

ENDLESS



OPPORTUNITIES

JCORP INDUSTRIAL PARKS

Located at the southeast of the state of Johor, Pasir Gudang Industrial Township is one of the 34 industrial areas developed by JCorp through its industrial development arm, TPM Technopark.



RIDING THE WAVE OF SUSTAINABLE ECONOMIC GROWTH

Welcome to JCorp Industrial Park, a land of opportunities that offers ample benefits and industrial agglomerations for your business start-up and expansion.

With plug & play facilities and infrastructures, we are ready to welcome you in this business journey while helping you pave your way to stability and endless growth.

Major Industries



Oil & Gas



Chemical



Palm Oil



Tank Storage



Logistics



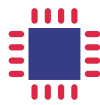
Steel



Marine & Port Services



Data Centre



Electrical & Electronics



Industry 4.0



Medical Devices



Pharmaceutical



Furnitures

Plug & Play Facilities for Business Start-up and Expansion



Accessibility



Telecommunication



Electricity



Water Supply



Drainage Network



Security

GROW AT THE HEART OF SOUTHEAST ASIA










STAY WITHIN MARKET REACH

Southeast Asia is the home to a growing population of more than 670 million people, 8.5% of the world's population.

Ideally located at the heart of Southeast Asia, Malaysia plays an important role in international trade and has gained commercial significance due to its strategic position linking seaborne trade routes between the Indian Ocean and East Asia.



Distance

-  **KLIA/KLIA2**
1 hour flight
-  **Suvarnabhumi Airport**
3 hour 30 min flight
-  **Brunei Airport**
2 hour flight
-  **Wattay Airport**
8 hour flight
-  **Noi Bai Airport**
5 hour flight
-  **Manila Airport**
5 hour flight
-  **Yangon Airport**
2 hour 45 min flight
-  **Jakarta Airport**
2 hour flight
-  **Changi Airport**
1 hour 50min flight



ACCESS MULTIMODAL CONNECTIVITY

GROW IN JOHOR, NEXT TO THE REGIONAL HUB OF SINGAPORE

Sedenak Tech Park



Tanjung Langsat Industrial Park



Muar Furniture Park



Pengerang Industrial Park



-  Highway
-  Sea Port
-  Airport
-  Industrial Land





PENGERANG INDUSTRIAL PARK

DOWNSTREAM OIL & GAS INDUSTRIES DEVELOPMENT AREA

The Pengerang Industrial Park is a 790.3 acres Industrial Park specifically developed for Oil & Gas supporting industries and conveniently located at the Pengerang Integrated Petroleum Complex (PIPC), in proximity of the Petronas RAPID and Dialog Deepwater Terminal.



