



KINGS PARK

ANOTHER TRUSTED DEVELOPMENT BY KINGSLAND

The seat of business enterprise.



The gateway
to your prized
investment.



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A freehold development for light to medium industries.

There are so many reasons to choose Kings Park. There is the promise of a **strategic location** that links your business to key facilities and road networks, not to mention proximity to **lively residential precincts and lifestyle developments**. There is the assurance of **high security** from a **one-stop solution partner** who, being a **Singapore developer** with specific know-how and excellent track record in Malaysia, also helps with various administration matters with the relevant authorities, financial bodies and potential client networks. But most of all, there is the potential for **long-term growth** – a **once-in-a-lifetime opportunity** for savvy entrepreneurs and investors to **invest into the future**.

- Freehold
- High security (direct link to nearest police station)
- Strong governmental support
- Strategic location
- Easy accessibility
- Major development hub
- Appreciation in asset value
- Long-term maintenance
- Lifestyle amenities



Nusajaya Master Plan



1. Kota Iskandar
A 320-acre integrated development comprising Johor State and Federal Government offices, offering enhanced support to businesses and provision of public amenities for Nusajaya. The sprawling Government Complex will eventually house about 5,000 civil servants and 76 state and Federal-level government departments.



2. Puteri Harbour
An integrated waterfront and marina development that offers exceptional waterfront living, dining, entertainment, the arts and culture, including a Family Indoor Theme Park and Traders Hotel.



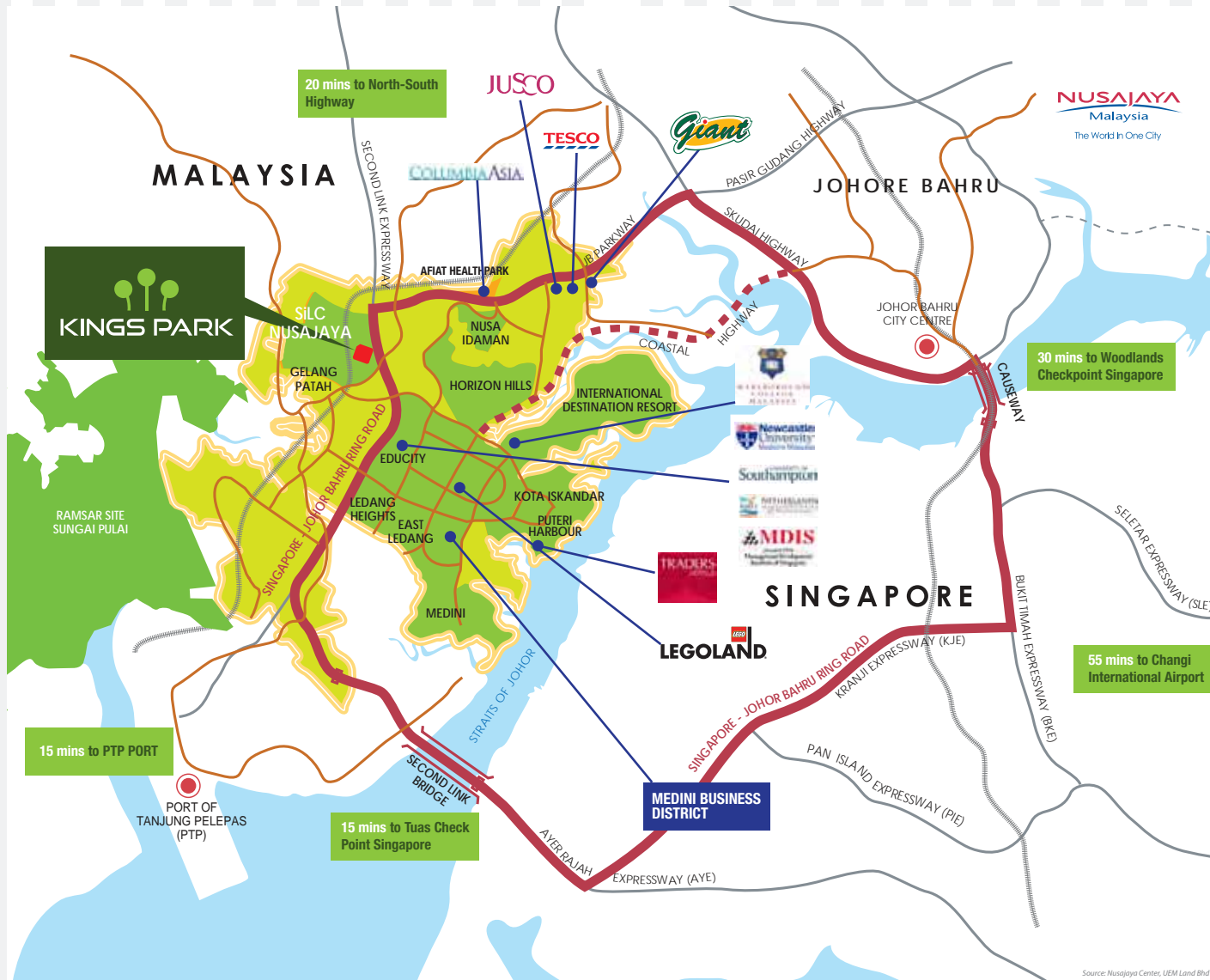
3. SILC Nusajaya
A clean and green, world-class managed industrial park, this 1,300-acre industrial park will focus on developing the value chains of integrated "clean" industrial clusters in three major areas - Advanced Technologies, Nutrition & Health and Logistics.



