

SIME DARBY PROPERTY INDUSTRIAL
HAMILTON NILAI
— INDUSTRIAL PARK 3 —

WE THINK BIG
SO YOU CAN DO BIGGER



SIME DARBY PROPERTY
INDUSTRIAL

**The go-to-experts to grow
your business with you**

**Reliable,
Sustainable
& Stable**

Trust and sincerity
in everything we do

**Largest Industrial
Property Developer &
Synergistic Partner**

Providing you with
expertise, knowledge
and network

**Strategic Location
in Asia Access to
Markets**

Connecting you with
your key markets

**Total
Solutions
for Your
Business**

Supporting you
with innovative
solutions

At Sime Darby Property Industrial we bring together world class assets integrated with industry-leading services; aimed at domestic and foreign industrial and logistics players that require more from their real estate.



We deliver **four key elements** that make them the go-to experts to grow the industrial and logistics sector in Malaysia and beyond:

Regional connection with strategic locations that are close to transport nodes.

Integrated solutions with an end-to-end approach.

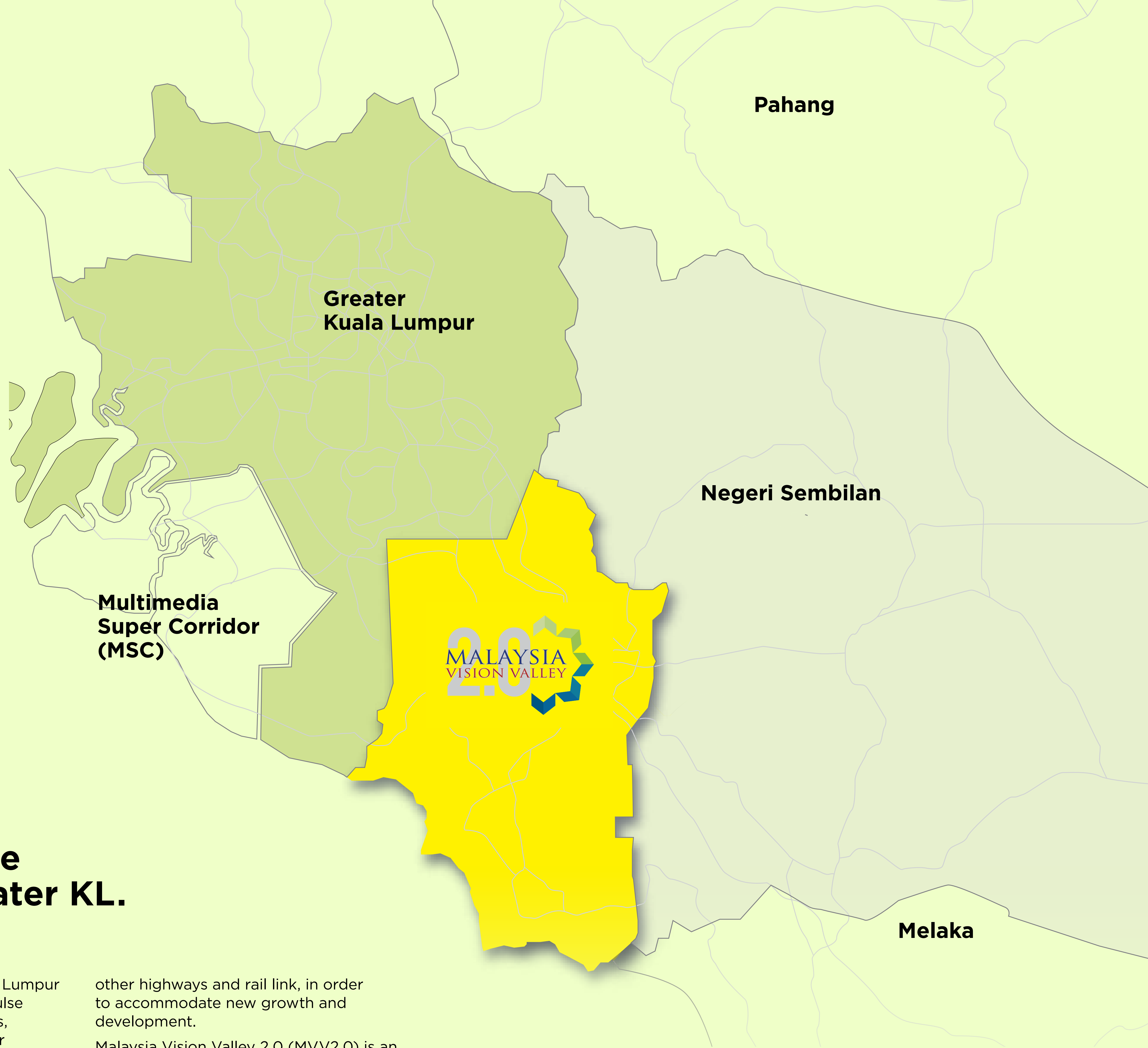
Synergistic partnerships with government and their business ecosystem.