Key Features



Strategic Location



Abundant Energy and Water Source



Support from Local Authorities



Plug & Play

Main Industries



Petroleum & Petrochemical Manufacturing Facilities



Finished Product Manufacturing



Integrated Logistics Facilities



Maintenance Repair Overhaul & Support Services



Small Medium Enterprise (SME) & Ready-Built Factory

Available Infrastructures



40 MLD Raw Water, 20 MLD Potable Water



582 Acres of Industrial Land



107 MW Electricity



55.33 Acres Green Area



Available



Telecommunication



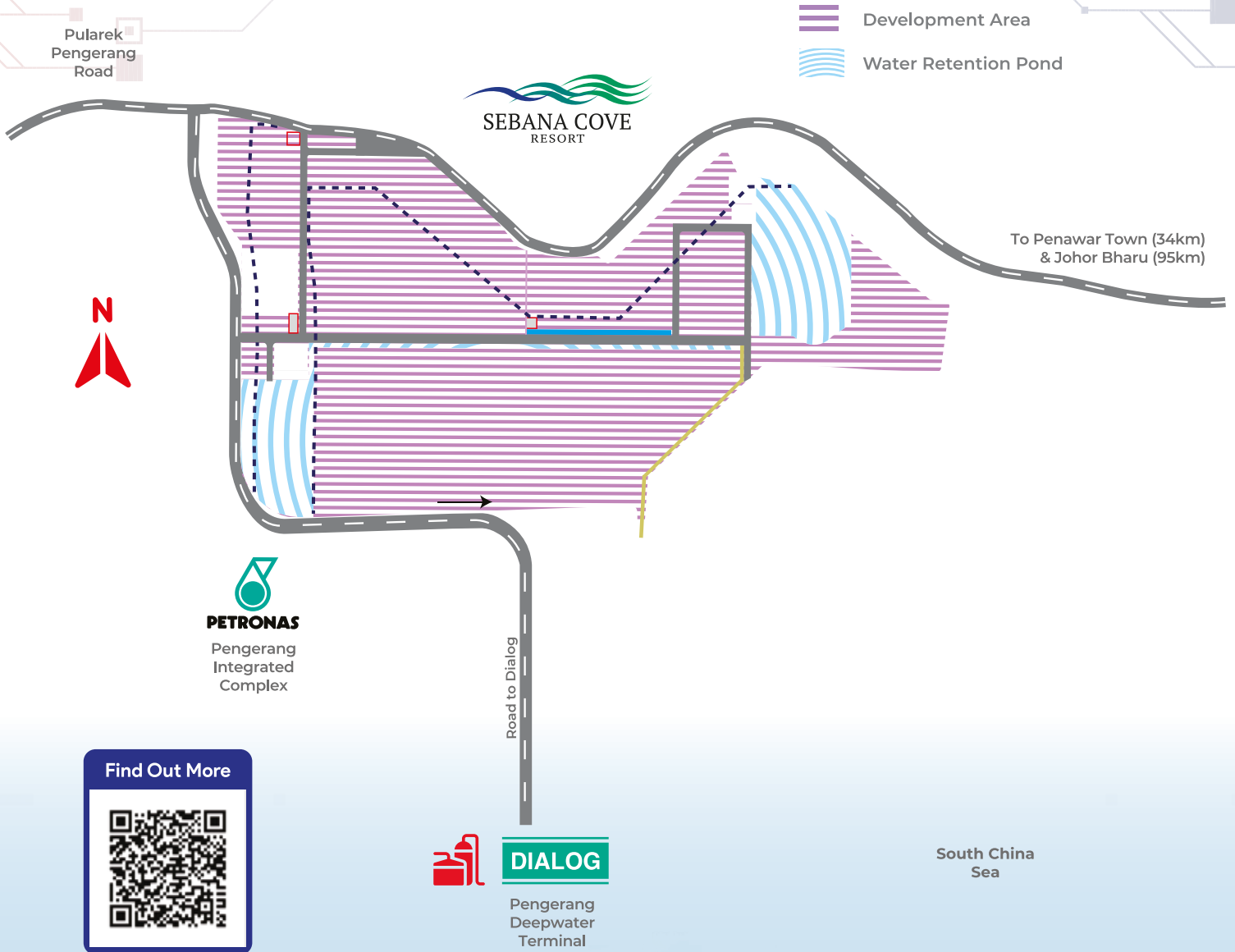
Natural Gas



Industrial Gases

Pengerang Industrial Park Masterplan

Total Land Size : 790.3 acres



Find Out More





SEDENAK TECH PARK

DATA CENTRES SANCTUARY

The Sedenak Tech Park (STeP) is a 745 acres area designated to attract the development of Data Centres. The area is safely secured and equipped with abundant and affordable energy and water resources, critical for international standard data centre operation.



A part of 7,290 acres of land development area in Sedenak Technology Valley.



Futuristic park with the concept of Live, Work & Play.



Specifically designed for the development of Tier 3 Data Centres.



Supported by the Malaysia Digital Economy Corporation (MDEC) and Malaysian Investment Development Authority (MIDA).



Major Regional Data Centre Hub for the Southeast Asia region.



High-speed network connectivity and abundant affordable electricity and water resources.



Alternative energy generated from Solar Farm and CoGen Plant.

