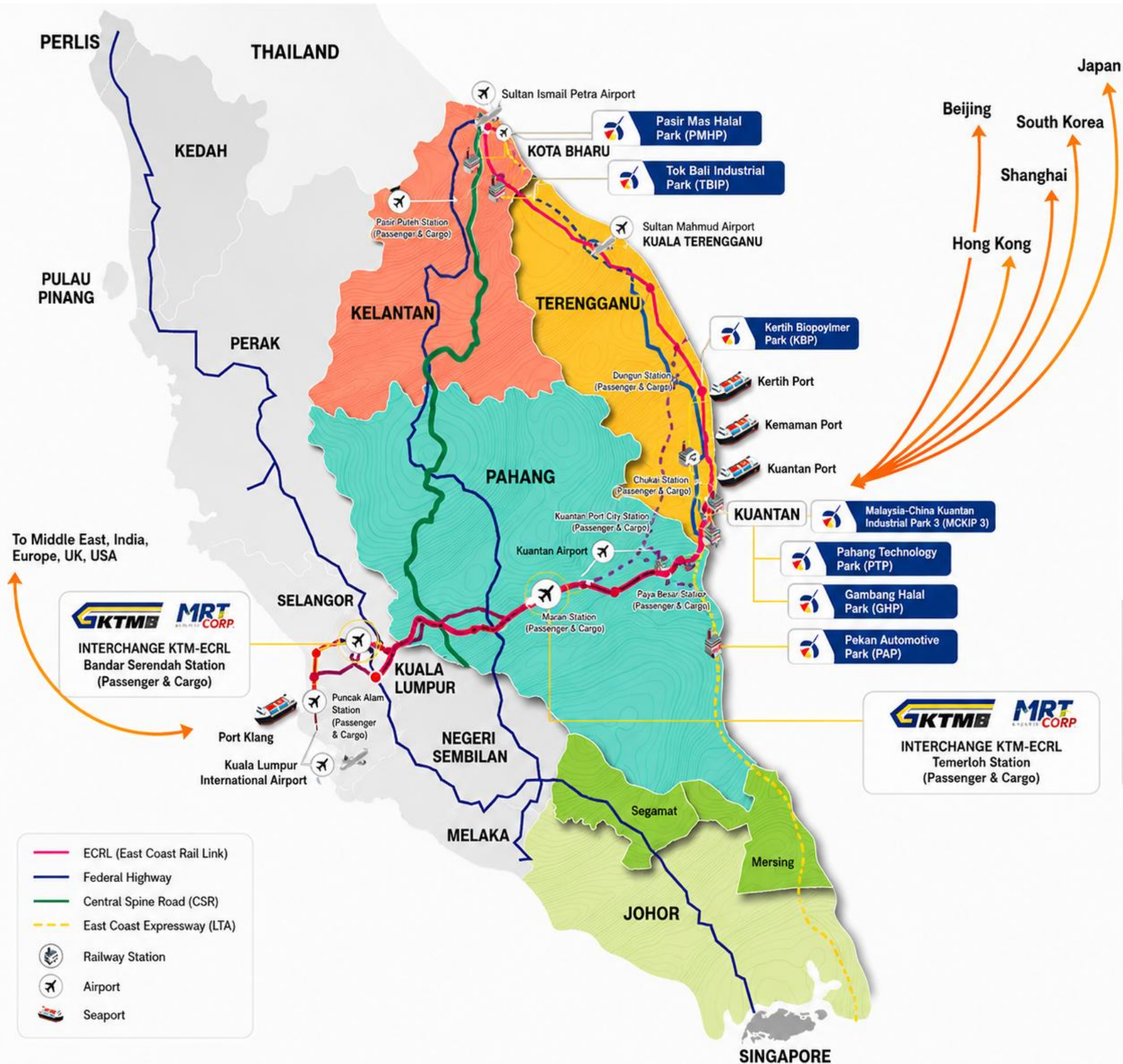
ACCESS TO 10 ASEAN MEMBER MARKETS



MALAYSIA: DRIVING INNOVATION TO THE WORLD  
**CS 扫描全能王**

# GATEWAY TO REGIONAL & GLOBAL TRADE

SEAMLESS MULTIMODAL CONNECTIVITY ENABLING FASTER, COST-EFFICIENT ACCESS TO KEY MARKET



ECER is strategically located to offer investor business opportunities with direct access to global markets.



**2 hours** drive  
Kuala Lumpur to Kuantan



**Integrated industrial park** with infrastructure and facilities management



**ECRL**  
between Kuantan Port and Port Klang, saves 3 days on Europe-Asia Pacific shipping



**3-4 Sailing days**  
Kuantan Port to Qinzhou Port access to New International Land-Sea Trade Corridor

#### Sailing Days from Kuantan Port:

Qinzhou Port	3 sailing days
Hong Kong Port	5 sailing days
Shanghai Port	7 sailing days
Busan Port	9 sailing days

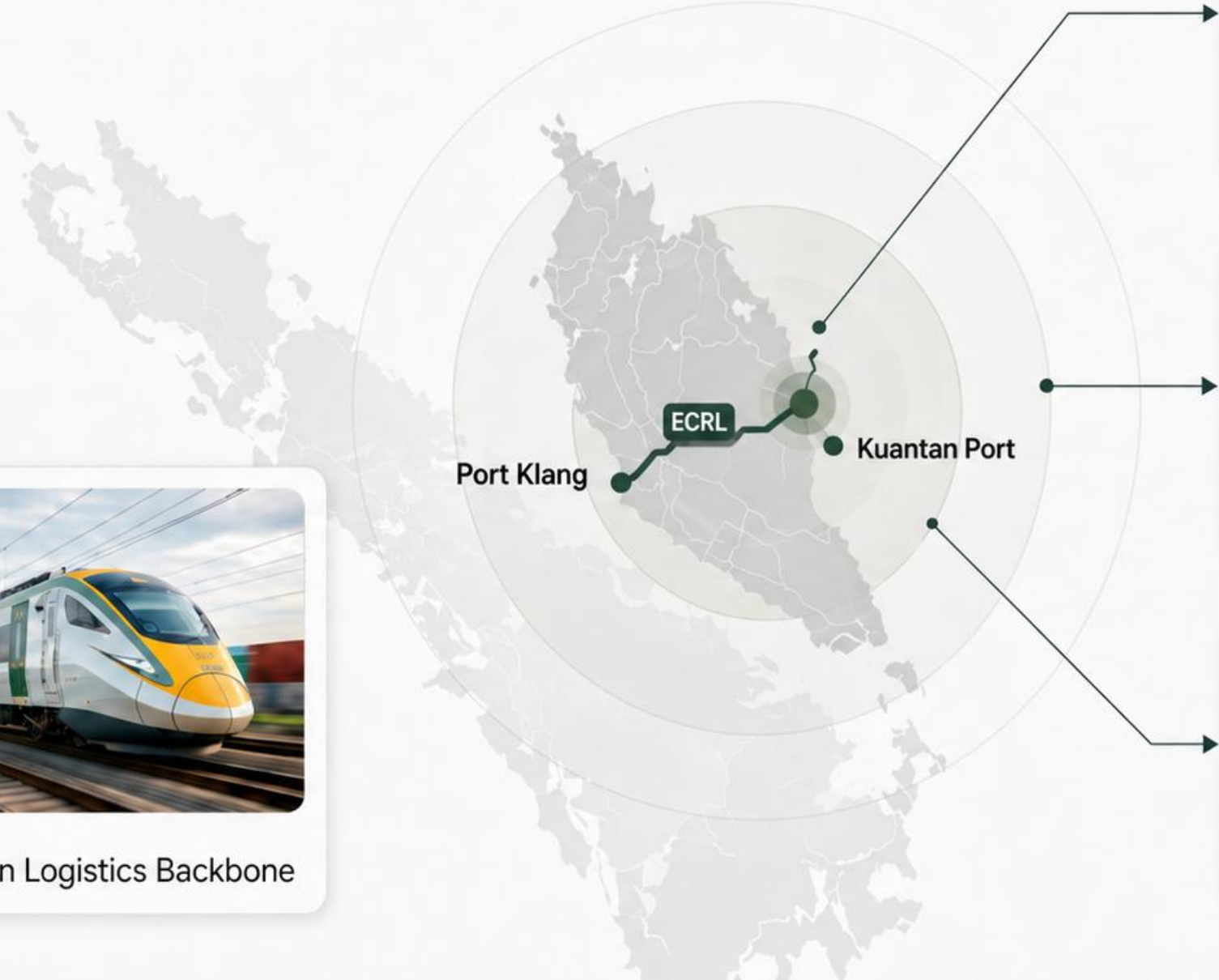
#### Cargo Travel Time via ECRL from Port Klang:

Bandar Serendah	46 mins
Bentong	1 hour 30 mins
Temerloh	2 hours 16 mins
Maran	3 hours 18 mins
Paya Besar	4 hours 1 mins
Kuantan Port City	4 hours 13 mins
Chukai	5 hours 15 mins
Dungun	5 hours 55 mins
Pasir Puteh	8 hours

# ECRL: THE EAST-WEST LOGISTIC BACKBONE

POWERING TRADE . CONNECTING MARKETS .

The East Coast Rail Link (ECRL) creates a modern logistics backbone, connecting Port Klang to Kuantan Port and unlocking global opportunities.



### The East-West Spine

ECRL directly connects Port Klang (West) to Kuantan Port (East), bypassing traditional maritime chokepoints.



### Global Reach via Kuantan Port

- Qinzhou Port (China): 3 sailing days
- Hong Kong Port: 5 sailing days
- Shanghai Port: 7 sailing days
- Busan Port: 9 sailing days



### Strategic Function

ECRL acts as the primary corridor for Belt & Road Initiative (BRI) trade, capturing high-velocity cross-peninsular logistics.