Business growth with the insight and guidance of one of the most well-known names in Malaysia, Sime Darby Property.





A state-led private sector-driven development envisioned to be a **world-class metropolis** that is Competitive, Inclusive and Clean.



Redefining the future of Greater KL.

The expansion of Greater Kuala Lumpur (Greater KL), the commercial pulse of Malaysia's economic activities, has redefined borders as further development and burgeoning industries have fast overtaken available land.

It is only natural that the organic growth heads southwards, within easy proximity of KLIA and KLIA2, leveraging on the excellent connectivity of PLUS Highway,

other highways and rail link, in order to accommodate new growth and development.

Malaysia Vision Valley 2.0 (MVV2.0) is an integrated economic region located in the state of Negeri Sembilan, just South of Greater KL. It has been identified as one of the 17 Promoted Development Zones to be given priority under the National Physical Plan (NPP).

Malaysia Vision Valley 2.0

An integrated economic region complementing the development of Greater KL and the National Conurbation.

MVV 2.0 aspires to deliver economic impact to Malaysia by bringing in international and local investors, creating job and business opportunities.

More than
740,000
population

4 Economic drivers

379,000
acres
overall development span

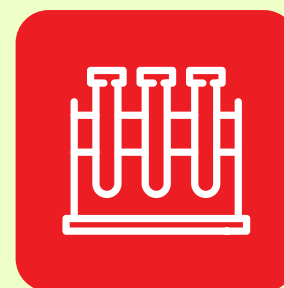


High Technology
Manufacturing



Wellness
Tourism

2X size
of Singapore



Skill-Based
Education & Research



Specialised
Services

27,000
acres

MVV 2.0
Phase 1 development



Property

Public-private
partnership with
State Government



MVV 2.0 Phase 1
development
period



MVV 2.0 aims to position itself as a global player by taking full advantage of the positive spillover effects of the growth of Greater KL.