Key Features



Tier 3 Data Centres Ready



Strategically Located in Proximity to Singapore



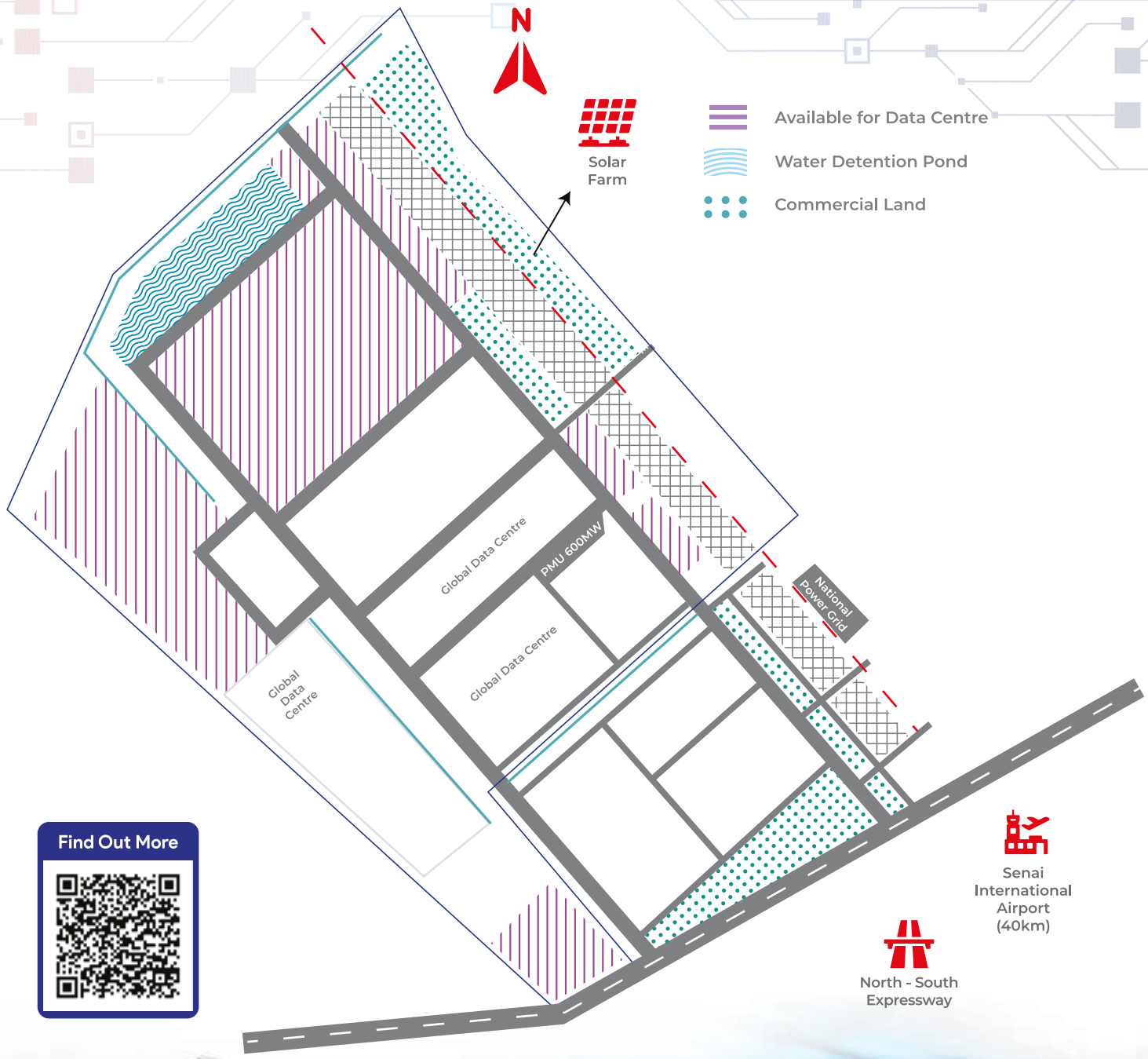
Support from Malaysia Digital Economy Corporation (MDEC)



Plug & Play

Sedenak Tech Park Masterplan

Total Land Size : 745 acres



Find Out More





MUAR FURNITURE PARK

THE FIRST FURNITURE HUB IN MALAYSIA

Located within the area of Malaysia's biggest furniture exporter.