# INDUSTRIAL PARK NETWORK FRAMEWORK

INTEGRATED CLUSTERS SUPPORTING MANUFACTURING AND DIGITAL INDUSTRIES ACROSS ECER

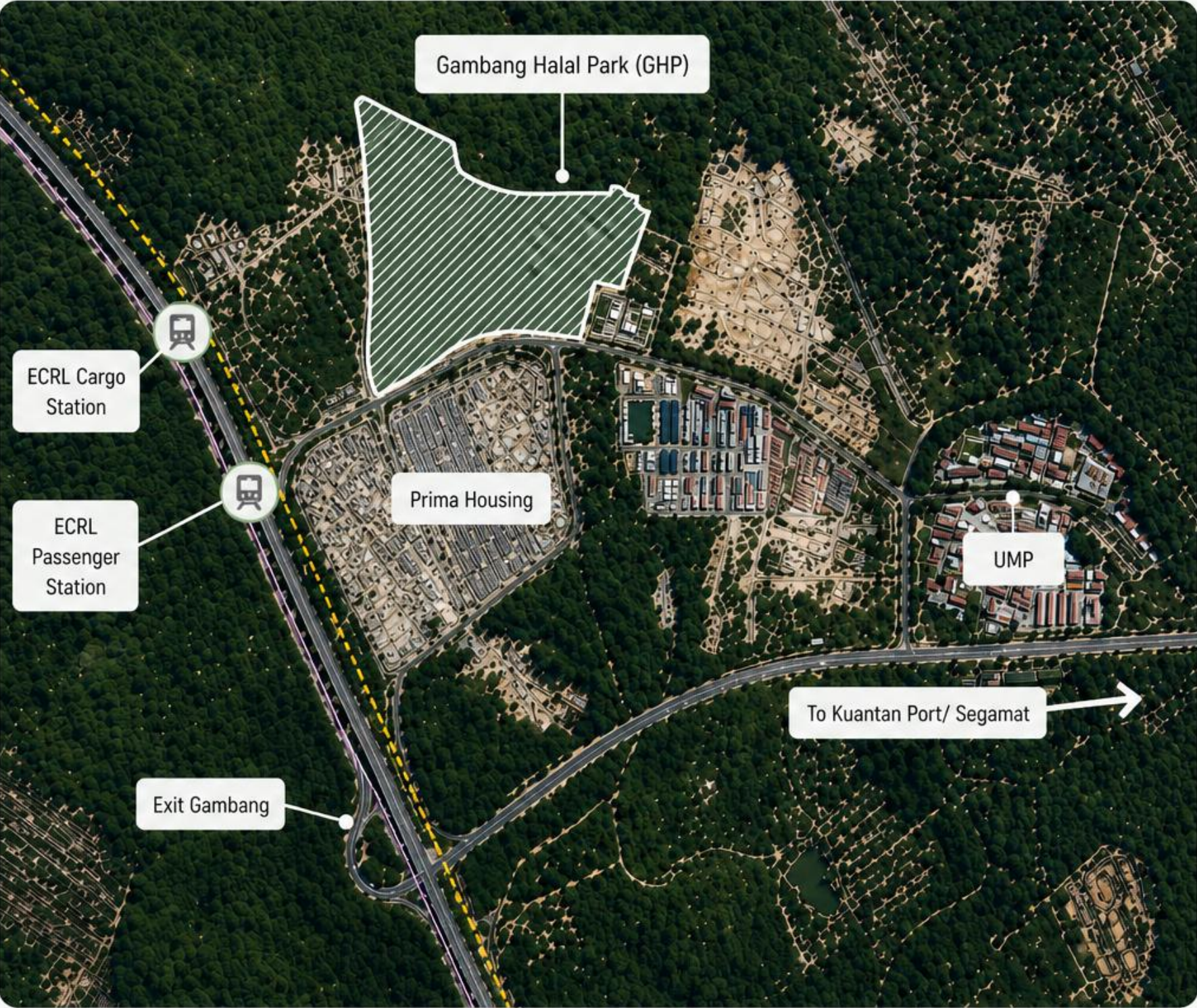
## INDUSTRIAL PARKS IN ECER

Fully integrated industrial parks complete with basic infrastructure and facilities management.



# GAMBANG HALAL PARK OVERVIEW

PAHANG TECHNOLOGY PARK (PTP) & GAMBANG HALAL PARK (GHP)



**169** Acres  
Total Area



**95.91** Acres  
Available Area

### ACCESSIBILITY

- Kuantan Port – 30 km / 47 min
- Segamat – 159 km / 2 hr 10 min
- Port Klang – 259 km / 3 hr 30 min

### TYPES OF PREFERRED INDUSTRY

- Halal food and non-food
- Nutraceuticals / Herbs
- Pharmaceuticals
- Agro-based products
- Meat-based products
- Spices and Sauces

# INDUSTRIAL PARK DRIVING VALUE TO ECERDC

INTEGRATED INDUSTRIAL ECOSYSTEMS THAT ATTRACT INVESTMENT, CREATE JOBS, STRENGTHEN REGIONAL CAPABILITIES, AND POSITION ECERDC AS A STRATEGIC HUB FOR SUSTAINABLE AND INCLUSIVE GROWTH

 <b>STRATEGIC IMPACT</b>	 Activate underutilised industrial parks
	 Attract and anchor Chinese enterprises
	 Increase manufacturing investment inflow
 <b>ECONOMIC &amp; ECOSYSTEM GROWTH</b>	 Strengthen cold chain and logistics ecosystem
	 Create local employment opportunities
 <b>POLICY ALIGNMENT &amp; POSITIONING</b>	 Support ECER 2026–2030 manufacturing & logistics direction
	 Establish a China–Malaysia halal industry collaboration model

## INDUSTRIAL PARK OVERVIEW

### PAHANG TECHNOLOGY PARK (PTP) & GAMBANG HALAL PARK (GHP)

Integrated industrial ecosystem in Gambang, Pahang to accelerate investment and streamline project implementation.



### FOCUS AREA

 <b>Digital Infrastructure</b> <ul style="list-style-type: none"> <li>Artificial Intelligence</li> <li>Edge &amp; Hyperscale</li> </ul>	 <b>Food &amp; Beverages</b> <ul style="list-style-type: none"> <li>Upstream and downstream F&amp;B production</li> <li>CPCC</li> </ul>	 <b>Fulfilment Hub</b> <ul style="list-style-type: none"> <li>Regional Distribution Center</li> <li>Warehousing</li> <li>Assembly Plant</li> </ul>
 <b>Manufacturing</b>	 <b>Parks Managed by ECERDC</b>	 ECRL Main Line  East Coast Highway  Central Spine Road (CSR)

## KEY ADVANTAGES

01



A dedicated area for light to medium manufacturing, offering a controlled environment optimized for quality and efficiency.

02



Equipped with the necessary infrastructure and facilities to support a wide range of industries.

03



Strategically located in the center of East Coast Region with excellent connectivity at attractive price.

## HOW THE INDUSTRIAL PARKS BRING VALUE TO ECERDC



Accelerate high-quality manufacturing investments and industrial growth.



Strengthen the regional logistics and distribution network.



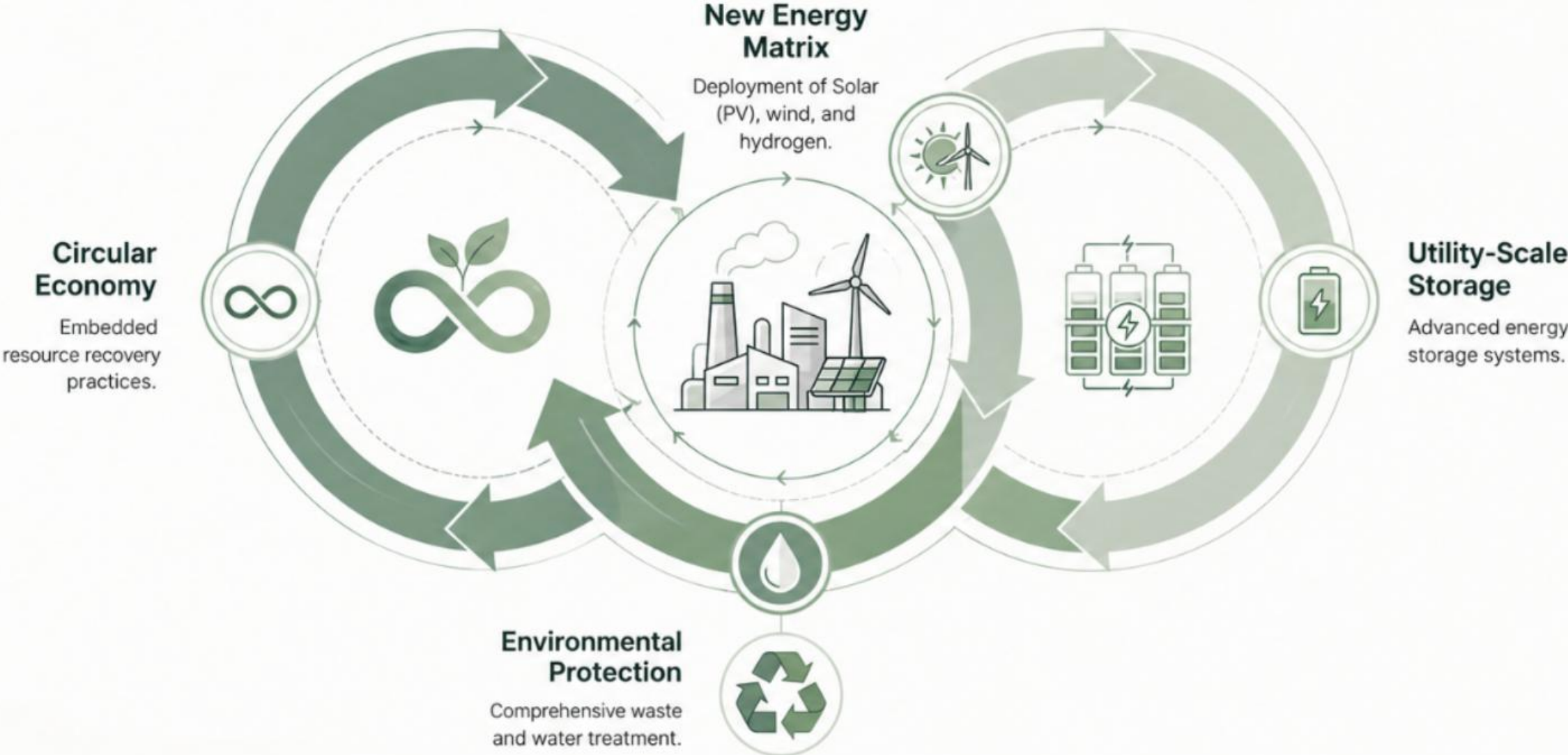
Create jobs and drive socio-economic development in the East Coast Region.