**Hamilton
Nilai City**

WE THINK BIG SO YOU CAN DO BIGGER

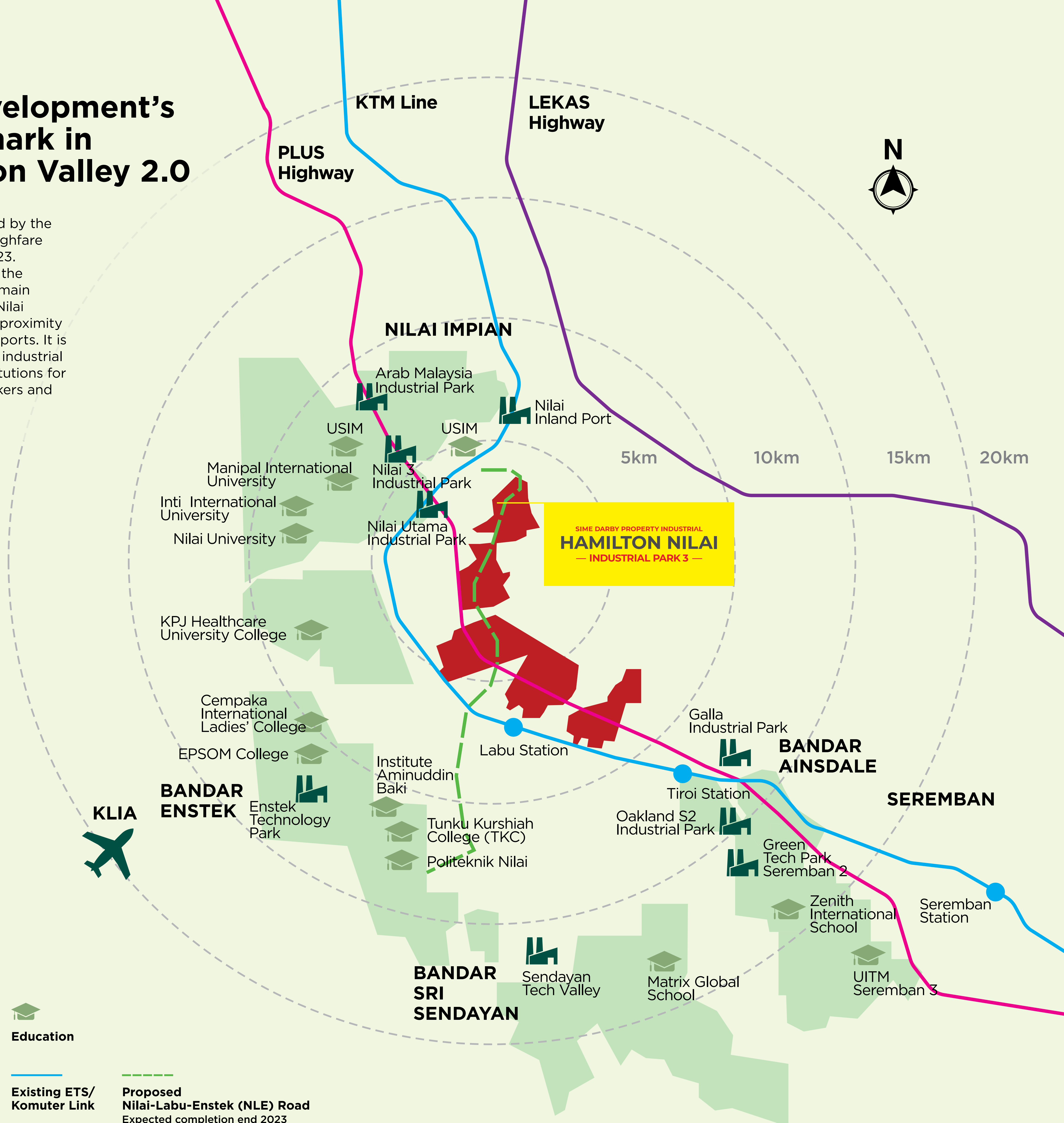
As Sime Darby Property Industrial, we planned Hamilton Nilai City as our first industrial-themed township. Driven and inspired to create industrial-led communities, providing bigger opportunities for people through investments and partnership in an industries-driven ecosystem.

Our years of experience, knowledge and capabilities will help us help you move your business forward.

Realise your potential with us in the New Growth Corridor.