4. Afiat Healthpark
Afiat Healthpark is fully integrated and equipped with the best in modern medicines as well as the right synergy of traditional and complementary medicine (TCM).



5. EduCity
EduCity is a 305-acre education enclave comprising some of the world's best university faculties. It is positioned to be a regional education hub and a destination for quality world-class education within a 6-hour flight radius of major Asian cities.



6. International Destination Resort
The International Destination Resort is envisioned to be a complete destination resort anchored by international brand theme parks and other themed attractions. It will feature theme parks, 5-star hotels, prime real estate, golf courses, upmarket retail centres, restaurant districts and a marina.



7. Medini
An integrated community of 142 hectares, Medini will be a mixed-use, high-density zone and preeminent hub for Islamic finance in Southeast Asia. It houses a 5.5 million sqft integrated complex comprising of a lifestyle retail centre, offices, hotels, service apartments and residential units. Asia's first LEGOLAND theme park will also open here in 2012.



8. Nusajaya Residences
Complemented by modern amenities and infrastructure that put safety and security foremost, Nusajaya Residences include residential areas like Horizon Hills, Ledang Heights and Nusa Idaman.



9. Coastal Highway
A new 6-lane highway connecting Nusajaya and Johor Bahru will be completed by end-2011.



10. Public Housing
This RM200 million Iskandar Malaysia project aims to build quality rental housing with improved public facilities and living environment.

Source: Nusajaya Center, UEM Land Bhd

Singapore developed but not in Singapore.

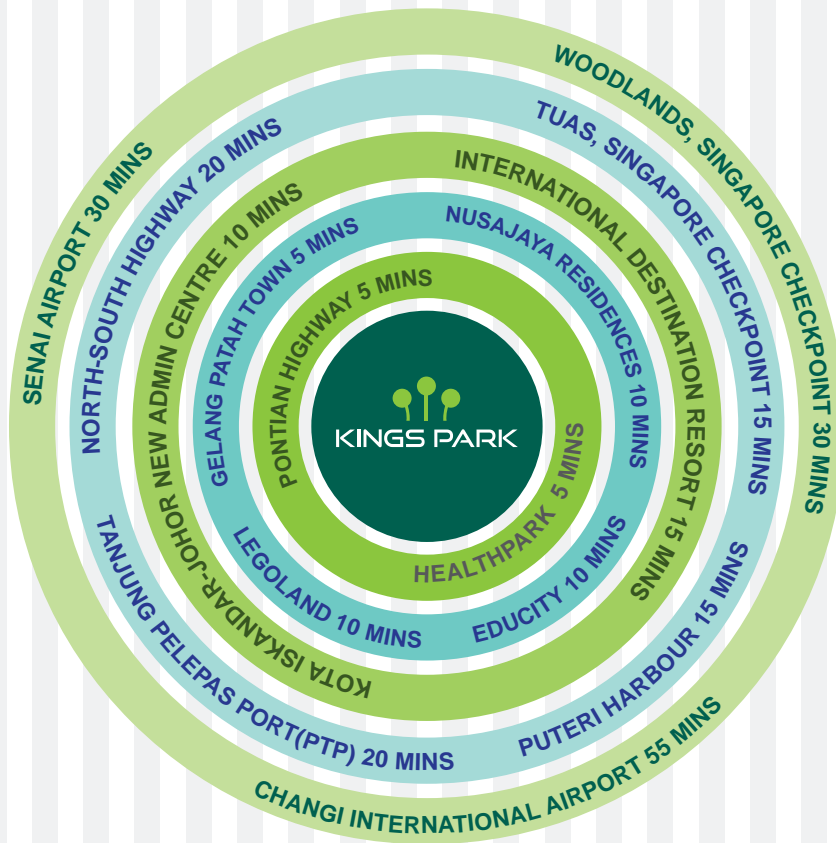
Developed by Kingsland Singapore, Kings Park is a premier freehold industrial park in Nusajaya which is one of the key drivers of Iskandar Malaysia - a strategic and important special economic zone located in Johor, Malaysia.

