



ISKANDAR INVESTMENT BERHAD

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The Company



Progress of catalytic projects



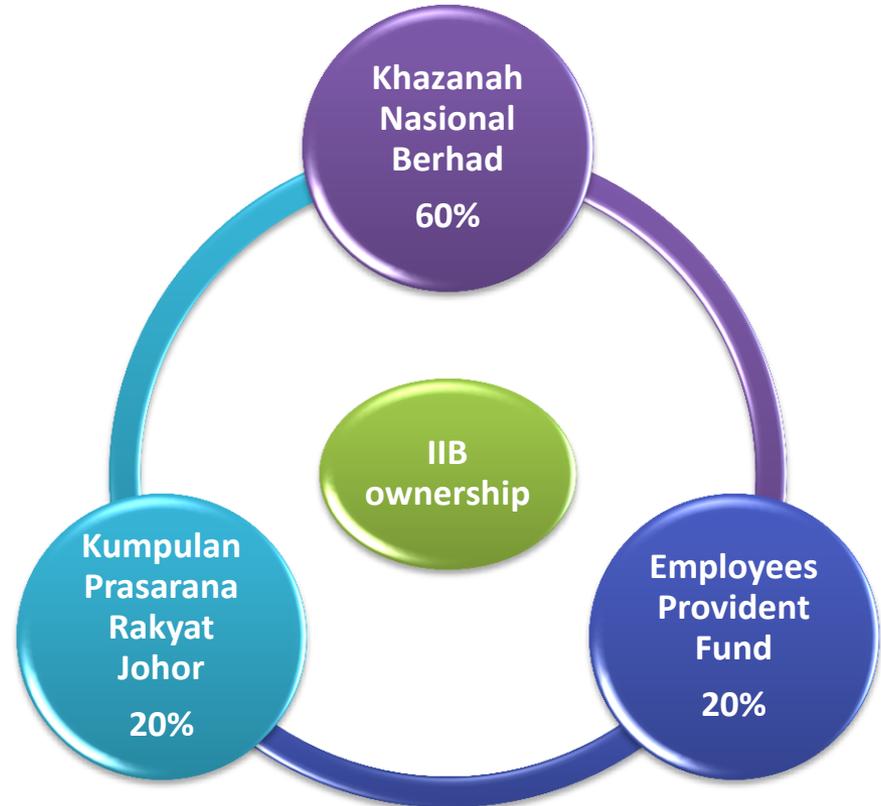
Investment updates



Future plans

- ▶ Incorporated in November 2006
- ▶ Iskandar Investment Berhad (IIB) is a strategic developer focused on catalytic projects

- ▶ Complementing IRDA's role in the transformation of Iskandar Malaysia.
- ▶ IRDA is a statutory body enacted in 2007 to coordinate, promote and facilitate investor activities in Iskandar Malaysia