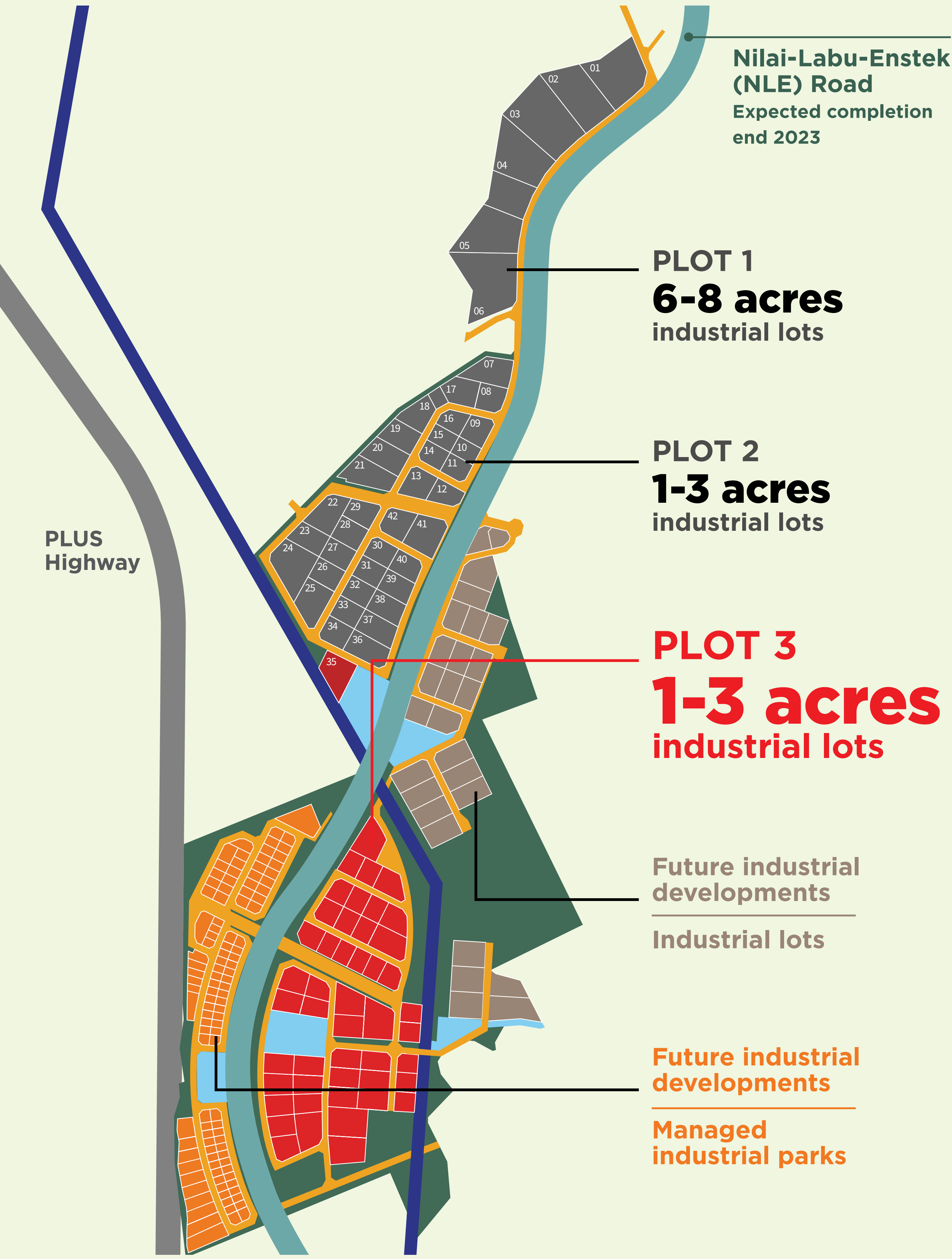
Industrial development's newest landmark in Malaysia Vision Valley 2.0

Hamilton Nilai City is intersected by the Nilai-Labu-Enstek (NLE) thoroughfare planned for completion end 2023. Providing direct accessibility to the PLUS Highway — the country's main road artery only 5km from the Nilai interchange, as well as offering proximity to the KTM railway and KLIA airports. It is also close to mature townships, industrial ecosystems and education institutions for availability of future skilled workers and business connections.



- Hamilton Nilai City
- 🏭 Industrial
- 🎓 Education
- PLUS Highway
- LEKAS Highway
- Existing ETS/ Komuter Link
- - - Proposed Nilai-Labu-Enstek (NLE) Road
Expected completion end 2023

SIME DARBY PROPERTY INDUSTRIAL
HAMILTON NILAI
— INDUSTRIAL PARK 3 —



Nilai-Labu-Enstek (NLE) Road
Expected completion
end 2023

PLOT 1
6-8 acres
industrial lots

PLOT 2
1-3 acres
industrial lots

PLOT 3
1-3 acres
industrial lots

Future industrial
developments
Industrial lots

Future industrial
developments
Managed
industrial parks

PLUS
Highway

2,723

acres

Hamilton City development span

Recreational park

for a healthy lifestyle

5KM

to Nilai Interchange

Infrastructure-ready



Water



Telecommunications



Electricity



Access to gas infrastructure



66ft-wide roads

Highly accessible via

PLUS Highway

MEX Highway

LEKAS Highway

ELITE Highway

Nilai-Labu-Enstek (NLE) Road
Expected completion end 2023





The landscaped lake park was thoughtfully designed for a **greener working environment** while encouraging a healthier lifestyle.