Spanning 24,000 acres, Nusajaya is one of the largest property developments in South East Asia. It comprises eight signature developments, and Kings Park is sited within one of these developments - the Southern Industrial and Logistics Clusters (SiLC).

SITE PLAN



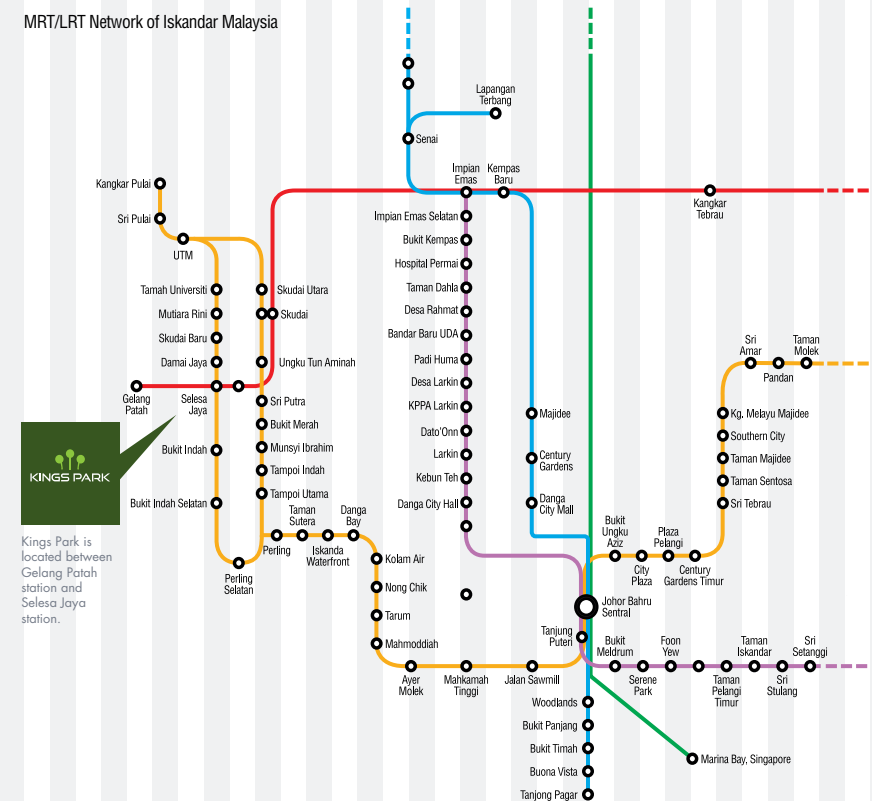
Well-located not only for locals but international players too.



Sited at the south-western tip of Johor, Nusajaya is poised to be South East Asia's premier and largest fully integrated urban development. Its strategic location which gives it easy access to land, air and sea transport, topped by its proximity to Singapore, makes it a gem of an investment to local, regional and global entrepreneurs.

Close to an established support industry, Nusajaya also promises **availability of skilled labour and natural resources**. With a lower cost of living compared to other key cities in Asia, business owners can also expect comparatively lower operational cost here.

MRT/LRT Network of Iskandar Malaysia



Not just business but a complete lifestyle.

Located in the world-class managed industrial park of SiLC, Kings Park is surrounded by Nusajaya's flagship developments. Chief among them are the well-designed residential clusters known as Nusajaya Residences.

Other prime developments include a marina for exciting aquatic activities (Puteri Harbour Waterfront Development), higher learning institutes (EduCity), international financial district (Medini), world-class medical facilities (Afiat Healthpark), 5-star hotels and top leisure facilities (International Destination Resort), and the Johor state new administrative centre (Kota Iskandar).

A self-contained city of its own, Nusajaya is set to be the world's benchmark for integrated developments.



Not a resort but built with quality and style.

King's Park gives you more than the run-of-the-mill. Our detached and semi-detached factories are both functionally and aesthetically built. Spacious with layouts that are ideal for easy workflow, they come with attractive facades that make a good first impression.