**IIB is powering the transformation of
Iskandar Malaysia**

**SHAPING METROPOLIS
through partnership**

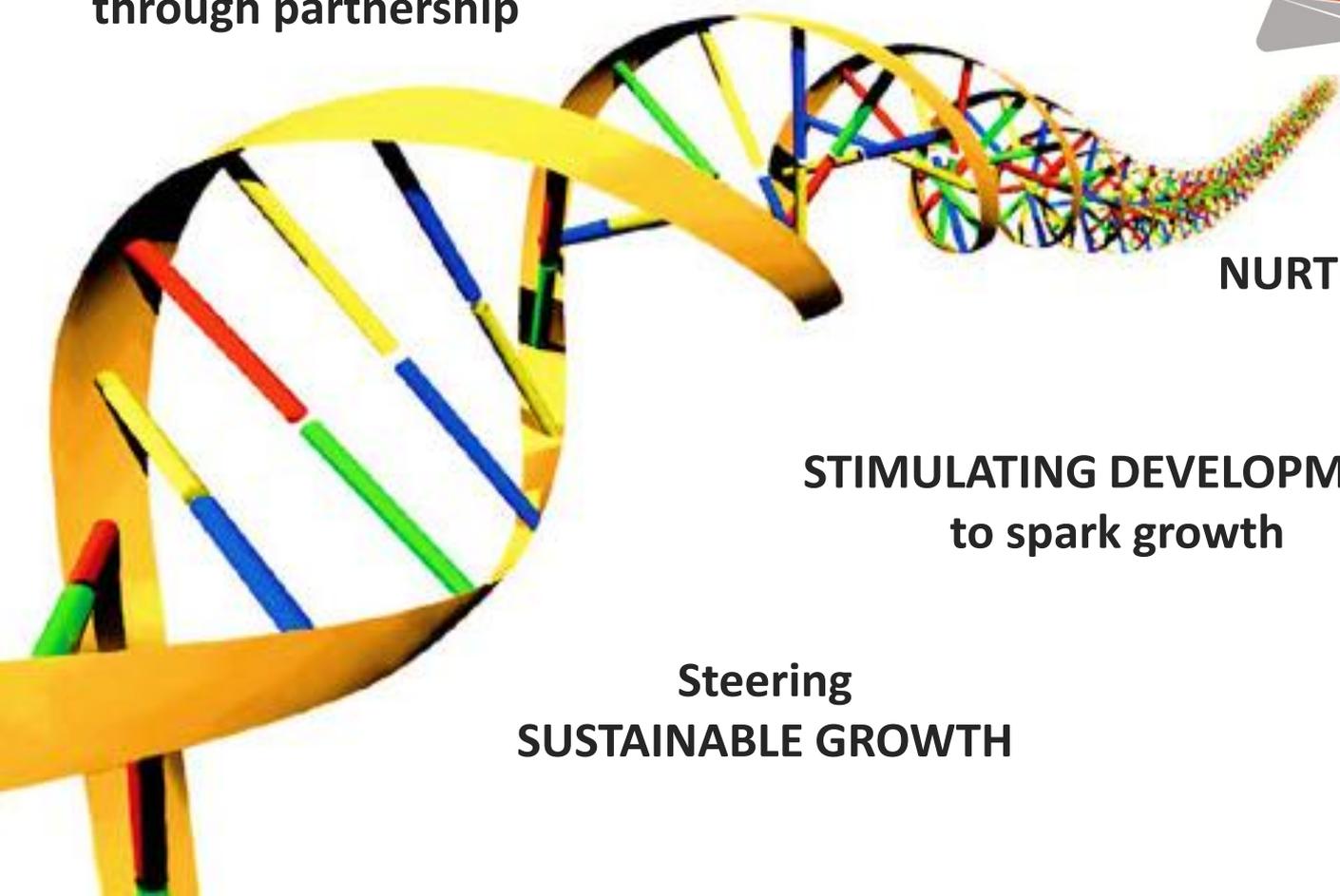
**MOMENTUM
behind Iskandar Malaysia**



**NURTURING WORLD-CLASS
liveable CITY**

**STIMULATING DEVELOPMENT
to spark growth**

**Steering
SUSTAINABLE GROWTH**



ISKANDAR MALAYSIA

Strategic Location in the Heart of South East Asia





Vision of Iskandar Malaysia



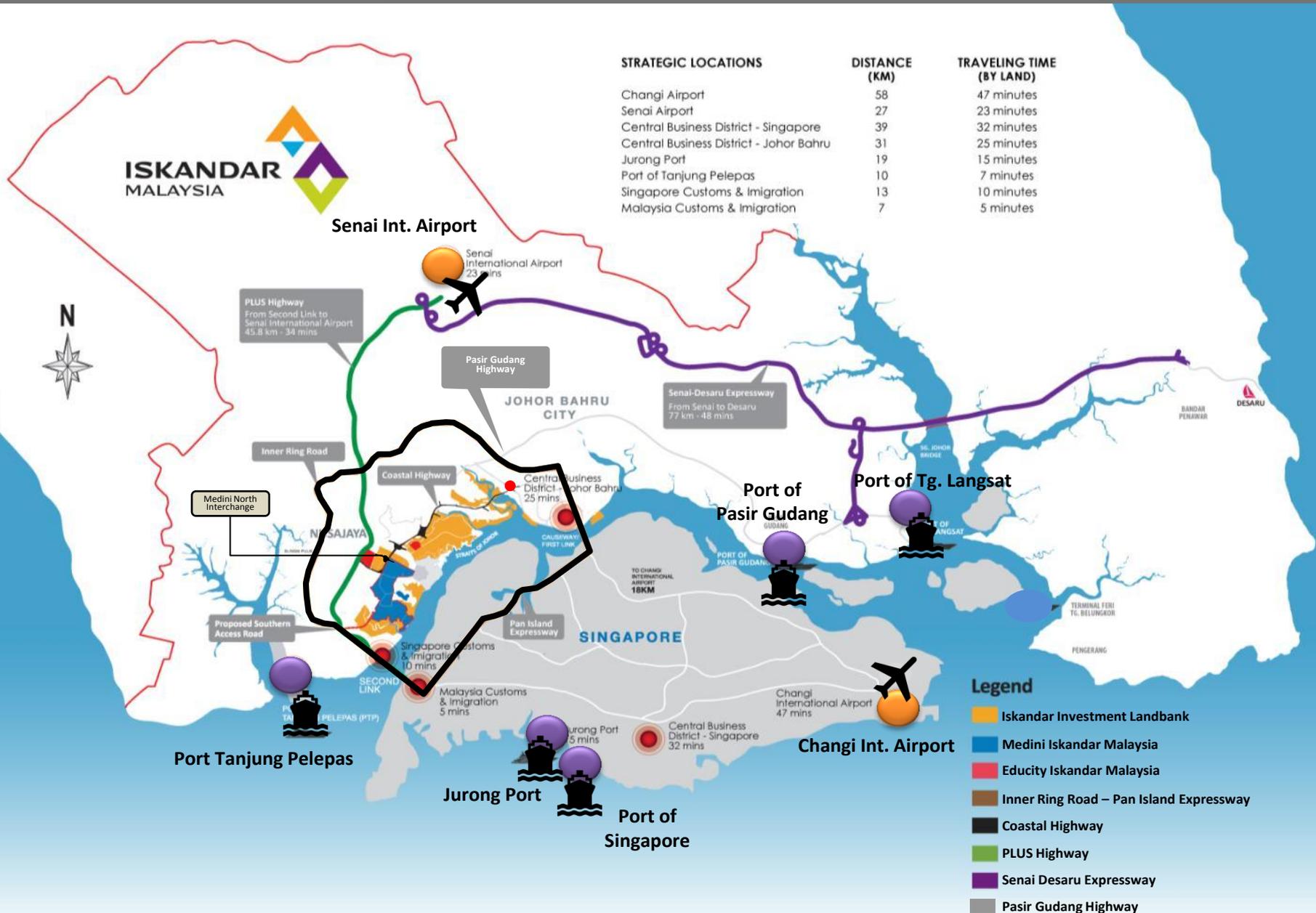
To be A Strong and Sustainable Metropolis of International Standing



Indicator	2006	2025 (CDP)	Annual rate of change (%)
Population (mil)	1.4	3.0	4.63%
GDP per capita (PPP) in USD	14,790	31,100	5.78%
Labour Force (mil)	0.62	1.46	7.00%
Employment (mil)	0.61	1.43	7.00%

Projected Growth 2006 to 2025

Population in Iskandar Malaysia in 2012 : 1.7 mil
Source : Statistics Department of Johor