Position ECER as a strategic hub for the China–Malaysia halal industry and regional collaboration.

# GREEN ECONOMY STRATEGY (LOW-CARBON & SUSTAINABLE PARK)

STRATEGIC INTENT: POSITION GHP AS A GREEN, SUSTAINABLE INDUSTRIAL BENCHMARK ALIGNED WITH ESG GOAL



# DIGITAL ECONOMY STRATEGY (SMART INDUSTRIAL PARK)

STRATEGIC INTENT: CREATE A DATA-DRIVEN, DIGITALLY MANAGED HALAL INDUSTRIAL ECOSYSTEM



# DUE DILIGENCE CHECKLIST

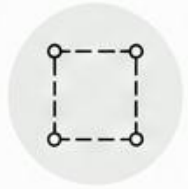
Key items to be confirmed with relevant authorities to ensure project feasibility and regulatory compliance.



01

## Title

Confirm land title status, ownership, encumbrances and any restrictions.



02

## Lot Boundary

Verify lot boundaries, survey plans and final demarcation on the ground.



03

## Permitted Land Use

Confirm permissible land use under local plan and relevant approvals.



04

## Lease / Sublease Rights

Confirm lease tenure, renewal options and rights to sublease or assign.



05

## TNB Power Capacity

Confirm available power capacity, connection point and upgrade timeline.



06

## Water / STP Capacity

Confirm water supply capacity, pressure, and STP capacity and discharge approval.



07

## Gas Pipeline Connection

Confirm availability of gas pipeline, connection point and capacity.



08

## Fire Authority Requirements

Confirm compliance with BOMBA requirements and fire safety design standards.



09

## Worker Accommodation Approval

Confirm regulatory requirements and approvals for worker accommodation.



10

## Halal Compliance Flow

Confirm halal compliance process, certification pathway and authority requirements.



11

## Traffic Impact / Road Access

Assess traffic impact, road access, connectivity and any upgrading requirements.

# APPROACHES

- Masterplan Conceptual Strategies
- Land Use Distribution
- Development Logic Framework

# MASTERPLAN CONCEPTUAL STRATEGIES

SUSTAINABLE STRATEGIES

## INDUSTRIAL NATURE

Green corridors weave through innovation zones, rainwater is guided through thoroughly engineered wetlands, and the gentle rustle of leaves softens the hum of productivity. This is not a trade-off between growth and greenery, but a bold synergy – **a powerful union where technology and ecology shape a more balanced, sustainable future.**

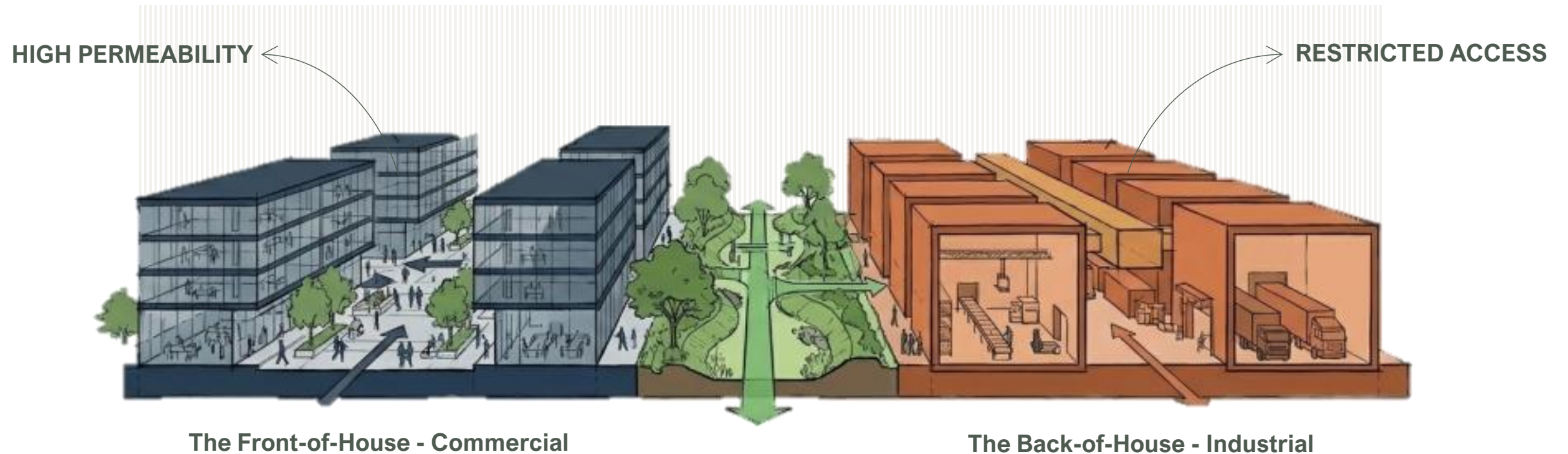


*“ Industry no longer dominates nature  
– it evolves in harmony with it. ”*



# ARCHITECTURAL STRATEGY

## THE FRONT OF HOUSE AND THE BACK OF HOUSE



- **Permeability Control**

Highly permeable pedestrian access at the front (commercial lot); heavily restricted and secure vehicular access at the back (industrial lot).

- **Programmatic Segregation**

Strict physical delineation between the Front-of-House (public, clean, slow) and the Back-of-House (operational, controlled, fast).

- **The Operational Core**

Embedding intensive processing and fulfillment functions deep within the site, screened by architecture and topography.

# ARCHITECTURAL STRATEGY

## THE BUILDING FACADE

### The Commercial



#### Vibrant Commercial Streetscape

Premium and vibrant commercial building facades with glass, metal, timber, greeneries to establish a vibrant commercial streetscape as the gateway of the park.

### The Factory




#### Industrial Elegance

Clean structural expression and deep, semi-outdoor transitional spaces. Rooflines dictated strictly by solar angles and rainwater shedding.


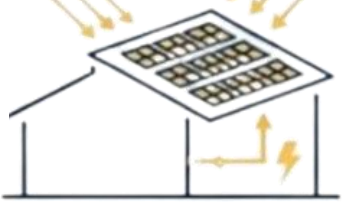
# GREEN SUSTAINABLE STRATEGIES

## INTEGRATED GBI PERFORMANCE MATRIX





**Energy (EE)**  
Min pilot phase rooftop PV capacity to be confirmed by roof area, load profile and utility interconnection study

Passive design + BEI/EUI optimization + rooftop PV integration




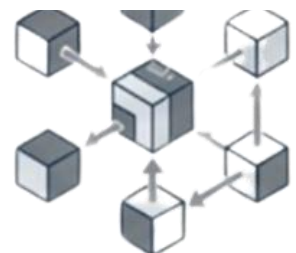
**Water (WE)**  
> 30% Reduction

Potable reduction via rainwater harvesting + landscape recycling + EMS leak detection




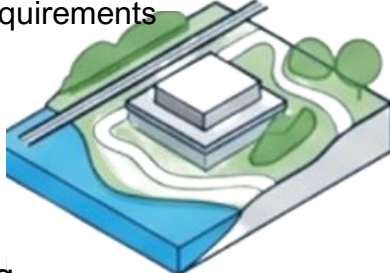
**Materials (MR)**  
Modular System

Standardized assembly + low carbon sourcing + comprehensive operational waste management




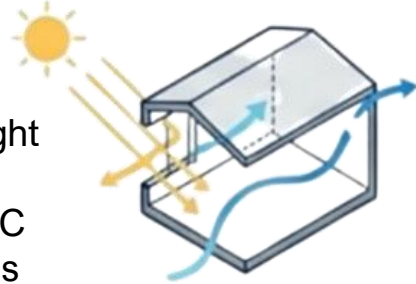
**Site (SM)**  
Flood-resilient planning subject to hydrology study, finished platform levels and local drainage authority requirements

ECRL transit connectivity + eco-buffers + above-flood level topography planning




**Indoor Quality (EQ)**  
Daylight Harvest

Optimized natural light penetration + cross-ventilation + low-VOC interior specifications



**Innovation (IN)**  
Shared CPCC

Shared central processing + condensate water recovery ecosystems; lowering CapEx



# GAMBANG HALAL PARK

## LAND USE DISTRIBUTION



<b>TOTAL LAND AREA</b>	<b>LOTS</b>				
	<b>95.91 ACRES</b>	L1 - L115	24.28 ACRES	L143	5.09 ACRES
		L140	5.81 ACRES	L144	50.77 ACRES
		L141	2.17 ACRES	COMMERCIAL	5.48 ACRES
		L142	2.31 ACRES		



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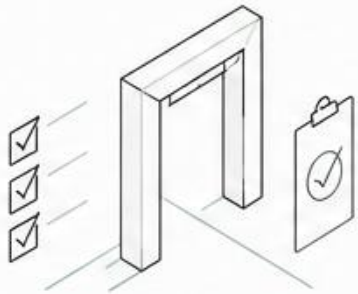
# DEVELOPMENT LOGIC FRAMEWORK

FROM PILOT TO SCALABLE INDUSTRIAL ECOSYSTEM

01

## PHASE 1: Gateway Pilot

(5 Acres)

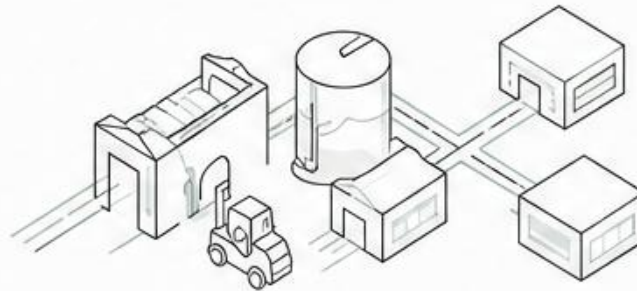


Establish compliance baseline, exhibition presence, and entry identity.