50% of the RM10 billion Malaysian furniture exports are coming from the district of Muar, in Johor.

Specifically designed for medium and light industries related to furniture manufacturing and support services.



Main Industries



Furniture
Manufacturer
Medium Industries



Furniture Support
Services
Light Industries



Wood Supply
Companies
*Light & Medium
Industries*



Key Features



Well-Established
Furniture Business
Support Ecosystem



Easy Access
to Domestic
Market and
Export Hub



Support from
Local Authorities

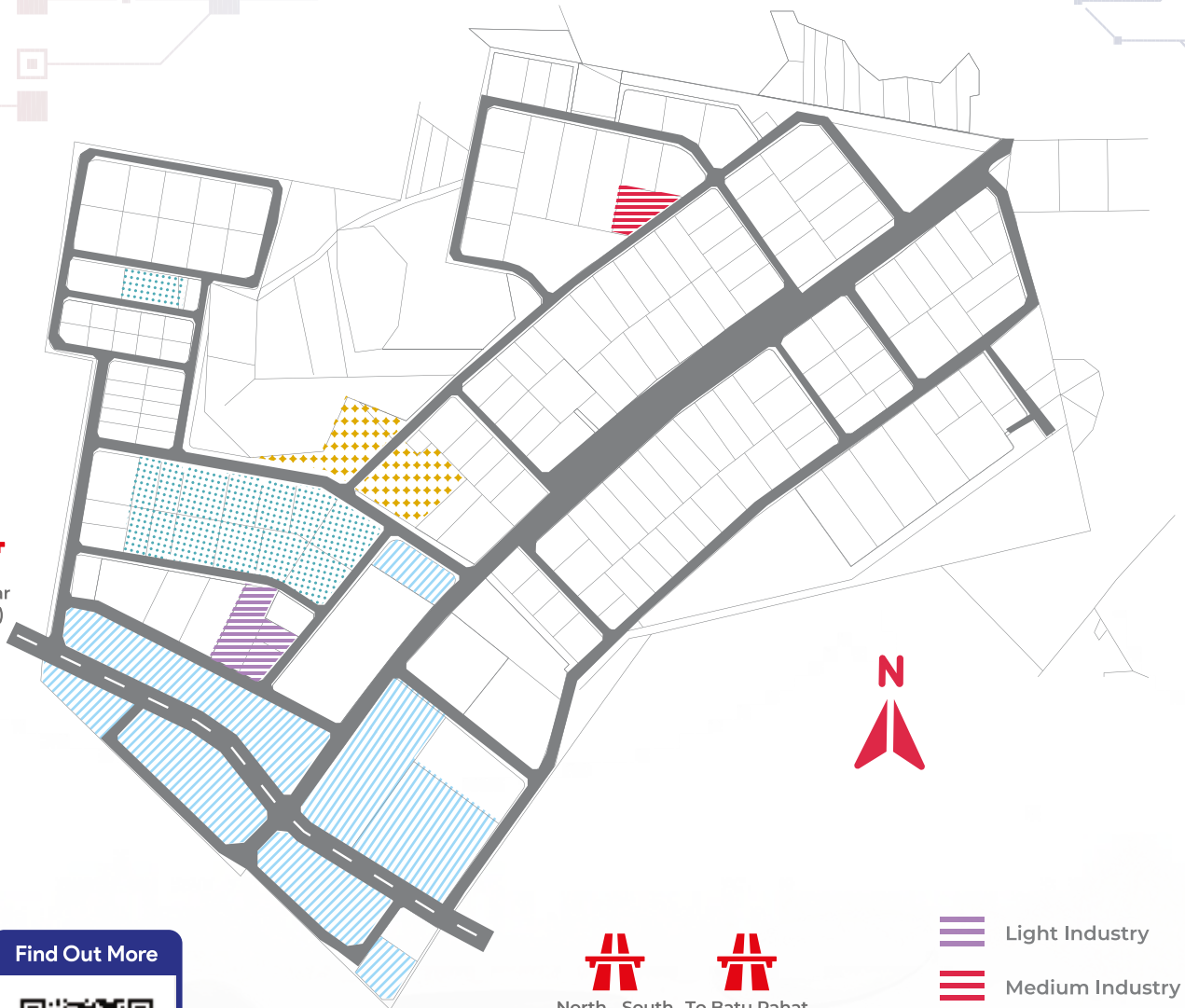


Centralised
Workers'
Hostel



Plug & Play


To Muar
(14KM)