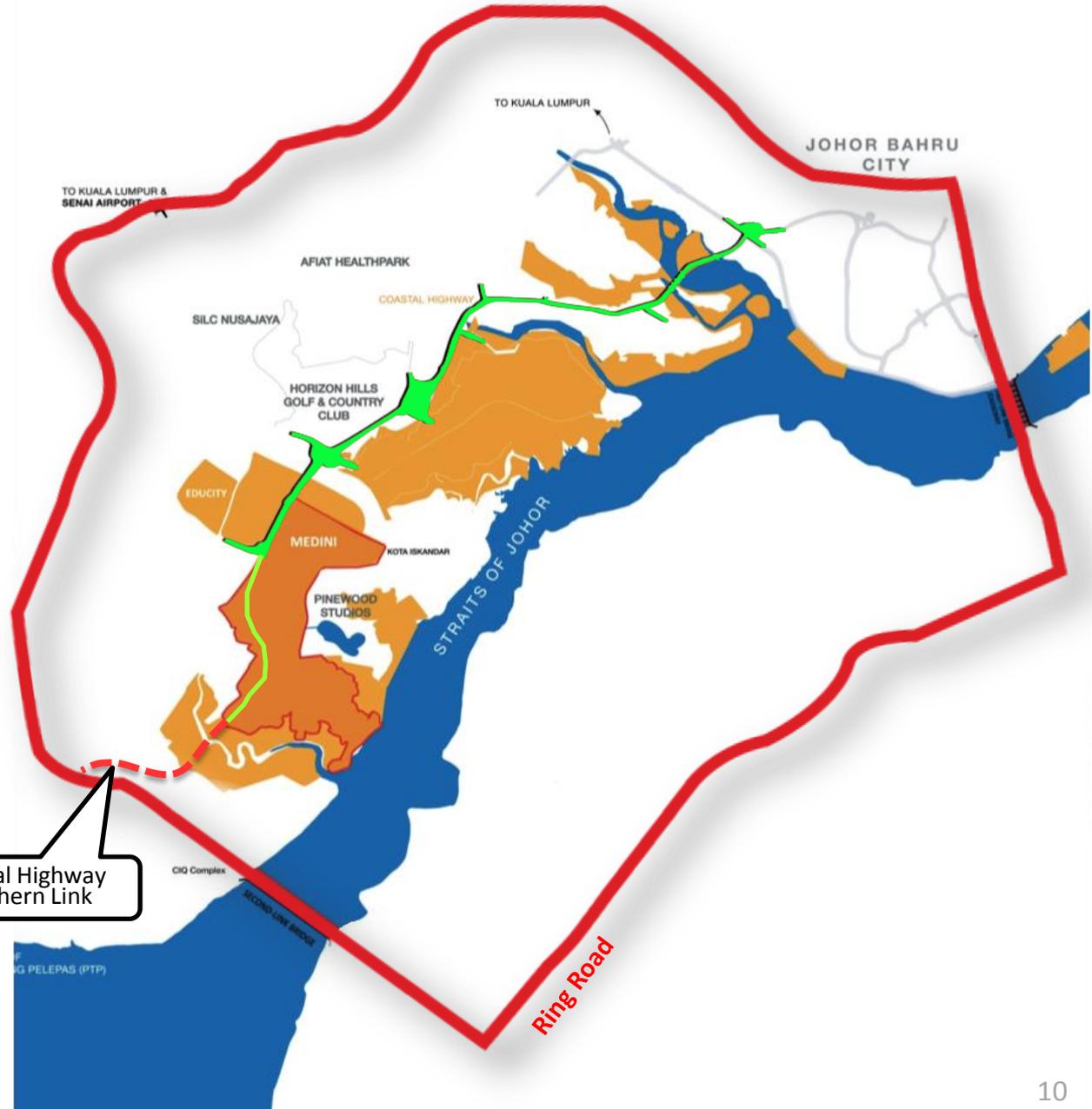
8,889 acres



To Singapore via Tuas

Proposed Coastal Highway Southern Link (CHSL) will reduce journey time

Coastal Highway Southern Link





CLUSTER	CATALYTIC PROJECTS	STRATEGIC BUSINESS UNITS
Education	EduCity™	Education@Iskandar
Leisure & Tourism	LEGOLAND® Theme Park, Water Park, Hotel	IDR Resort, Iskandar Harta Holdings
Healthcare & Wellness	Gleneagles Medini Hospital, Afiniti Medini, Avira	Parkway Pantai, Pulau Indah Ventures, Nuri Merdu
Creative	Pinewood Iskandar Malaysia Studios	Iskandar Malaysia Studios Sdn Bhd, Media@Medini

SUPPORTED BY INFRASTRUCTURE AND AMENITIES



MEDINI

Planned and designed as the CBD for Nusajaya



ROADS

Coastal highway and infrastructure linkages



BROADBAND

Smart+Connected Community (S+CC) initiative



SECURITY

Nusajaya 5.0 & Community Alert apps

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Education



EduCityTM
Iskandar Malaysia

16,000 student capacity
A fully integrated best-in-class education hub





A
SPORTS COMPLEX



B
SECONDARY TRUST SCHOOL



C
RAFFLES UNIVERSITY



D
ISV



E
MULTIVARSITY COMPLEX



F
NEWCASTLE UNIVERSITY



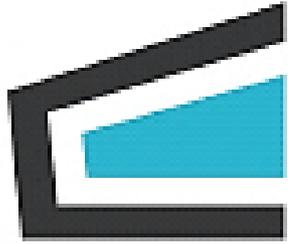
G
MDIS



H
UNIVERSITY of READING

MULTIVARSITY COMPLEX
NMIT
JCIM
MMU-USC
SOUTHAMPTON





EduCity
Iskandar Malaysia



Newcastle University

Medicine and Biomedical Sciences



NMIT
NETHERLANDS
MARITIME INSTITUTE
OF TECHNOLOGY

Maritime and Logistics studies



Raffles University
ISKANDAR

Design & Art, Business, Education & Social Sciences, and ICT



University of Reading MALAYSIA

Business & Law, Pharmacy, Real Estate Studies

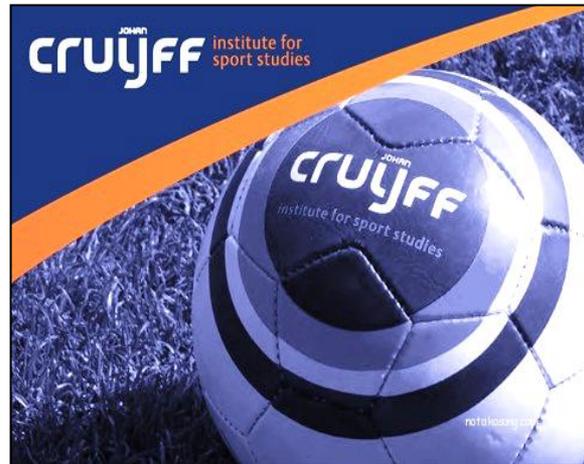


UNIVERSITY OF Southampton

Electrical, Mechanical and Aerospace Engineering.



