



IOI INDUSTRIAL PARK  
ISKANDAR MALAYSIA

FREEHOLD





# A New Benchmark for Industrial Growth in Iskandar Malaysia

Leading Malaysia's Southern Transformation

IOI Industrial Park is a meticulously planned freehold industrial development located in Iskandar Malaysia, Johor, strategically positioned within reach of a global market of over 800 million people. Accessible by air, land, rail, and sea, Iskandar Malaysia is supported by three major ports, Pasir Gudang Port, Port of Tanjung Pelepas, and Tanjung Langsat Port, and conveniently served by Senai International Airport, with close proximity to Singapore Changi Airport and the seaports at Singapore.

# Strategically Positioned for Global Reach

Strategically Positioned, Operationally Efficient

Malaysia is fast becoming the preferred business and investment destination in ASEAN and the Asia Pacific. The progressive liberalisation of the economy and investor-friendly policies have contributed immensely in building a strong industrial base, and the country is emerging as a favoured destination for investors from cities such as Bangalore, Dubai, Hong Kong, Seoul, Shanghai, Taipei and Tokyo. It lies within an 8-hour flight radius from all these burgeoning growth centres in Asia.

An investor-friendly environment has propelled Malaysia to become a fast emerging and developing economy, with a national focus on innovation and knowledge to drive growth.





Proximity to Global Hubs



Time-Efficient Access



Integrated Logistics Network



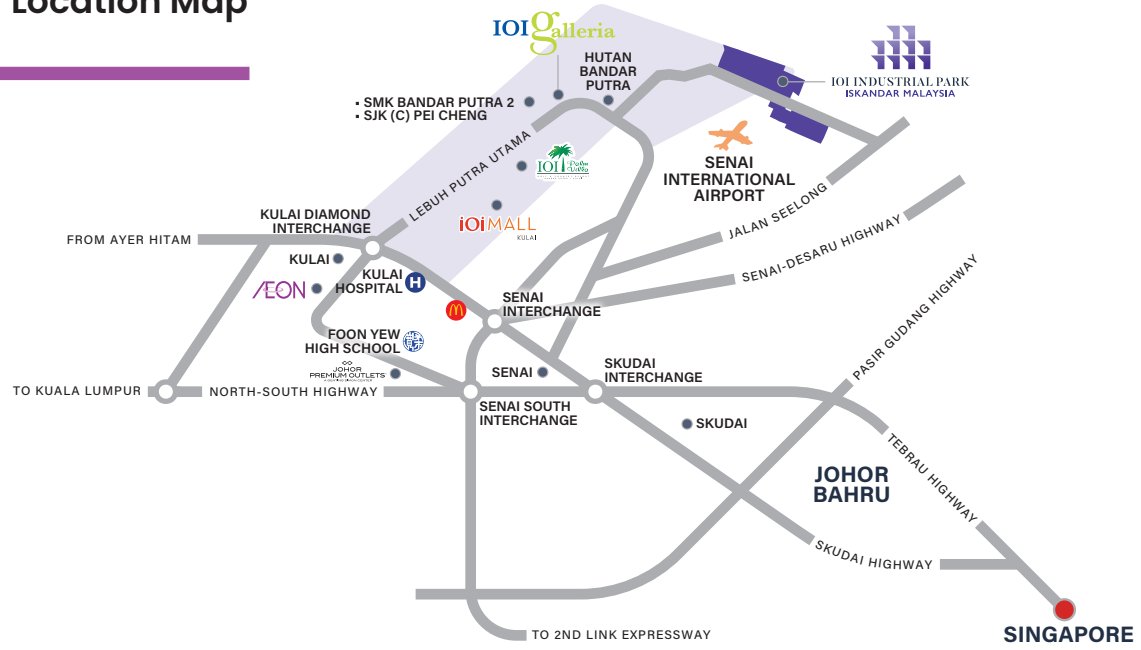
Scalable Industrial Land



Regional Competitiveness



## Location Map



# A Prime Location Connecting ASEAN and the World

Driving Malaysia's Southern Growth

Johor's strategic location next to Singapore makes it a natural gateway to ASEAN and global markets. With direct links via the Causeway and Second Link, it offers seamless access to one of the world's busiest ports and financial hubs. IOI Industrial Park, a meticulously planned development in Johor, allows businesses to leverage Singapore's global connectivity while operating locally, benefiting from lower costs, government incentives, and ample room for growth. Companies can enjoy the best of both worlds: strategic access to international markets and a supportive, cost-effective industrial environment.