02

## PHASE 2: Industrial Catalyst

(Lots 140-144)

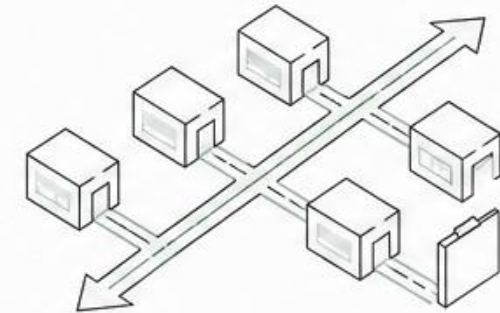


Deploy heavy MEP, central kitchens, and shared processing hubs. Acts as the anchor to attract early major tenants.

03

## PHASE 3: Scalable Ecosystem

(Lots 1-115)



Unlock tenant-driven expansion. Smaller enterprises plug directly into the established central infrastructure, minimizing their upfront CapEx.

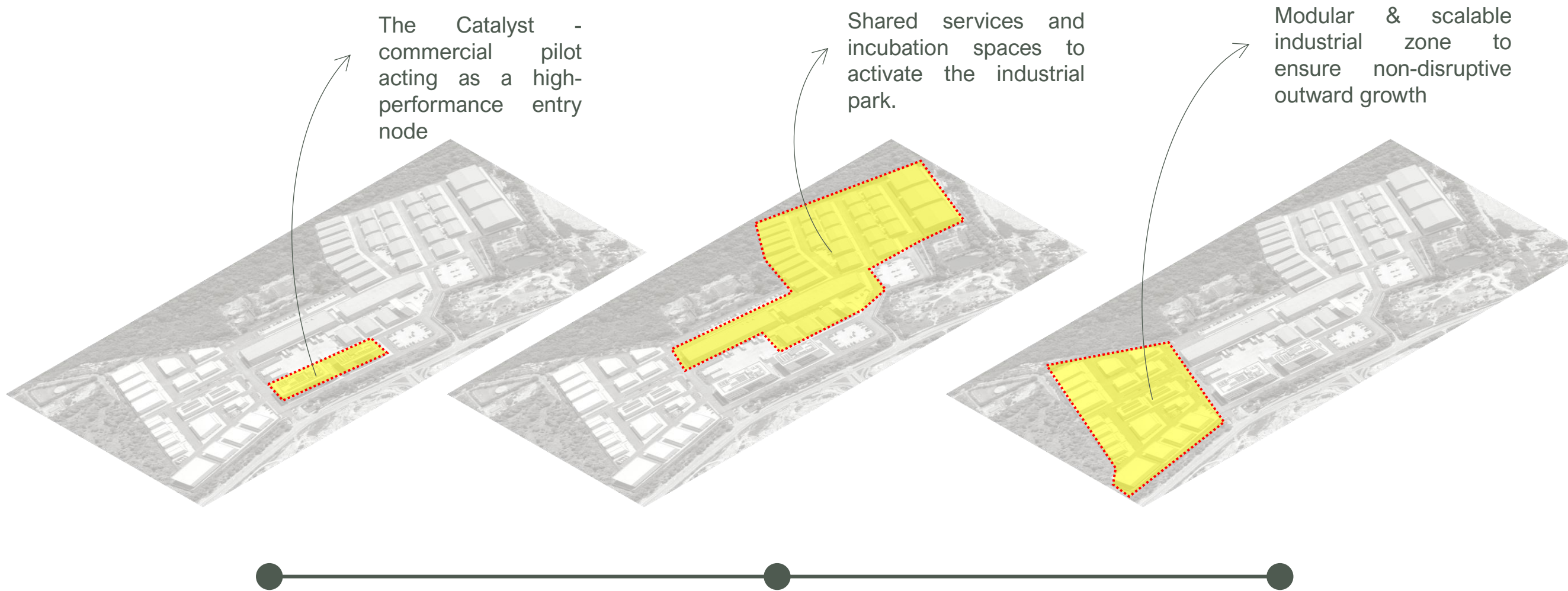


### RISK MITIGATION STRATEGY

Phased capital deployment maps infrastructure spending directly to verified tenant demand, mitigating upfront investment risk.

# PHASING STRATEGY

FROM PILOT TO SCALABLE ECOSYSTEM



## Phase 1 – The Gateway

5 acres commercial gateway establishing the core infrastructure spine. Day-One Sustainability: Green infrastructure installed to support all subsequent phases.

## Phase 2 – The Catalyst

Activation of L140 – L144 as catalyst for halal manufacturing and shared cold chain networks.

## Phase 3 – The Backbone

L1 – L115 Build-to-Rent modular rollout triggered strictly by tenant demand, ensuring non-disruptive outward growth.

# ZONING STRATEGY

FROM PILOT TO SCALABLE ECOSYSTEM



## Halal Gateway (Commercial Pilot Zone)

- Compliance, commercial & service interface.
- Halal Gateway for Enterprise Services & Showcase, Halal Food Innovation, and Commercial Services - serving as the public face, and global gateway

## Shared Processing & Pilot Manufacturing Zone

- **L143** - Centrally located to serve multiple standardized factories simultaneously

## Main Industrial Production Cluster Zone

- **L144** - Core zone for medium-to-large-scale manufacturing, tenants, and production-support activities driving the development's economic growth.
- Concentrated within the L144 core to maximize continuous footprint efficiency.

## Cold Chain & Fulfillment Spine Zone

- **L141 & 142**- Central loading, fulfillment, and cold chain spine.
- Positioned along primary vehicular arteries for rapid dispatch and cross-docking.

## Catalyst Factory/ Anchor Factory

- **L140**- Large-scale industrial facilities for key tenants / established manufacturers, serving as core economic drivers
- Catalyzing emerging businesses, and innovation-driven industrial activities within the ecosystem.

## Support & Expansion

- **L1 - L115** - Demand-Led BTR / SME Expansion clusters with supporting utilities, optional worker accommodation, and secondary SME ecosystem.
- Clustered near site boundary to avoid heavy MEP noise from core operations.

Disclaimer: Worker accommodation is proposed as an optional support component, subject to zoning approval, local authority requirements, fire safety review, labour accommodation standards and final ECERDC / State confirmation.



# OVERALL MASTERPLAN

## PHASING & ZONING



TOTAL LAND AREA  
**95.91 ACRES**

**COMMERCIAL**

PHASE CO 1 3.00 ACRES  
PHASE CO 2 2.48 ACRES  
**5.48 ACRES**

**INDUSTRIAL**

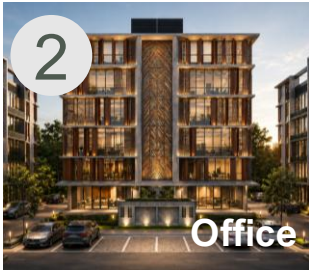
PHASE ID 1 66.15 ACRES  
PHASE ID 2 24.28 ACRES  
**90.43 ACRES**



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# OVERALL MASTERPLAN

## BUILDING TYPOLOGIES



# COMMERCIAL

- Conceptual Strategies
- Sustainable Building Design Strategies
- Overall Commercial Masterplan