Business, Mass Com & Digital
Media, IT and Tourism &
Hospitality



Sports Management
**Not within EduCity*



Cinematic Arts



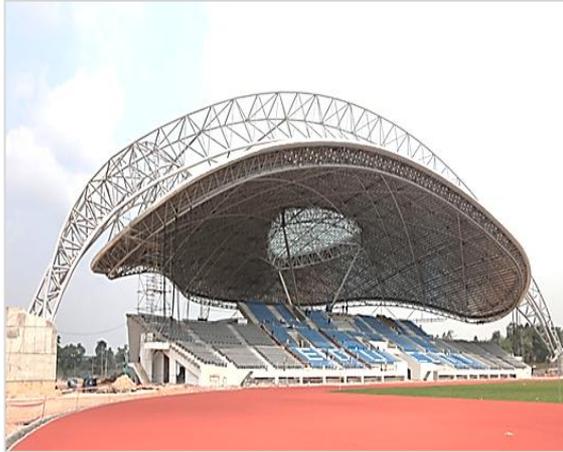
American Curriculum



Primary and Secondary Trust
School Campus



British Curriculum



SPORTS COMPLEX

Seating capacity - Stadium
12000, indoor arena 1558,
aquatic 488 & squash 180



STUDENTS' VILLAGE

570 beds / 60 studio
apartments



STUDENTS' CENTRE

Amenities & supporting
services

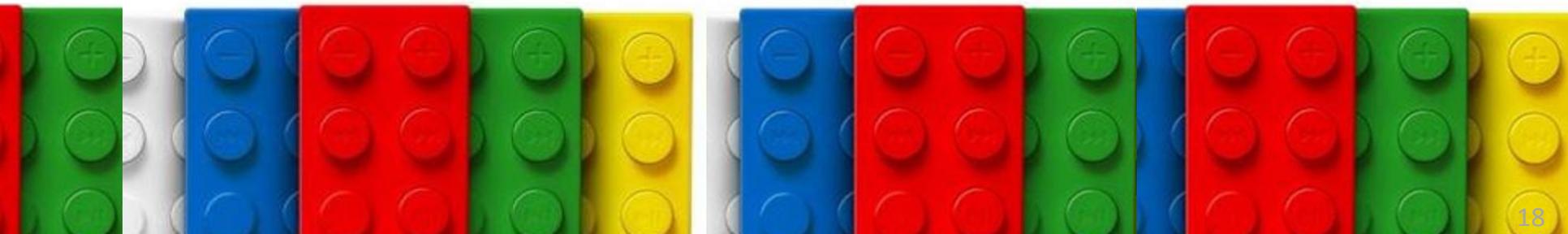




Leisure & Tourism



1 million visitors in 4 months





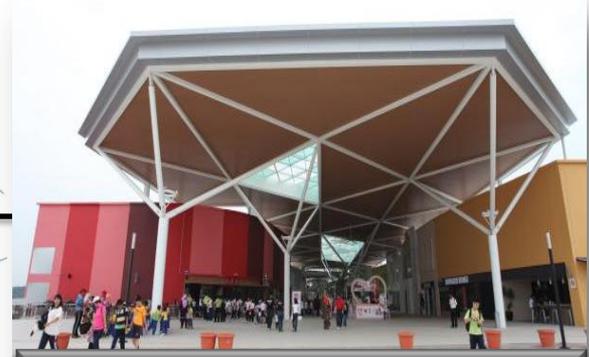
Integrated theme park targeting families with children aged 2-12. 40 rides and attractions.



10 acres - LEGOLAND Waterpark. Opened in October 2013



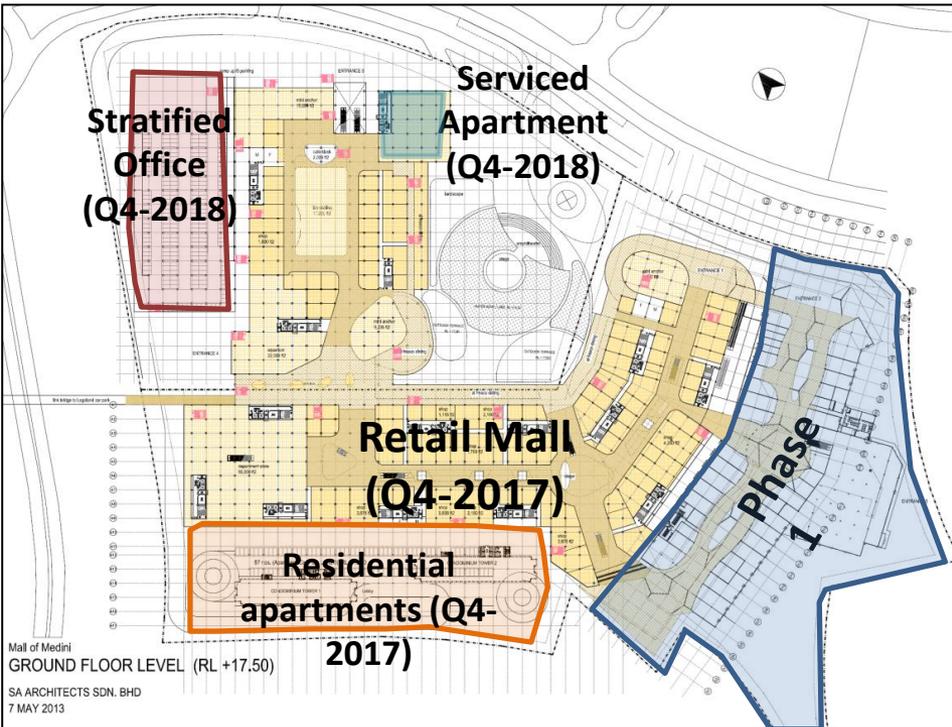
Poised to be a major catalyst fuelling growth of the tourism industry in Iskandar Malaysia



Mall of Medini opened officially in September 2012



249 rooms - LEGOLAND themed rooms. Opened in December 2013



Phase	Component	GFA (sqft)	NFA (sqft)	Target Completion
1	High colonnade-style retail	200,000	145,304	Completed
2	Retail mall	1,300,000	1,080,000	Q4 2017
	Residential Apartments	1,000,000	750,000	Q4 2017
	Stratified Office	500,000	375,000	Q4 2018
	Serviced Apartments	500,000	375,000	Q4 2018
TOTAL		3,500,000	2,725,304	



500,000 visitors as of Dec, 2013

Puteri Harbour Family Theme Park - part of a retail and entertainment complex located along the crescent-shaped Puteri Promenade

Surrounding developments includes:

- Four-star Traders Hotel Puteri Harbour - the first international hotel in Nusajaya
- Somerset Puteri Harbour - serviced apartment and hotel
- A Customs Immigration Quarantine Port (CIQP) opened in December 2012





Healthy living delivered through premium medical services and lifestyle brands





Afiniti Medini

- 4.6 acres - Strategically located between Mall of Medini and Gleneagles Medini Hospital
- Total Gross Floor Area (GFA) of 699,900 sq ft
- The Concept:
 - a. Somerset Medini Iskandar: 33-storey Serviced Apartments - 310 units
 - b. Afiniti Residences: 22-storey Strata Residences - 147 units
 - c. Afiniti Training: 4-storey Corporate Training Centre - over 91,000 sq ft of GFA
 - d. Afiniti Wellness: 5-storey Wellness Centre - over 98,000 sq ft of GFA
 - e. Afiniti Retail: over 36,000 sq ft of GFA

Avira

- Avira is an approximately 210 acre development comprising of landed residences, condominiums, service apartments, a commercial hub and a Wellness Sanctuary, which will be the heart and soul of the entire development.
 - a. Wellness Sanctuary: 12.5 acres
 - b. Bungalows: 96 units
 - c. Terrace Homes: 458 units
 - d. Semi-Detached Homes: 168 units
 - e. Condominiums: 1,769 units
 - f. Service Apartments: 320 units
 - g. Commercial: 13.8 acres

Gleneagles Medini Hospital

- 15 acres - 300-bed capacity, 150-suite medical office block and a standalone Centre of Excellence. Owned and developed by Pantai Holdings Bhd.