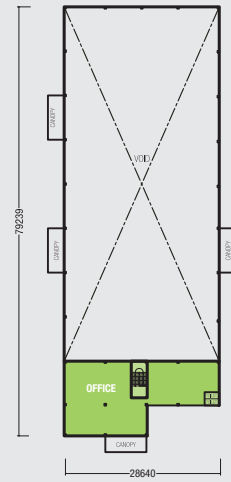
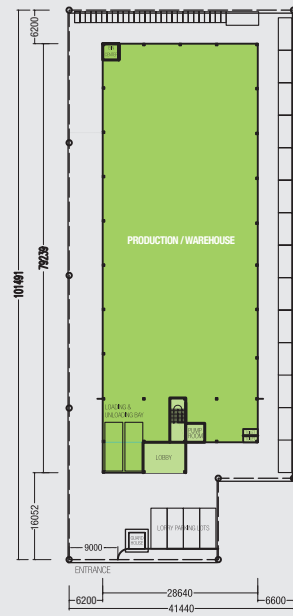
The safety of your staff and security of your business space are of utmost importance to us. At Kings Park, you are promised a gated and guarded precinct facilitated by cctv, vehicle access card system, private intercom to 24-hour-manned guardhouse and more. All screening data done at our security gate is directly linked and monitored in real time by the nearest Royal Malaysian Police station – a first-of-its-kind in Nusajaya.

This park within the SiLC park also comes complete with ready infrastructure, such as power, water, sewerage and telecommunication facilities.



TYPE A

This detached unit is ideal for medium sized businesses that require bigger spaces for equipment and other office furniture.

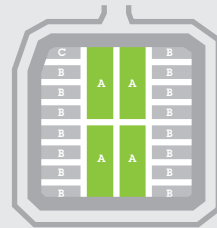


Dimensions in millimetre

Proposed Development: 20 lots

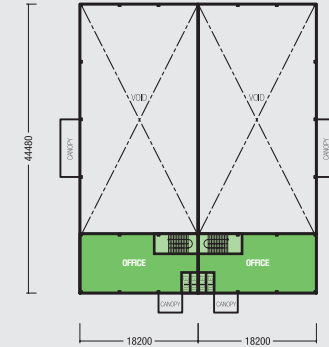
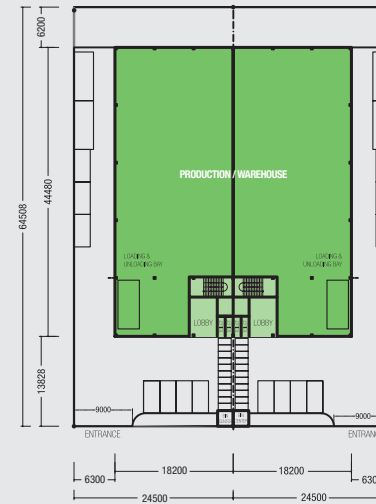
Type	Description	Unit	GFA (ft ²)
A	Detached	4	28,207
B	Semi-D	15	10,943
C	Semi-D	1	9,538

Land Use Right: Freehold, light- to medium- industry use land
Type of Development: Single-storey factory cum ancillary office



TYPE B

Designed for small- to medium- size businesses, this semi-detached unit maximises space while minimising your investment cost.

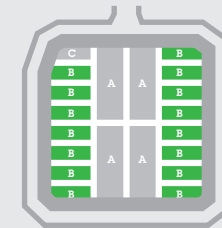


Dimensions in millimetre

Proposed Development: 20 lots

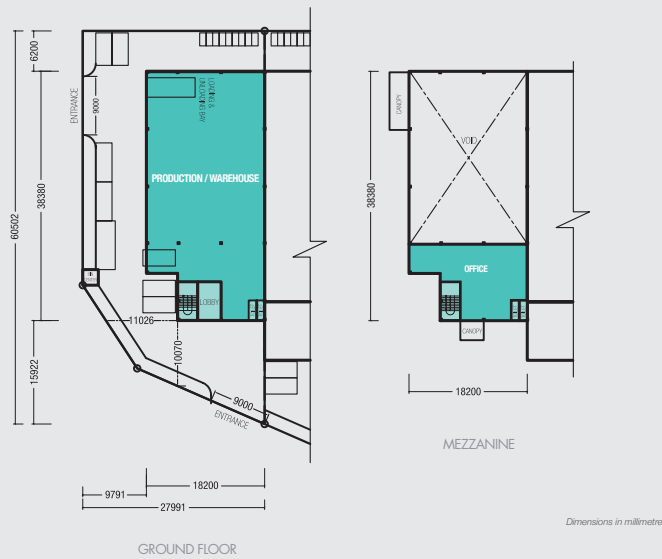
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C	Semi-D	1	9,538

Land Use Right: Freehold, light- to medium- industry use land
Type of Development: Single-storey factory cum ancillary office



TYPE C

For businesses that need some extra space outside the building, this corner unit is a perfect choice.