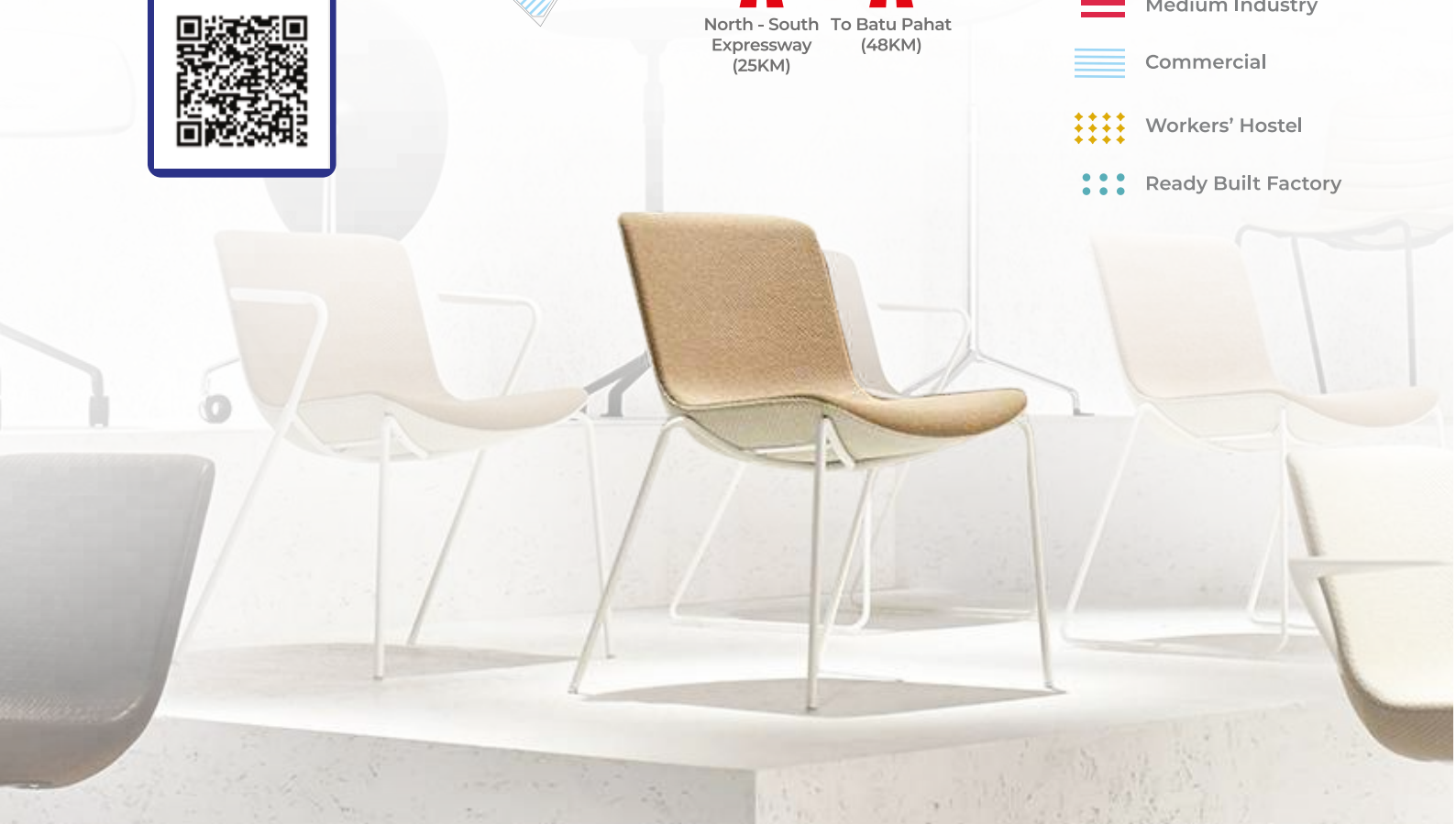
Find Out More




North - South
Expressway
(25KM)


To Batu Pahat
(48KM)

-  Light Industry
-  Medium Industry
-  Commercial
-  Workers' Hostel
-  Ready Built Factory





TANJUNG LANGSAT INDUSTRIAL COMPLEX

MEDIUM & HEAVY INDUSTRIAL PARK
WITH SEAPORT ACCESS



Specifically designed for heavy industries and is also able to cater to medium & light support industries.

Located just beside the matured and established Pasir Gudang Industrial Park.

Equipped with business enablers: Free Commercial Zone (FCZ), warehouses and marine supply base, Palm Oil Industrial Cluster (POIC), centralised workers' hostel, Johor Skills Development Centre and port facilities of Tanjung Langsat Port Terminal (TLPT).



Main Industries



Construction



Chemical



Warehousing



Marine Supply



Palm Oil



Port Services



Tank Storage

Key Features



Ready for Heavy & Medium Industries



Strategically Located Next to Tanjung Langsat Port Terminal (liquid & dry bulk jetty)