Creative



**ISKANDAR MALAYSIA
STUDIOS**

World-class filming facilities





- Collaboration between KNB wholly-owned Iskandar Malaysia Studios Sdn Bhd and the world famous Pinewood Shepperton plc
- 35,000 sq ft of production office space, dressing rooms and hair & makeup rooms
- Started operations on August 2013

- Pinewood Iskandar Malaysia Studios offers:
 - 100,000 sq ft of film stages (ranging from 15,000 sq ft to 30,000 sq ft)
 - 24,000 sq ft of TV Studios
 - Full range of Post Production services
 - Workshop and production office space
 - Backlots for outdoor filming with 30 acres of natural forest
 - Interior and exterior water filming tanks

- Aimed at creating an international industry in the country, with **RM1.9 billion** projected to be spent on film production between the studio's completion in July 2013 up to 2020 (*source: PEMANDU*)
- The facility is about attracting international production, with budgets of up to **US\$30 million** (*source: PEMANDU*)
- Pinewood Iskandar is expected to employ more than **1,000 people** even in the starting phase, mostly freelancers (*source: The Star*)

MEDINI

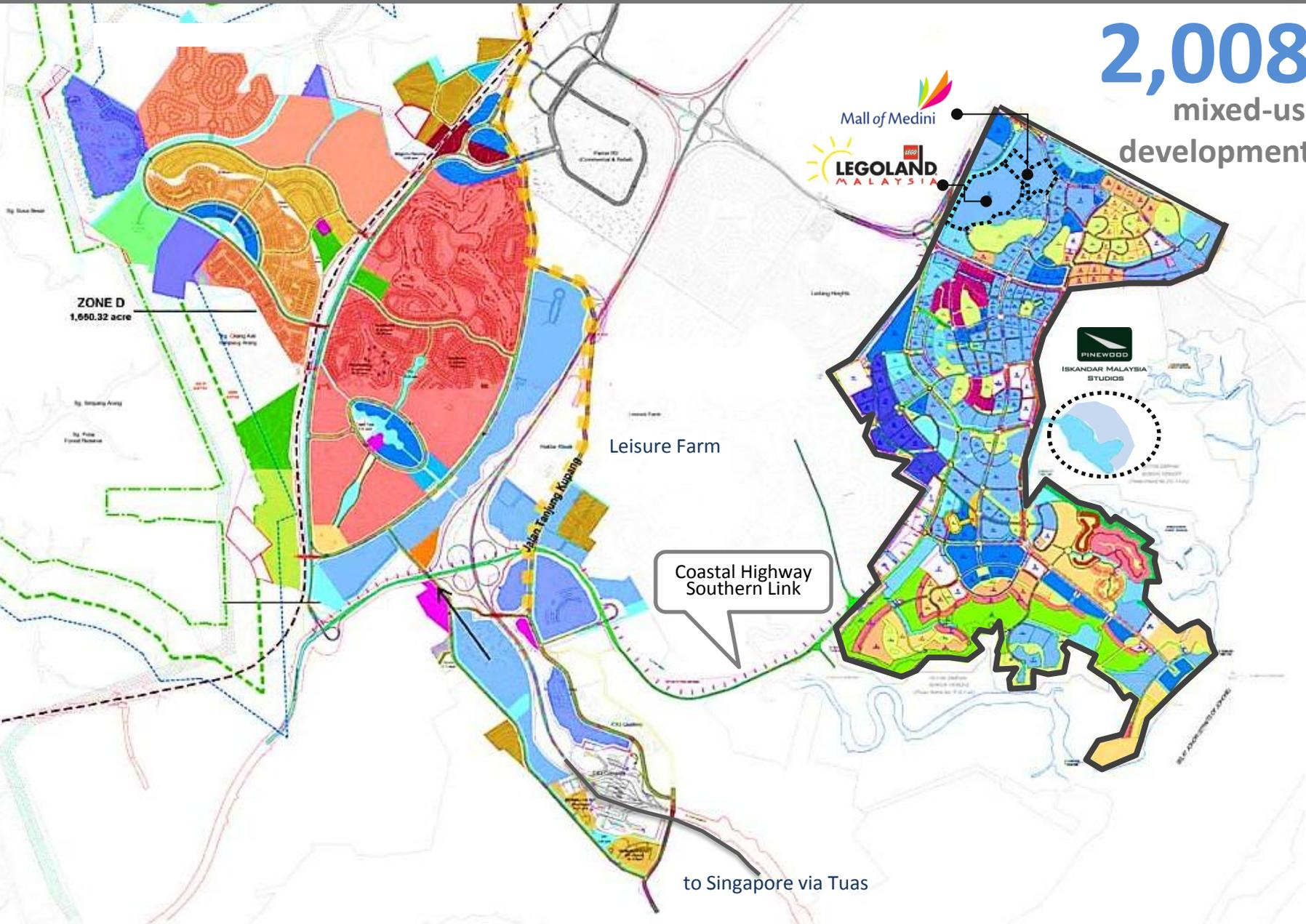
ISKANDAR MALAYSIA



Planned and designed as the CBD for Nusajaya



2,008 acre
mixed-use
development hub



ZONE D
1,680.32 acre

Leisure Farm

Coastal Highway
Southern Link

to Singapore via Tuas

Mall of Medini
LEGOLAND MALAYSIA

PINEWOOD
ISKANDAR MALAYSIA
STUDIOS

Completed Infrastructure

Zone	Total Acreage	Total Approved GFA (sq ft)
A	595.40	57
B	352.34	46
C	250.49	18
D	159.68	23
E	206.91	14
F	693.77	30
TOTAL	2,258.59	188 mil



Its three distinct clusters, namely the Medini Lifestyle and Living, Medini Central and Medini Business District are catalysts for Nusajaya and Iskandar Malaysia, providing activities such as leisure, residential, financial and business that will spur growth for the economic region in Malaysia

LEGOLAND Resort Malaysia

Theme Park



LEGOLAND Resort Malaysia

Theme Hotel



LEGOLAND Resort Malaysia

Waterpark



18 @ Medini

Distinctive Ace



Office Building

IIB JV



WCT



D'Pristine

BGCR



Medini Square

Metro Link Capital



STLR Sdn. Bhd.