Why Hamilton Nilai City?



WE IMAGINE BIG SO YOU CAN CREATE BIGGER

Integrated solutions

Taking your operational needs as of utmost importance, Hamilton Nilai City is infrastructure-ready with water, electricity, telecommunications and access to gas infrastructure. The more than 66ft wide roads are designed to allow ease of moving in and out ensuring smooth logistics when running your business.

WE PLAN BIG SO YOU CAN DREAM BIGGER

Industrial-themed township

As the first industrial-themed township, we planned Hamilton Nilai City with a series of mixed industrial components that meet the vision of MVV 2.0 in delivering economic impact to Malaysia by bringing in local and international investors, focusing on medium to heavy manufacturing based industries.

Its latest phase of freehold industrial lots are suited for a variety of businesses who can build based on the specifications and needs for smooth business operations and long term growth.





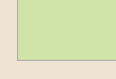
WE BUILD BIG SO YOU CAN DELIVER BIGGER

Strategic location

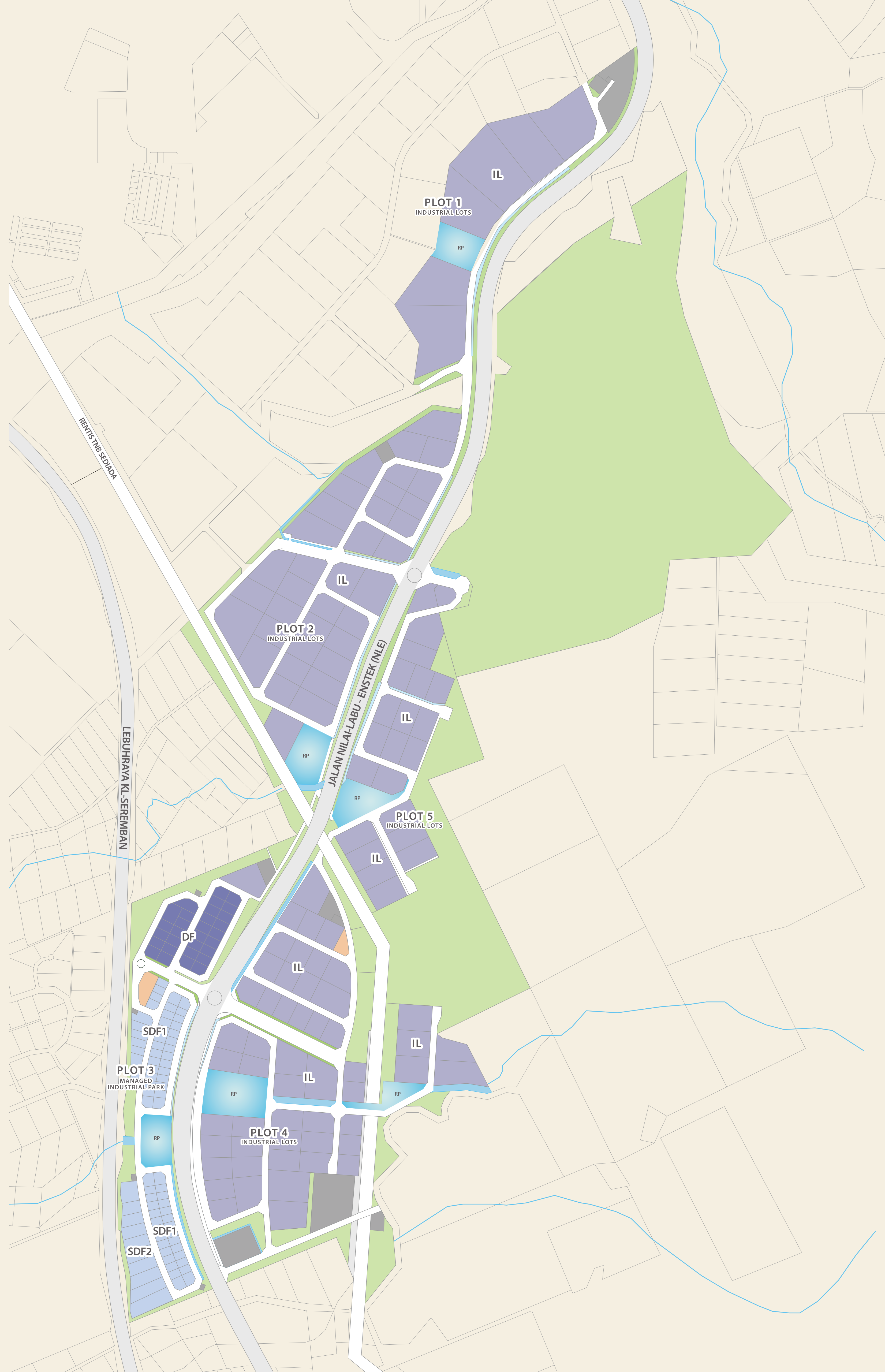
Hamilton Nilai City is located just 5km from the Nilai Toll Plaza, with direct access to the PLUS Highway, via the new Nilai-Labu-Enstek (NLE) road planned for completion end 2023. It also offers proximity to the KTM Railway and KLIA airports as well as easy accessibility to other major highways. Being close to mature townships allows Hamilton Nilai City the convenience of having amenities and services like healthcare, financial institutions, schools and malls all within reach.