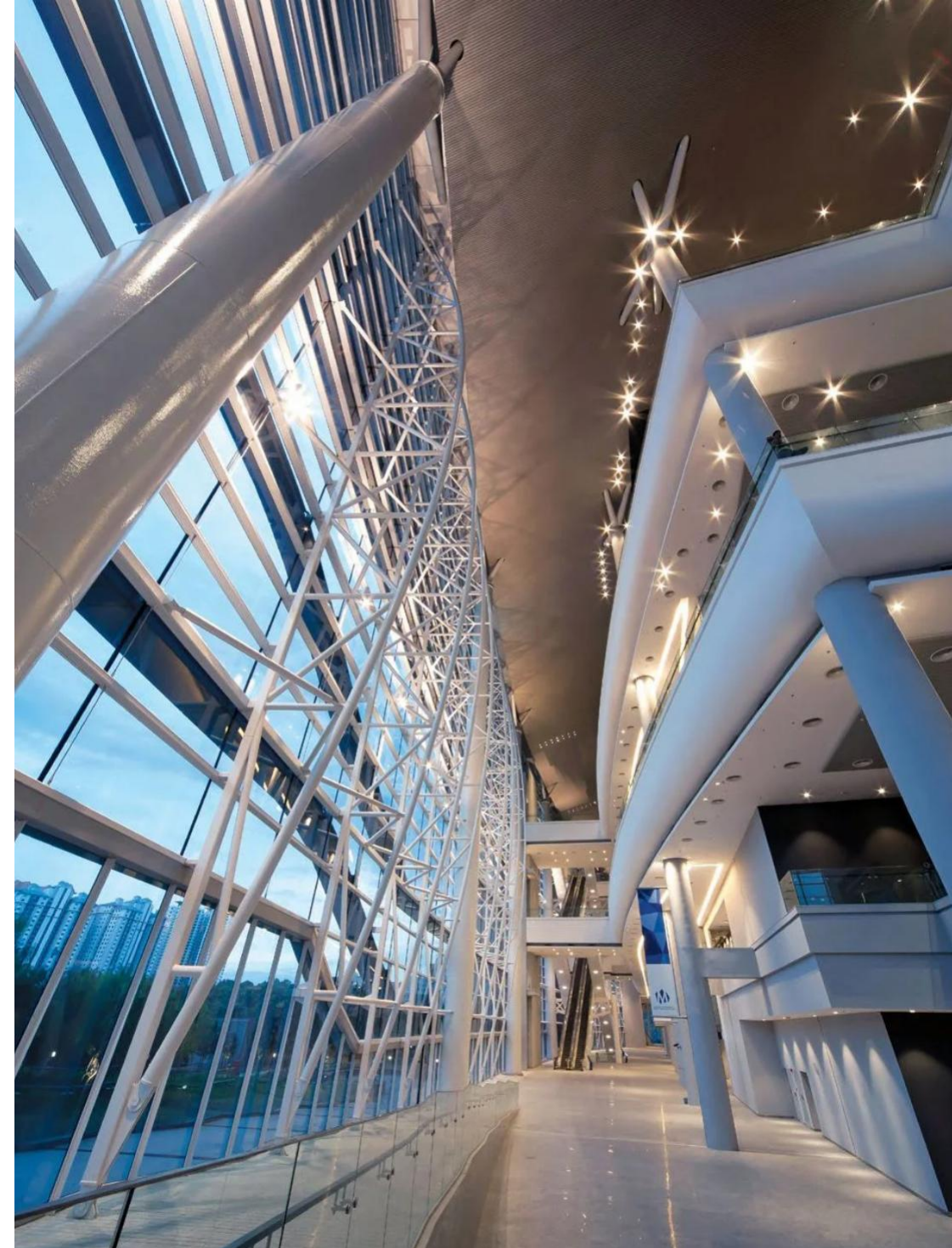
# OVERALL COMMERCIAL MASTERPLAN

LOW CARBON INTEGRATED HALAL INDUSTRIAL PARK



# COMMERCIAL

CHINA ENTERPRISE SERVICES & SHOWCASE CENTRE



- The China Enterprise Service & Showcase Centre is a **flagship commercial pavilion** designed to function as a premier investment hub and visitor showroom.
- **Flexible interior layout** ensures it can seamlessly transition between public-facing exhibitions and institutional office functions, prioritizing accessibility and modern aesthetics.

CS 扫描全能王™

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# COMMERCIAL

## INTEGRATED HALAL FOOD INNOVATION & COMMERCIAL SERVICES HUB

- A state-of-the-art, multi-storeys facility designed to **synergize commercial food R&D with advanced urban logistics**.
- The Halal Food Innovation Lab provides a **shared ecosystem** for pilot production, Halal compliance testing, and demonstration services, making it an ideal incubator for F&B excellence.



- The development integrates an **Urban Fulfilment Hub** to support **last-mile e-commerce** and **cold chain operations** through **efficient and discreet loading solutions**.
- Supporting office, training, and conference spaces are complemented by **concealed service infrastructure**, maintaining a **clean and premium corporate environment**.



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# ARCHITECTURAL STRATEGIES

A HIGH-PERFORMANCE FRONT OF HOUSE

## Catalyst Function

Dedicated zones for exhibition, tenant incubation, and shared service nodes.

## Iconic Identity

Architecture that physically manifests Malaysia's Halal and Green economic ambitions.



## Passive Envelope

Deep architectural overhangs drastically reduce solar heat gain and cooling loads.

## Daylight Harvesting

The central atrium maximizes natural lighting penetration for worker wellbeing.

## Walkable Interface

Pedestrian-first plazas seamlessly link the commercial hub to the industrial spine.

# GREEN SUSTAINABLE STRATEGIES

## GBI ALIGNED SUSTAINABILITY

- **Energy Efficiently (EE1/EQ9)**

Optimized OTTV and RTTV through passive design, deep overhangs, and maximizing daylighting.

- **Water Efficiency (WE1)**

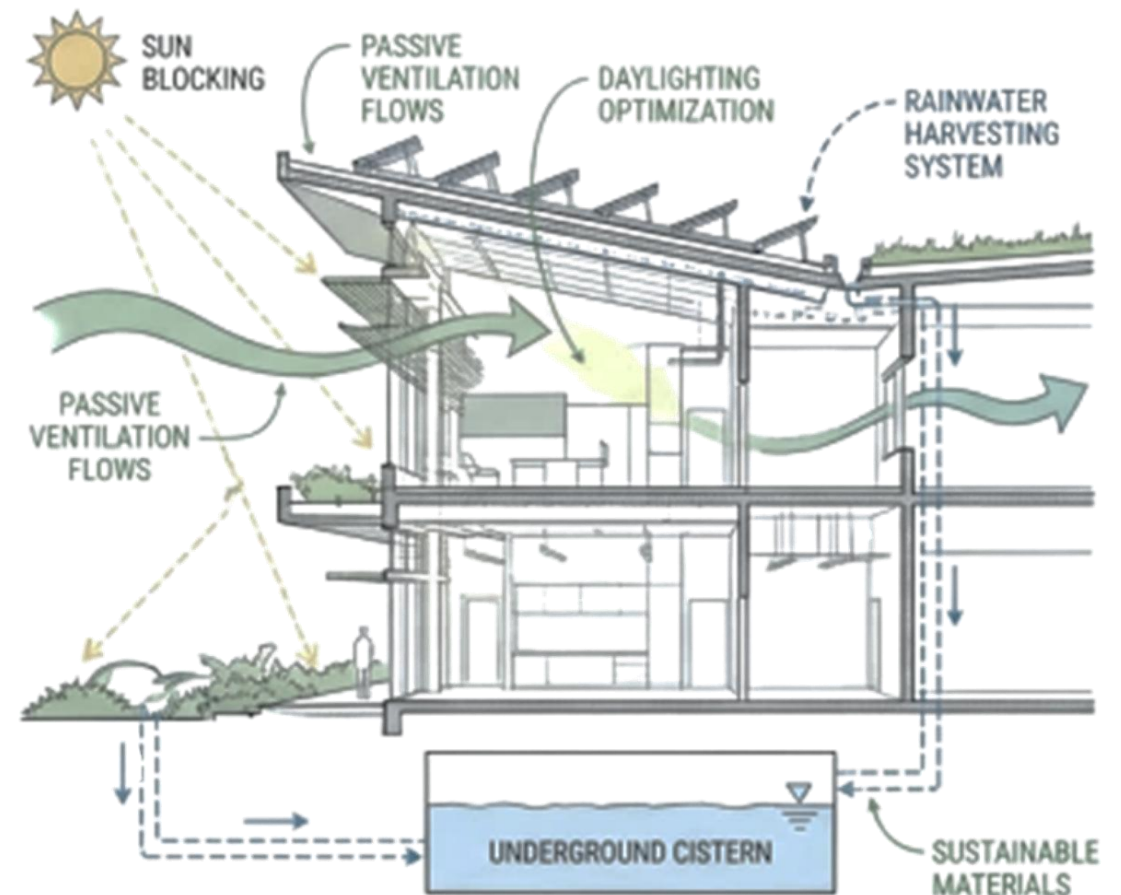
Integrated rainwater harvesting systems utilizing the massive roof catchments of the fulfillment hubs for landscape irrigation.

- **Indoor Quality (EQ4/EQ6)**

Advanced mechanical ventilation and low-VOC materials ensure a pristine environment.

- **Materials (MR1/MR6)**

Extensive use of modular, prefabricated construction to minimize waste and allow for rapid, low-impact phase rollout.



# OVERALL COMMERCIAL MASTERPLAN

## DEVELOPMENT DATA



TOTAL COMMERCIAL  
LAND AREA

**5.48 ACRES**

**PHASE CO1**

**3.00 ACRES | 54.75%**

ENTERPRISE SERVICE      1 UNIT  
& SHOWCASE  
(W/ HALAL FOOD  
INNOVATION HUB)  
(307' X 428')

**PHASE CO2**

**2.48 ACRES | 45.25%**

DETACHED OFFICE      1 UNIT  
(COMMERCIAL,  
BUSINESS, TRAINING,  
FOOD & LOGISTICS HUB)  
(307' X 385')



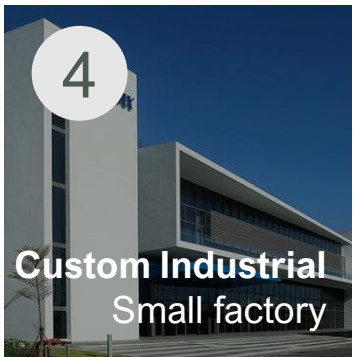
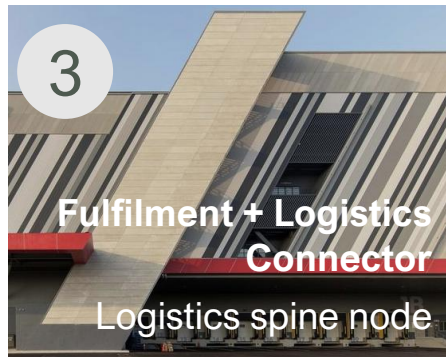
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# INDUSTRIAL

- Conceptual Strategies
- Sustainable Building Design Strategies
- Overall Industrial Masterplan
- Development Data

# OVERALL INDUSTRIAL MASTERPLAN

LOW CARBON INTEGRATED HALAL INDUSTRIAL PARK



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Worker accommodation is proposed as an optional support component, subject to zoning approval, local authority requirements, fire safety review, labour accommodation standards and final ECERDC / State confirmation.

# INDUSTRIAL

## CATALYST HALAL INDUSTRIAL HUB

- Phase 1 core manufacturing and warehousing/distribution area, **supporting shared processing and pilot manufacturing.**
- Activation of Lot 143 as strategic hub for pilot manufacturing and shared processing networks.