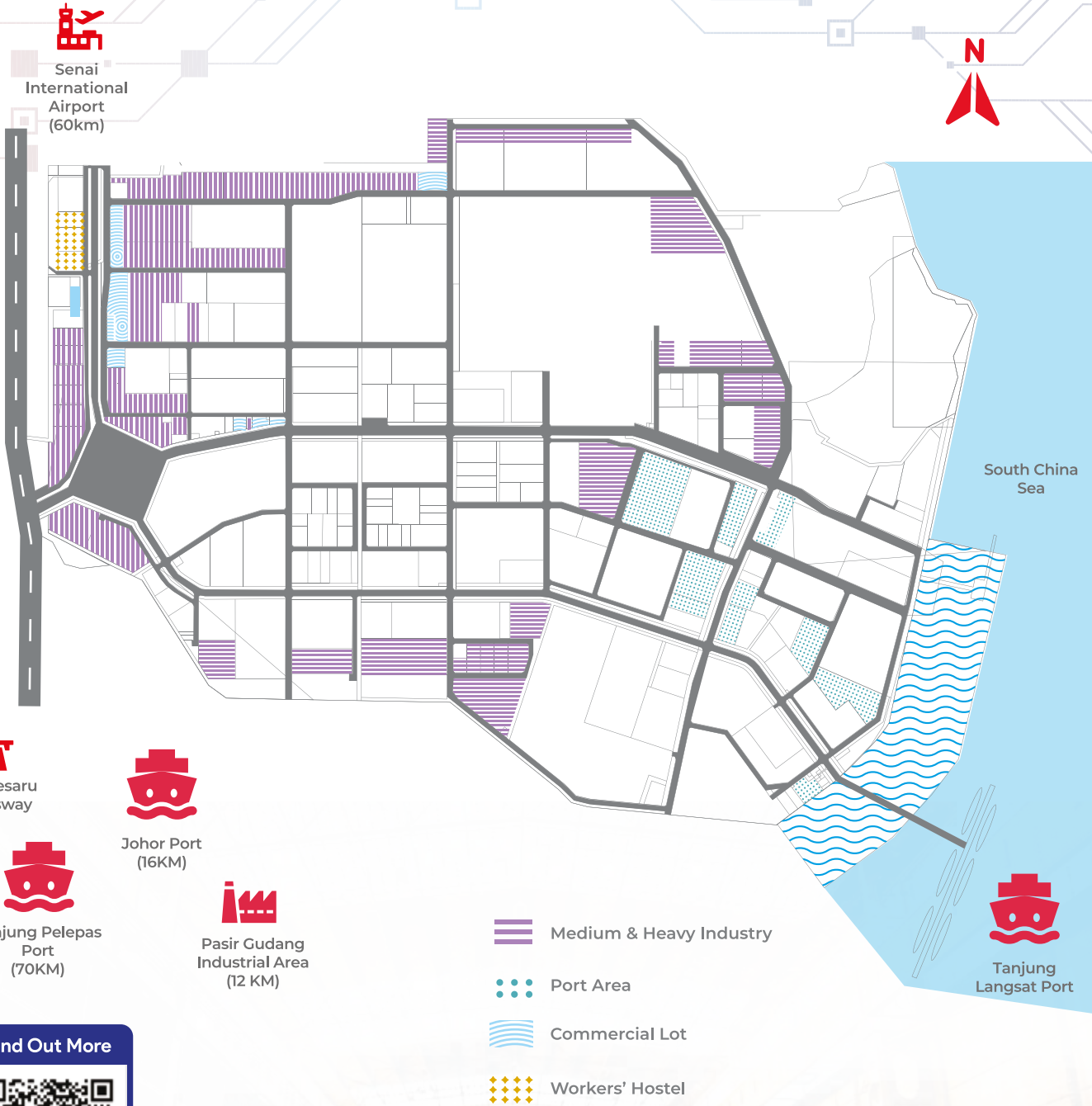
Plug & Play



Support from Local Authorities

Tanjung Langsat Industrial Complex Masterplan

Total Land Size : 4,835 acres



Find Out More



DRIVING GROWTH, CREATING EQUITY



Johor Corporation known as JCorp was incorporated through Johor State Economic Development Corporation Enactment in 1968. However, in 1995, JCorp has changed its role as the driving force for Johor's economic growth, covering the entire spectrum of environmental, social, and governance fields. JCorp is also committed to realising its mission to create and distribute wealth through its four core economic sectors namely Agribusiness, Wellness & Healthcare, Food & Restaurant as well as Real Estate & Infrastructure.



Agribusiness

55,497 hectares of Landbank, among the earliest to have the recognition as the Roundtable on Sustainable Palm Oil (RSPO).



Wellness & Healthcare

32 hospitals, 3,615 beds, 5 Senior Citizen Care Centres, 18 clinics, 4 mobile clinics and 4 Healthcare Education Centres.



Food & Restaurant

Operating over 1,300 KFC and Pizza Hut restaurants in Malaysia, Singapore, Brunei and Cambodia.



Real Estate & Infrastructure

REIT management, 35,000 residential & commercial units, 34 industrial parks, 2.4 million sq. ft. of office and retail rental spaces.

Our Role



Business

Undertake catalytic and commercial projects that generate returns for stakeholders.



Corporate

Embed a culture of professional management with strong governance standard to ensure business sustainability.



Environmental, Social and Governance

We are committed to adopting the Environmental, Social and Governance (ESG) principles and recognising the importance of ESG in everything we do as an organisation.

Building Excellence

Leading through Innovation and Sustainable Development



TPM TECHNOPARK

TPM Technopark Sdn Bhd (TPM Technopark) is a company under the Real Estate & Infrastructure Division (REID) of Johor Corporation that provides project management services for commercial and industrial developments as well as sales and promotion services for industrial lands and properties owned by JCorp. TPM also plays a vital role in creating and attracting high-impact investments to the state.

Our Track Record



34 Industrial Parks



USD 25 Billion Accumulated Investment



Over 2,000 Clients



230,000 Jobs Created





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