GROUND FLOOR

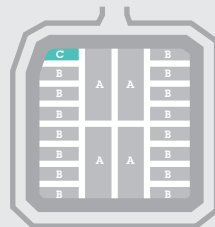
MEZZANINE

Dimensions in millimetre

Proposed Development: 20 lots

Type	Description	Unit	GFA (ft ²)
A	Detached	4	28,207
B	Semi-D	15	10,943
C	Semi-D	1	9,538

Land Use Right: Freehold, light- to medium- industry use land
Type of Development: Single-storey factory cum ancillary office



Specifications

STRUCTURE

Reinforced concrete and steel structure (truss frame or portal frame)

WALLS

Internal and external walls constructed of bricks with cement plaster and skim coat finish
Brickwall from the ground to below roof for the rear, left and right side of production/warehouse areas

ROOF

Pitch roof completed with pre-painted metal roof sheets and roof insulation

FLOOR TO FLOOR HEIGHT (TYPE A)

1st floor lobby areas: 5.1m
Production/Warehouse: 12.0m (Even height)
Mezzanine office: 3.9m

FLOOR TO FLOOR HEIGHT (TYPE B&C)

1st floor lobby areas: 5.1m
Production/Warehouse: 9.0m (Even height)
Mezzanine office: 3.9m

WINDOWS

Aluminium-framed operable window at production/warehouse areas
Aluminium-framed fixed glass window with top hung window at office areas

DOORS

Fire-rated doors or wooden doors in accordance to local authorities' requirements
Frameless glass door at entrance to lobby and UPVC doors for toilets

WALL FINISHES AND PAINTING

Glazed wall tiles up to ceiling height for toilets walls
Emulsion paint for internal areas & weather-resistant paint for external areas
Enamel paint for wood and metal surfaces.

FLOOR FINISHES

Main floors are of cement screed finish and non-slip homogenous ceramic tiles for toilets floors

SANITARY AND WATER SUPPLY

Sanitary fittings consist of sitting toilet bowls and wash basins with manually operated taps
Water supply is direct from SAJ

ELECTRICAL INSTALLATION

Detached Factory (Type A)

- 415V, 600Amp electricity terminated at main switchboard
Lightning protection system

Semi-Detached Factory (Types B & C)

- 415V, 200Amp electricity terminated at main switchboard
Lightning protection system

FIRE PROTECTION SYSTEM

Hose reels, fire alarm system, fire extinguishers and fire hydrant in compliance with Bomba's requirements

GATE AND FENCING

1.8m-high chain link fencing around the premises with mild steel sliding gate securing the entrance

CEILING

2' X 2' grid system calcium silicate ceiling for toilet areas only

FLOOR LOADING

Production/Warehouse areas: Non-suspended slabs
Mezzanine Office: 3kN/m²

SEWER DISCHARGE

Sewerage disposal is discharged to manhole according to IWK sewerage department requirements

TELECOMMUNICATION

Incoming telephone underground pipeline to telephone riser duct in accordance to Telecom requirements

All the above specifications are subject to changes, modifications and substitutions as required by Government Authorities or by recommendations from the appointed architect or engineer, and they shall not form any part of an offer or contract. While every reasonable care has been taken in providing the said information, the developer and the marketing agent cannot be held responsible for any inaccuracies. All measurements are approximate and illustrations/renderings are artist's impression only and therefore cannot be regarded as representations of facts.

About the developer

Kingsland Development is a commercial and industrial developer, active both in Singapore and Malaysia. Incorporated in 1974, Kingsland has a wide portfolio of completed developments in Singapore and Malaysia, including high-tech business space, factories, warehouses, offices and industrial properties. Kingsland is the winner of the Singapore Prestige Brand Award 2010 and has offices in China, Vietnam and Malaysia, besides Singapore.



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Kings Park means more than a place to do business. It's where you enjoy a complete lifestyle and are close to all that support growth in every sense of the word. Here you become part of the action, a part of a thriving future in one of the most anticipated and talked-about developments in the region.

Be at the pulse of development and the heart of growth. It is a once-in-a-lifetime opportunity to invest into the future, and the time is now. Kings Park – the place where business and life meets.



KINGSLAND

**ALWAYS
MORE
INDUSTRIOUS**