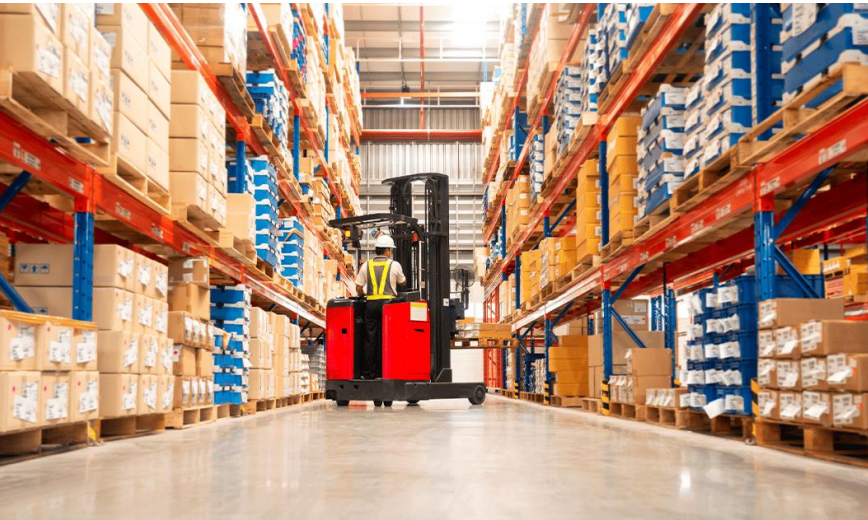


## Demand-Led Built-to-Rent Factory Clusters

- Demand-Led Built-to-Rent (BTR) Factory Clusters offer a **scalable core for detached and semi-detached industrial expansion.**
- Designed to support **SME expansion, secondary industrial ecosystems,** for mid-to-small-scale industrial operations.

# INDUSTRIAL

FULFILMENT + LOGISTIC CONNECTOR



- Functioning as a high-efficiency logistics hub and manufacturing fulfilment center, this facility is designed to **streamline operations through central loading coordination.**
- Ensure **seamless connectivity** and **optimized supply chain flow** across the entire industrial ecosystem.



*Disclaimer: All images are conceptual references only and do not imply endorsement, participation or commercial association by the depicted brands or projects.*

# INDUSTRIAL

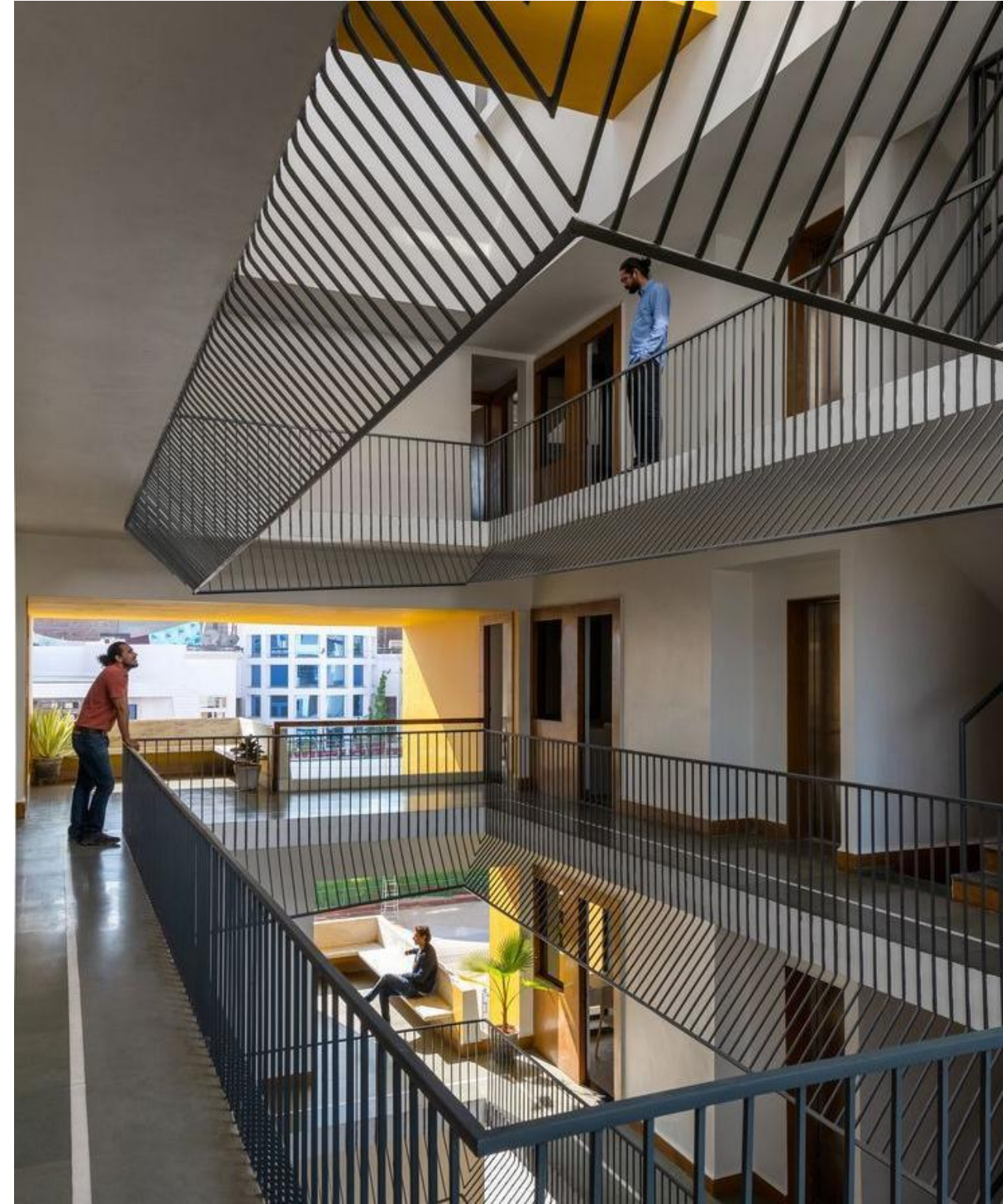
UTILITIES/ CUSTOM INDUSTRIAL



- Serves as a specialized support infrastructure node designed to anchor the park's essential operations.
- This versatile plot is optimized for either **critical utility infrastructure or custom small-scale industrial use**, offering the flexibility to house one or two buildings ranging from 3,000 to 4,000 sqm.
- Its strategic positioning ensures that the broader industrial ecosystem has a dedicated site for **specialized technical requirements or niche manufacturing needs**.

# INDUSTRIAL

## WORKER ACCOMMODATION



- Potentially recommended for a 3–6 storeys, specifically designed to **support labor-intensive industries**, however, subject to approval.
- By providing on-site accommodation, this facility acts as a powerful attraction factor for tenants, **ensuring a stable workforce and enhancing the overall operational efficiency** of the industrial park.



*Disclaimer: Worker accommodation is proposed as an optional support component, subject to zoning approval, local authority requirements, fire safety review, labour accommodation standards and final ECERDC / State confirmation.*

# INDUSTRIAL

SME INDUSTRIAL ECOSYSTEM



- As the “**supplier ecosystem layer**” of the park, the land has totaling 15 to 24 units Detached and Semi-D factories, each ranging in size from 1,000 square meters to 4,000 square meters.
- By providing high-quality space for **small and medium enterprises**, this ecosystem fosters a robust support network for larger anchor tenants, ensuring a comprehensive and integrated industrial community.



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# ARCHITECTURAL STRATEGY

## LOW CARBON MANUFACTURING CLUSTERING

### Modular Build-to-Rent (50-55%)

Standardized factory bays optimized for food processing and light assembly operations.

### Cold Chain & Distribution (20-25%)

High-volume, automated warehousing with centralized thermal management.

### Shared Processing (10-15%)

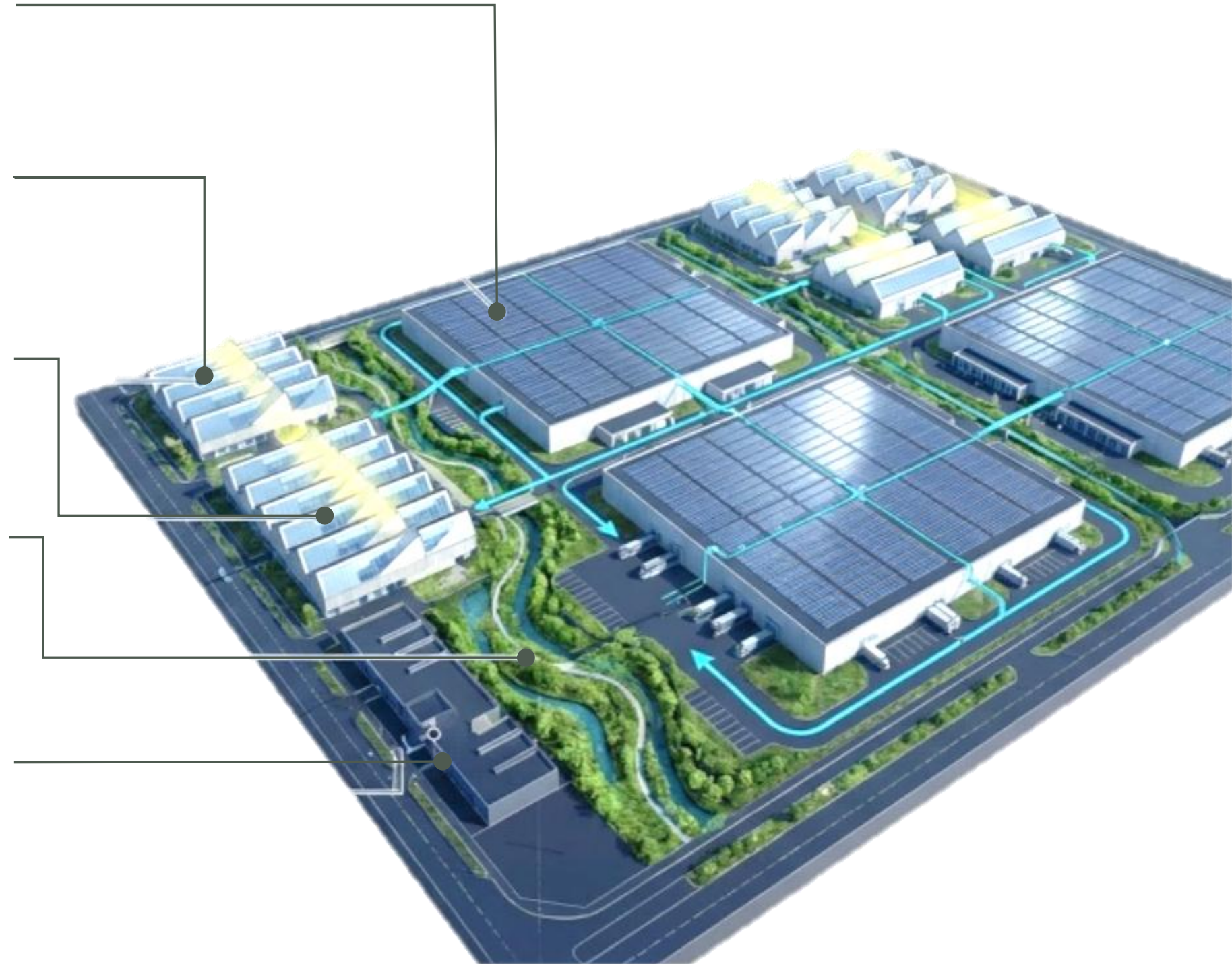
Central kitchens (CPC) eliminating redundant tenant equipment footprints.