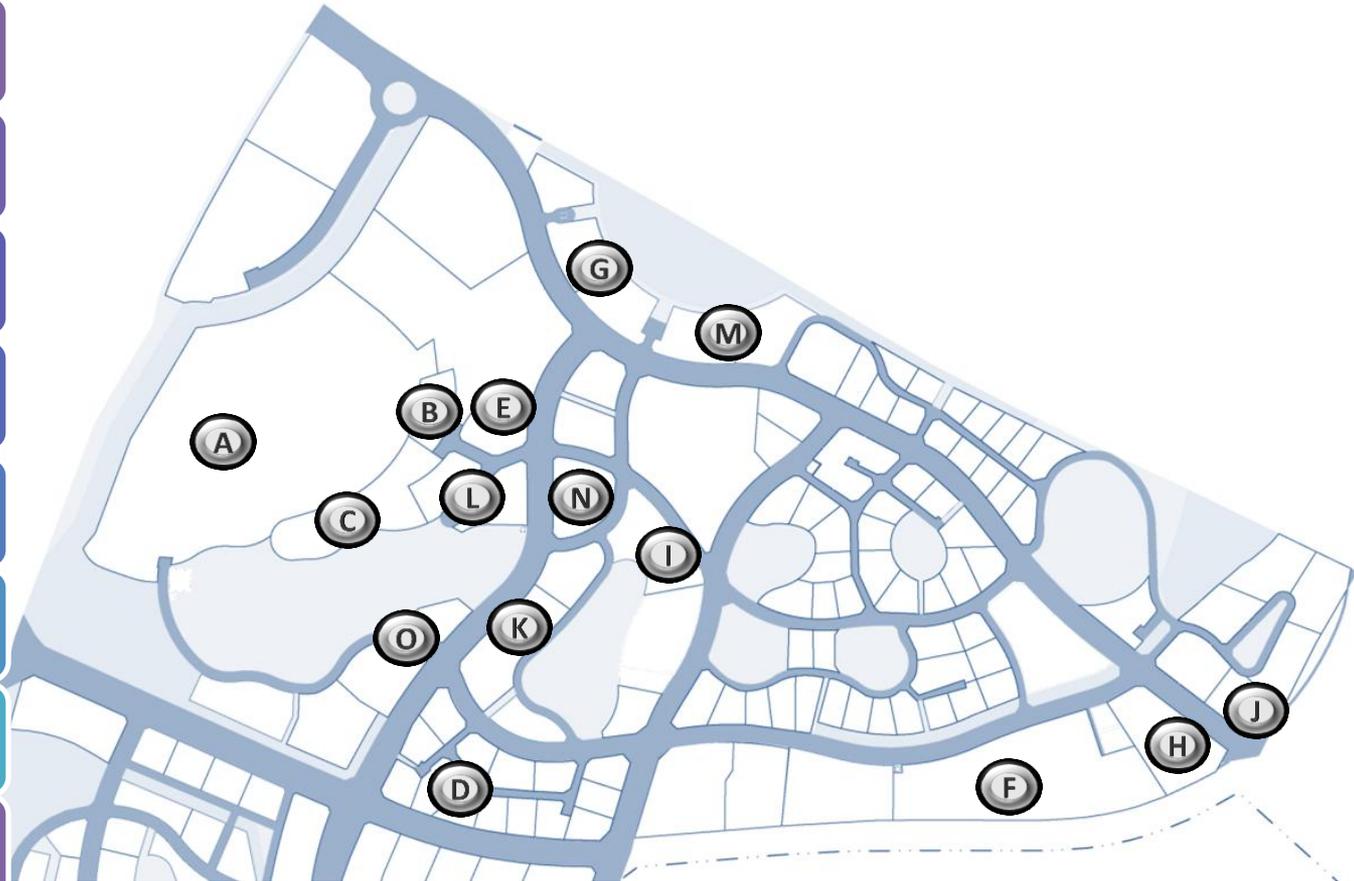


Kimlun



iMedini Walk

Tang Group



HOTEL

TAR



IOI Medini Sdn Bhd



Centurion (Medini) Sdn Bhd



Duta Kosmo Sdn Bhd



Commercial



Afiniti Medini 
Pulau Indah Ventures

Mall of Medini 
Nusajaya Lifestyle

D'Pristine 
BGCR

Meridin@Medini 
Mah Sing

Paradiso Nuovo 
Zhuoyuan Iskandar

Iskandar Residences 
WCT

1Medini & Medini Signature 
WCT

Medini Residences 
Stanford properties

Sri Medini Primary School 
Empire Group

Mammoth Empire 
Empire Group



Mixed Use & Residential



PROJECT : 1MEDINI
DEVELOPER : WCT
GDV : RM0.7 billion



PROJECT : ISKANDAR RESIDENCES
DEVELOPER : DISTINCTIVE GROUP
GDV : RM0.5 billion



PROJECT : 18@MEDINI
DEVELOPER : DISTINCTIVE GROUP
GDV : RM1.1 billion



PROJECT : MERIDIN@MEDINI
DEVELOPER : MAH SING
GDV : RM1.1 billion



PROJECT : MEDINI RESIDENCES
DEVELOPER : STANFORD PROPERTIES
GDV : RM0.15 billion



PROJECT : MEDINI SQUARE
DEVELOPER : METROLINK
GDV : RM 0.5 billion



PROJECT : D'PRISTINE
DEVELOPER : BGCR
GDV : RM0.78 billion



PROJECT : OFFICE BUILDING
DEVELOPER : IIB JV
GDV : RM0.40 billion



PROJECT : AFINITI MEDINI
DEVELOPER : PULAU INDAH VENTURES
GDV : RM3.0 billion (Incl.Avira)