Master layout map

LEGEND:		Phase	Product Type
RP	Retention Pond	IL	1-8 acres industrial lots
	Industrial Lots	DF	100' x 150' Detached Factories
	Detached Factories	SDF1	80' x 120' Semi-Detached Factories
	Semi-Detached Factories	SDF2	120' x 180' Semi-Detached Factories
	Commercial		
	Agriculture Land		

This is an artistic representation of Hamilton Nilai City and it is not drawn to scale. It is not a master development plan. Therefore, certain detailed features may not be included and may not be completely accurate. Proposed uses and development depicted but not yet constructed are subject to change in size design & location and the land use may be deleted without prior notice.





XME Business Park Nilai Impian



Property

Reimagining the future of industrial & logistics hubs

With its 48-year track record in developing residential, commercial and industrial properties, Sime Darby Property is Malaysia's biggest property developer with currently 24 active townships and developments in Klang Valley, Negeri Sembilan and Johor that are strategically located and connected to major highways and transportation hubs within key growth areas.

The award-winning developer has also emerged as a leader in introducing new benchmarks for industrial and logistics developments with key launches such as Elmina Business Park, Bandar Bukit Raja Business Park and Cipta Serenia in

Serenia City within the Klang Valley as well as XME Business Park Nilai Impian in Negeri Sembilan, featuring multi-tenant, ready-built warehouses and factories equipped with modern facilities and surrounded by convenient amenities and strategic accessibility.

Latest additions to the Sime Darby Property industrial portfolio is Hamilton City within Malaysia Vision Valley 2.0 (MVV 2.0) in Negeri Sembilan and Pagoh Special Economic Zone (PSEZ) in Bandar Universiti Pagoh, Johor to spur economic and industrial growth. This is part of its key growth segment for the upcoming years to strengthen its portfolio that will range across various development types.



24 active townships
integrated & niche development

19,977 acres
of developable area strategically situated in Klang Valley, Negeri Sembilan and Johor

RM 86.9 billion
estimated remaining Gross Development Value (GDV)



Hamilton Nilai City

Nilai Impian Gallery

No. 1, Persiaran Nilai Impian 3,
Nilai Impian, 71800 Nilai,
Negeri Sembilan



Nilai Impian Gallery

Open daily: 9.30am - 6.30pm
(including public holidays)

**For more info on
Hamilton Nilai City**

For enquiries

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