### Environmental Buffers

Vegetated swales physically separating clean processing zones from heavy loading yards.

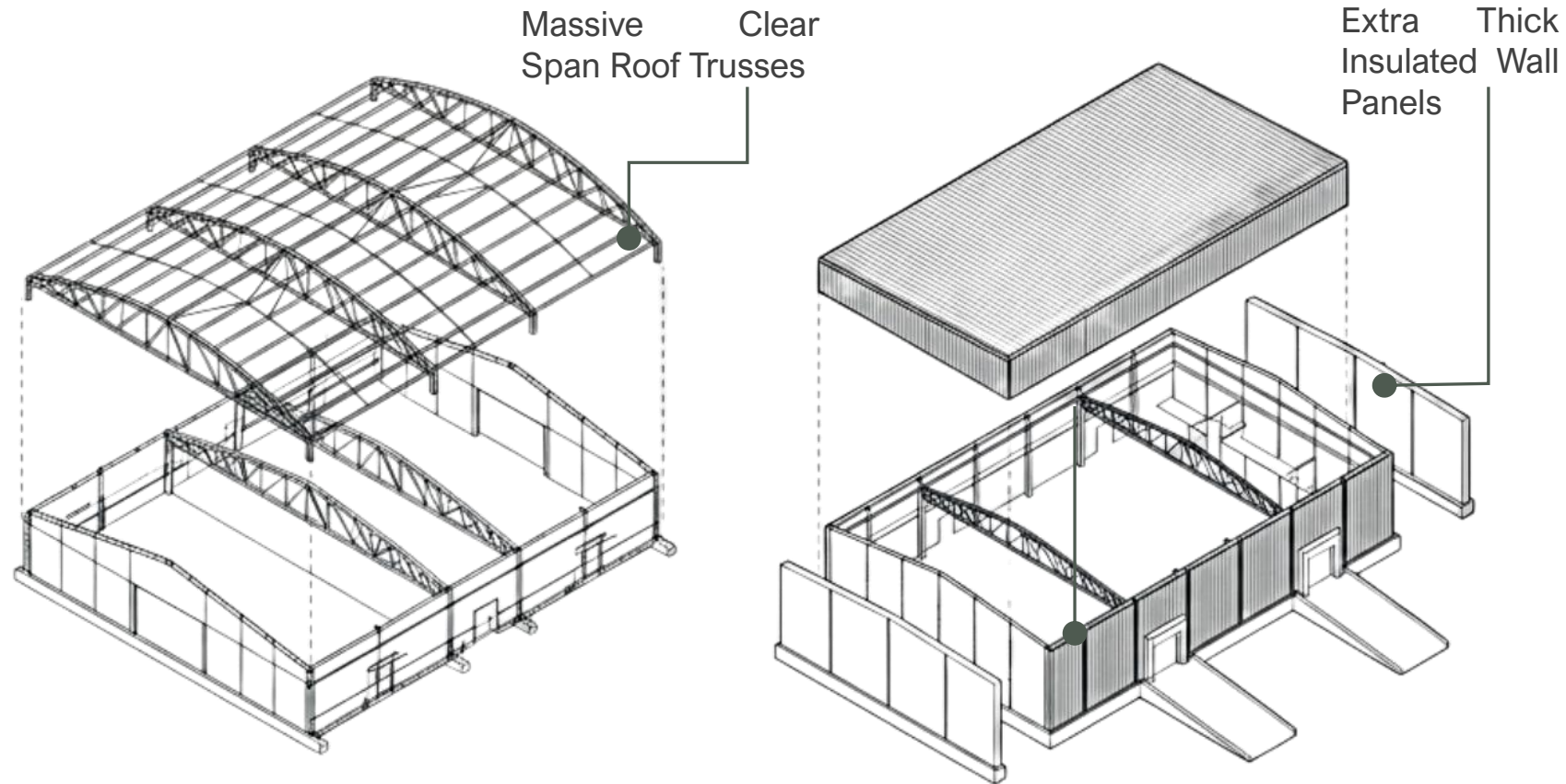
### Symbiotic Flows

Resource recovery and by-product utilization will be considered only where permitted by halal, food safety, environmental and sanitary requirements.



# ARCHITECTURAL STRATEGY

SCALABLE TYPOLOGIES: BUILDING THE GRID

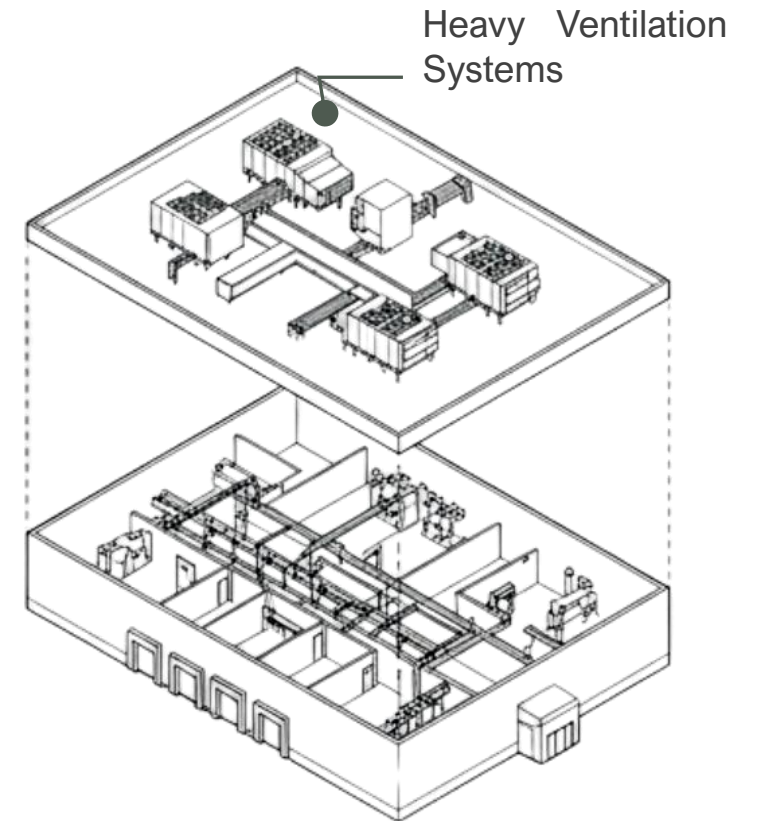


## Built-to-Rent Factory Modules

Standardized, clear-span structures designed for rapid tenant fit-out (light manufacturing & assembly) 3D structural grids easily merge adjacent units.

## Cold Chain Blocks

Highly insulated, high-clearance volumes with seamless cross-docking capabilities for rapid fulfillment.