PROJECT : iMEDINI WALK
DEVELOPER : TANG GROUP
GDV : RM0.5 billion



PROJECT : PARADISO NUOVO
DEVELOPER : ZHUOYUAN ISKANDAR
GDV : RM2.60 billion



PLOT : WCT Acres
DEVELOPER : WCT
GDV : RM1.5 billion

WCT



Zhuoda Group



UM Land



Zikay Group



Nuri Merdu Sdn Bhd



Sunway Iskandar Sdn Bhd



JV Co. between Sunway & IIB

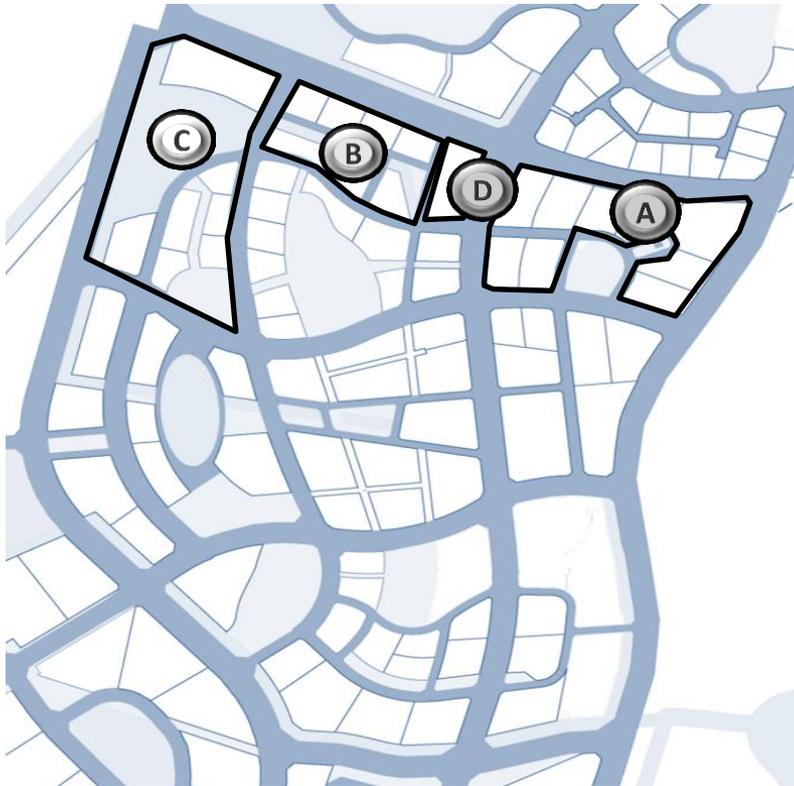


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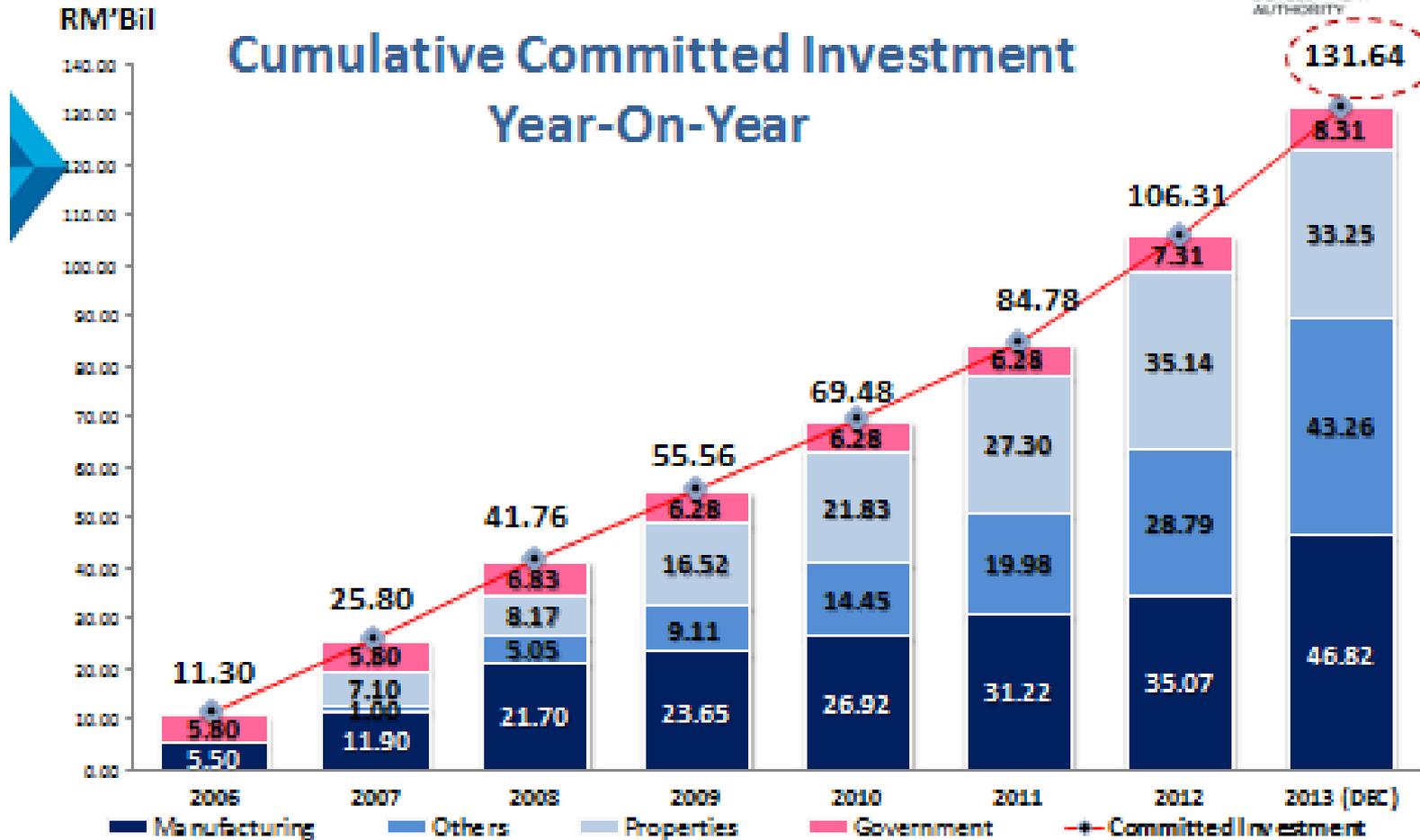


Investment updates



Future plans

INVESTMENT UPDATE 2006 - DECEMBER 2013



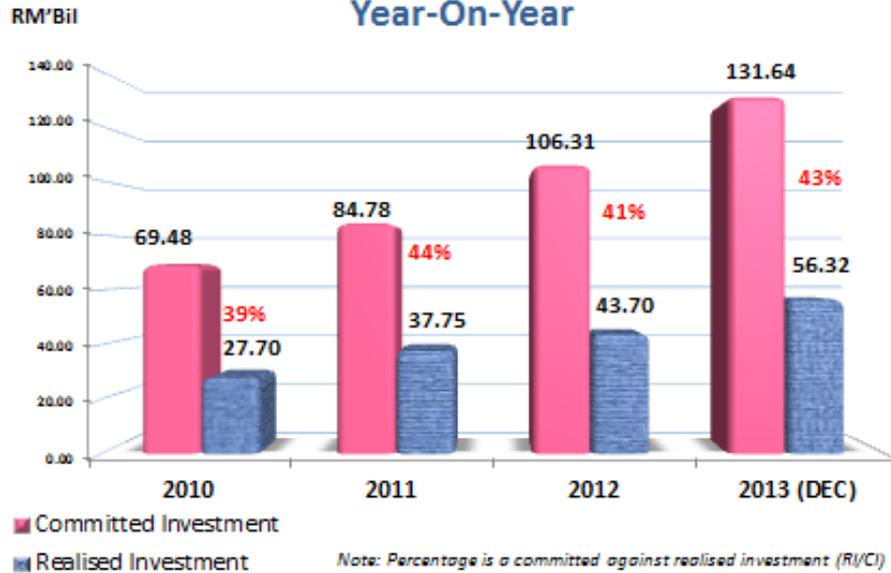
* Others : Utilities, Emerging Tech, Tourism, Education, Healthcare, Creative, Financial, Logistics, Retail, Industrial.