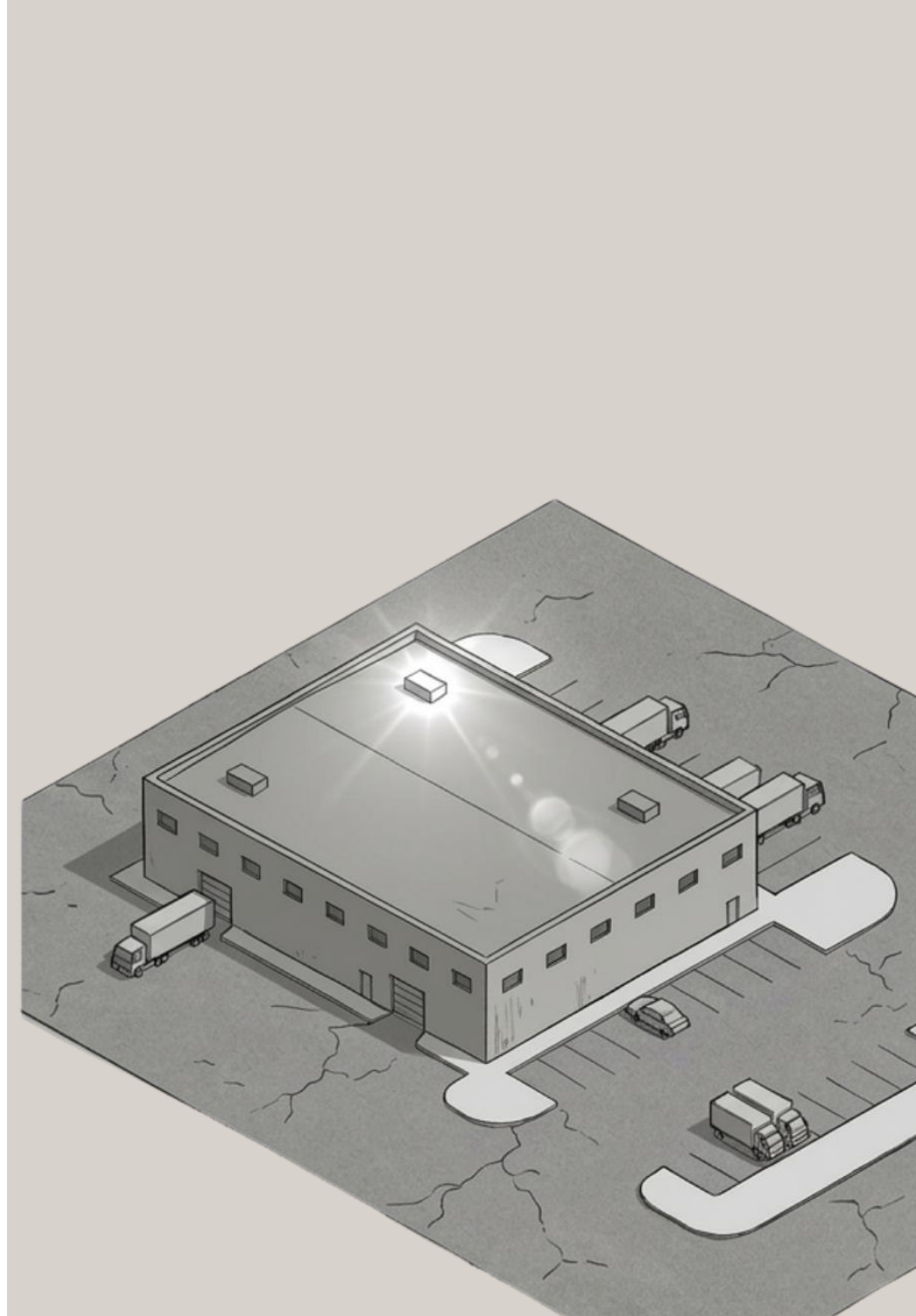
## Shared Processing Hubs

Centralized nodes equipped with heavy MEP provisions to support multiple smaller tenants and central kitchens.

# GREEN SUSTAINABLE STRATEGIES

## THE “GREEN INDUSTRIAL” AESTHETIC

Traditional Industrial



Green Modular Blueprint



- **Visual Cohesion**  
A unified, modern vocabulary of raw concrete, steel and timber accents.
- **Modular Construction**  
Standardized building bays to reduce material waste and accelerate construction.
- **Biophilic Design**  
Integrating living green walls and planted terraces into commercial facades.
- **Low-Carbon Materials**  
Specifying locally sourced, high-recycled content materials for base builds.

# GREEN SUSTAINABLE STRATEGIES

GBI ALIGNED SUSTAINABILITY

### Water Management

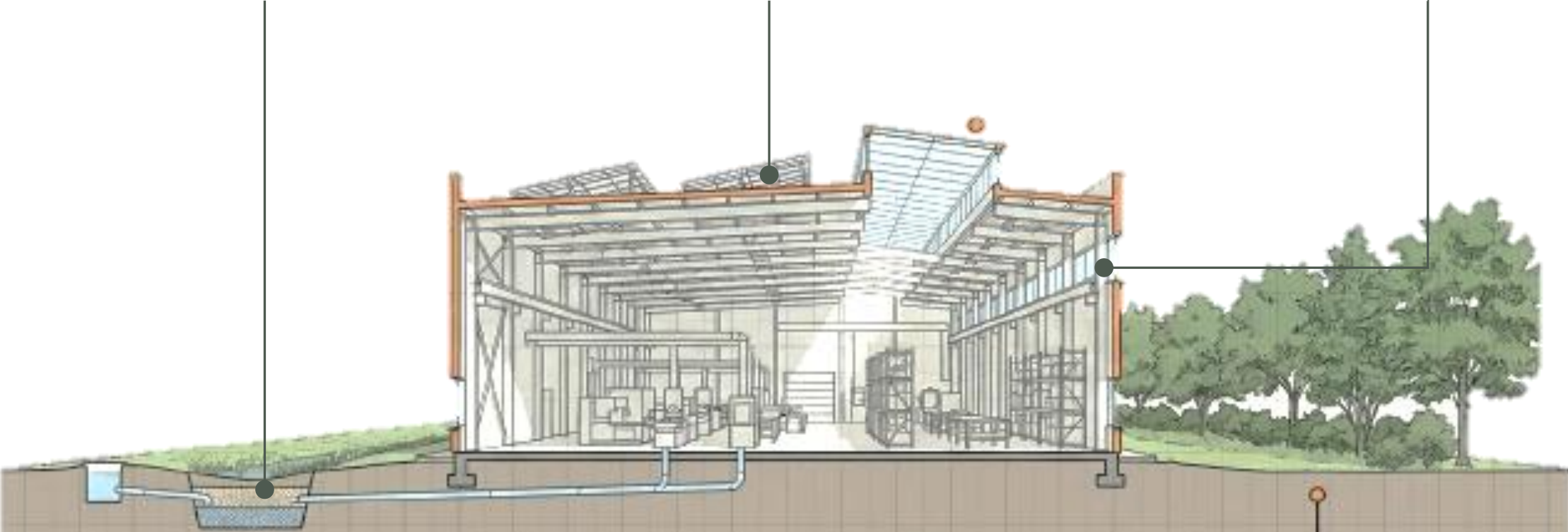
Rainwater harvesting systems coupled with engineered bio-swales for active flood mitigation.

### Energy Integration

Roof-mounted PV arrays and passive solar orientation for reduced cooling loads.

### Operational Comfort

Optimized daylighting and heat island reduction strategies integrated into the master grid.



# OVERALL INDUSTRIAL MASTERPLAN

## DEVELOPMENT DATA



TOTAL INDUSTRIAL  
LAND AREA  
**90.43 ACRES**

**PHASE ID 1**  
**66.15 ACRES | 73.15 %**

- DETACHED FACTORY **1 UNIT**  
(350' X 633')
- DETACHED FACTORY **1 UNIT**  
(350' X 776')
- DETACHED FACTORY T-A **22 UNITS**  
(176' X 283')
- DETACHED FACTORY T-B **3 UNITS**  
(225' X 283')
- DETACHED FACTORY T-C **3 UNITS**  
(445' X 312')
- STAFF ACCOMODATION **1 UNIT**  
(328' X 300')
- DETACHED FACTORY T-A **3 UNITS**  
(176' X 283')

**PHASE ID 2**  
**24.28 ACRES | 26.85 %**

- DETACHED FACTORY T-A **12 UNITS**  
(350' X 633')
- DETACHED FACTORY T-B **3 UNITS**  
(225' X 283')
- DETACHED FACTORY T-C **1 UNIT**  
(145' X 300')
- SEMI-D FACTORY T-A **8 UNITS**  
(80' X 167')



Disclaimer: Worker accommodation is proposed as an optional support component, subject to zoning approval, local authority requirements, fire safety review, labour accommodation standards and final ECERDC / State confirmation.

# OVERALL MASTERPLAN

## DEVELOPMENT DATA



Phase Name	Lot Area (Acre)	Proposed Product Type	Proposed Product Land Size (ft) <small>* Based on estimated land area)</small>	No. of Storeys	Total GFA/ Unit (m2)	No. of Units	Total GFA (m2)
<b>COMMERCIAL</b>							
CO 1	3.00	ENTREPRISE SERVICE & SHOWCASE (W/ HALAL FOOD INNOVATION LAB)	307' x 428'	2	14,568	1	14,568
CO 2	2.48	DETACHED OFFICE (BUSINESS, TRAINING, FOOD & LOGISTICS HUB)	307' x 385'	3	15,888	1	15,888
<b>INDUSTRIAL</b>							
ID 1	5.09	L143 - DETACHED FACTORY	350' X 633'	3	37,000	1	37,000
	5.81	L140 - DETACHED FACTORY	350' X 776'	3	42,249	1	42,249
	50.77	L144 - DETACHED FACTORY T-A	176' X 283'	3	2,980	22	65,560
		L144 - DETACHED FACTORY T-B	225' X 283'	3	4,069	3	12,207
		L144 - DETACHED FACTORY T-C	445' X 312'	3	23,309	3	69,927
	2.17	L141 - DETACHED FACTORY T-A	176' X 283'	3	2,980	2	5,960
	2.31	L142 - DETACHED FACTORY T-A	176' X 283'	3	2,980	1	2,980
		L142 - STAFF ACCOMODATION	328' x 300'	10	11,500	1	11,500
ID 2	24.28	L1- 115 - DETACHED FACTORY T-A	176' X 283'	3	2,980	10	29,800
		L1- 115 - DETACHED FACTORY T-B	225' X 283'	3	4,069	5	20,345
		L1- 115 - DETACHED FACTORY T-D	145' X 300'	2	947	1	947
		L1- 115 - SEMI-D FACTORY T-A	80' X 167'	2	692	8	5,536
<b>Total</b>	<b>95.91</b>				<b>Total</b>	<b>60</b>	<b>334,467</b>

### Legend

	Enterprise Service & Showcase (307' x 428')
	Detached Office (307' x 385')
	Detached Factory (350' x 633')
	Detached Factory (350' x 776')
	Detached Factory T-A (176' x 283')
	Detached Factory T-B (225' x 283')
	Detached Factory T-C (445' x 312')
	Detached Factory T-D (145' x 300')
	Semi-D Factory T-A (80' x 167')
	Staff Accommodation (328' x 300')



Disclaimer: This conceptual master plan is based on preliminary estimates and planning assumptions, as actual land boundaries, plot sizes, and detailed site data are currently unavailable. All information shown is indicative only and subject to the availability of actual land boundary information, detailed site data, and existing site conditions.

# THANK YOU

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