Committed & Realised Investment Year-On-Year (2006 – December 2013)

INVESTMENT UPDATE 2006 - DECEMBER 2013



Committed and Realised Investment Year-On-Year



Cumulative Committed Investment Local vs Foreign (2006 – December 2013)

INVESTMENT UPDATE 2006 - DECEMBER 2013



Cumulative Committed Investment Local vs Foreign



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Progress of Catalytic Projects



Investment updates



Future plans

— *Connecting* Iskandar for the Future

Incentives to attract skilled labour



Plug & Play broadband



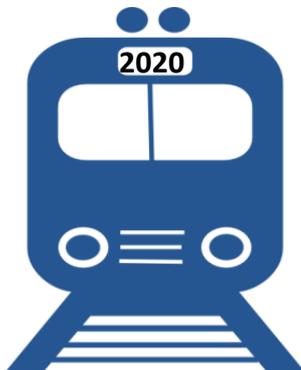
Advanced security infrastructure



World-class urban utilities



MRT/LRT connection between Singapore and IM



Smart and Connected Community



Expert technical services and facilities management



Approved
Developers

Income tax exemption up to 2015 for land sale
Income tax exemption up to 2020 for rental or sale of buildings

Approved
Development
Managers

Income tax exemption for management, supervisory or marketing services until 2020

IDR-Status Company

Income tax exemption (10 years) for qualifying activities

*other forms of tax exemption given: withholding tax , RPGT and import duty and sales tax , subject to conditions

Exemption from EPU property acquisition guidelines

Flexibilities from the foreign exchange administrative rules

Flexibilities to employ foreign knowledge workers

Each foreign knowledge worker in Iskandar Malaysia will be eligible to import or purchase a duty-free car for personal use



Incentivised Service Activities in Medini



Tourism

- Theme parks, amusement & family entertainment centres
- Conference and exhibition centres
- Regional operation of hotel and leisure services
- Hotels



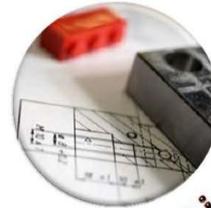
Healthcare

- Hospitals and alternative medicine
- Integrated dental and orthodontic services
- Healthcare R&D
- Integrated lab services



Education

- Universities & colleges
- Skills training institutes
- R&D institutions
- Regional training centres



Creative

- Creative and design services
- Creative talent mgmt services
- Film and television
- Games and animation
- Online mobile content generation, advertising, aggregation and enablers
- Distribution and marketing of creative content
- Visual and performing arts
- Integrated media and content services



Financial

- Islamic financial services
- Business Process Outsourcing / Offshoring
- Corporate consultancy and advisory



Logistics

- Integrated supply chain services
- High value supply chain services and solutions

Selected Images of the Surroundings - Nusajaya and Medini



Photo Caption : **Selamat Pagi! Bangunan Dato Jaafar Muhammad**

Description/ Narration : Bangunan Dato' Jaafar Muhammad that houses the Chief Minister of Johor's office is located in Kota Iskandar. In the morning sun its beauty is breathtaking



Photo Caption : **Puteri Harbour**

Description/ Narration : A creation of a new world-class tourist destination with an emphasis on luxurious waterfront lifestyle and living, Puteri Harbour is seen as the flagship development for the new metropolitan city of Nusajaya.



Photo Caption : **Having Fun at Water Fountain at Puteri Harbour**

Description/ Narration : Kids naturally enjoy playing with water!



Photo Caption : **Kota Iskandar**

Description/ Narration : Kota Iskandar, the state administrative centre is surrounded by beautiful gardens and mesmerising sceneries.



Photo Caption : **Legoland - The Fun of Malaysia**

Description/ Narration : LEGOLAND Malaysia Resort is full of happiness, and it is the best place to spend some time with the family.



Photo Caption : **Fireworks at LEGOLAND Malaysia Resort**

Description/ Narration : Fireworks display at the Mini World seems to bring the LEGO 'city' to life!



Photo Caption : **Bangunan**

Description/ Narration : The state and federal government building cluster as seen from this aerial shot over Kota Iskandar



Photo Caption : **Puteri Harbour**

Description/ Narration : Puteri Harbour in Nusajaya is a new favorite yachting ground in Johor.



Photo Caption : **Beyond Observation**

Description/ Narration : The photo is a discovery of something extraordinary in an ordinary place. In Nusajaya, the art of observation is put to the test.



Photo Caption : **Fireworks at LEGOLAND Malaysia Resort**

Description/ Narration : A heart-stopping fireworks show over the Mini Land, LEGOLAND Malaysia Resort.



Photo Caption : **Eyes of Iskandar Malaysia**

Description/ Narration : Puteri Harbour, surrounded by planned, strategic developments has become an icon of Malaysia's capability to design a progressive, liveable city.



Photo Caption : **Iskandar's Sunset**

Description/ Narration : Kota Iskandar buildings turned 'golden' during the sunset hours.



Photo Caption : **Kota Iskandar**

Description/ Narration : Kota Iskandar represents many things about Johor: the heart of its politics, a storybook of its heritage, a thriving tourist hub, and the pride of its people. After all, it is a Johor's living legacy, cherished by all.



Photo Caption : **Pinewood Iskandar Malaysia Studios**

Description/ Narration : Pinewood Iskandar Malaysia Studios is an integrated media production studio facility that was developed to imbue growth of the creative industry in Iskandar Malaysia.

AUTHENTICITY

Heritage, culture and environment.
Navigating change in line with local expectations.
Respecting new global standards of sustainable development.

INCLUSION

Opportunities for all inhabitants to participate in a city.
Social cohesion, economic integration and environmental access

RESILIENCE

Adaptability, flexibility and balance.
The ability of a city to invent or re-invent itself

OUR
LIVEABLE
CITY



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