## Excellent Infrastructure and Connectivity

Seamless Access by Sea, Air and Land

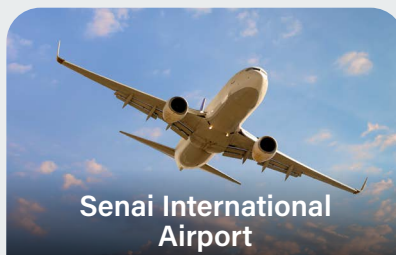


### 3 International Seaports

Port of Tanjung Pelepas (PTP)  
*Top 20 transshipment hubs*

Port of Pasir Gudang

Port of Tanjung Langsat



### Senai International Airport

Provides direct cargo flights and full  
logistics support.



### Comprehensive Land Links

Well-developed highways and rail  
connections to Kuala Lumpur,  
Thailand, and major ASEAN  
markets.



# A Masterplan Built for Growth

Shaping the Future, One Plan at a Time

From this aerial perspective, the scale and strategic layout of IOI Industrial Park come into focus, reflecting careful planning and a forward-looking approach. Every element, from road networks to plot orientation, is designed to support efficient operations, seamless access, and sustainable growth. Positioned within the thriving Iskandar Malaysia region, the park provides businesses with a structured environment where opportunity, progress, and long-term potential converge.

*Artist's impression only*

# Master Plan


## Built for Expansion

With 1,180 acres of development-ready land reserved for future expansion, IOI Industrial Park provides a strong foundation for exponential business growth and promising returns driven by Asia's rapidly emerging economies. The park offers a diverse range of opportunities, including Semi-Detached Factories, Detached Factories, Industrial Land, Shop Offices, and Dormitory Land, giving businesses the flexibility to scale and operate with confidence.



### Legend

- Medium Industrial Land
- Semi-Detached Factory
- Completed Detached Factory
- Completed Semi-Detached Factory
- Dormitory Land
- Service Factory
- Completed Shop Office
- Retention Pond
- Open Space
- Fire Station
- Police Station

A close-up photograph of two individuals in business attire shaking hands. The person on the left is wearing a light blue suit jacket over a white shirt. The person on the right is wearing a dark brown suit jacket. The background is softly blurred, showing a bright light source on the left, possibly a window or outdoor light, creating a warm, golden glow. The overall tone is professional and collaborative.

# Bridging Nations, Empowering Businesses

Collaborating for a Future Without Borders

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The Johor–Singapore Special Economic Zone represents more than just policy; it is a vision realized through collaboration. As two economies unite to create a seamless business ecosystem, opportunities multiply across sectors. From manufacturing and logistics to technology and services, this partnership fuels sustainable growth, bringing regional ambitions to life at IOI Industrial Park.

# Johor-Singapore Special Economic Zone

## (JS-SEZ) Tax Incentive Package

-  **5% Corporate Tax Rate for New Companies up to 15 years for eligible activities\***
-  **Investment Tax Allowance (ITA) & other capital incentive\***
-  **Tailor-Made Incentives\***
-  **15% Flat Income Tax for Knowledge Workers\***

IOI Industrial Park is a meticulously planned freehold industrial development strategically located in Iskandar Malaysia, Johor. Designed to cater to the evolving needs of modern businesses, the park combines world-class infrastructure, strategic connectivity, and a sustainable environment that promotes long-term operational efficiency.

The development is envisioned as a dynamic hub for manufacturing, warehousing, logistics, and value-added industries — providing investors and enterprises a stable, growth-oriented base to expand across Malaysia and the wider ASEAN region.

Backed by IOI Properties Group Berhad's strong track record and commitment to quality, IOI Industrial Park offers a secure, forward-thinking environment for both local and international investors.

### Economic Sectors

- Logistics
- Manufacturing
- Financial Services
- Business Services
- Digital Economy
- Tourism
- Food Security
- Health
- Education
- Energy
- Green Economy



\* For more details, please contact IMFC-J and MIDA for assistance.



# Competitive Costs, Powerful Incentives, Unlimited Potential

Lower Costs, Greater Returns

Johor offers a highly competitive business environment with significant cost advantages and strong government support that make it a preferred destination for global investors. Businesses here can achieve greater profitability while benefiting from Malaysia's pro-investment policies and efficient facilitation services.

With cost efficiency, supportive policies, and simplified procedures, Johor presents an ideal environment for sustainable growth and long-term investment success.

# Greater Returns Through Smart Advantages

Where Vision Meets Opportunity

As Iskandar Malaysia accelerates its role as a regional growth engine, IOI Industrial Park offers a strategic foothold within this expanding landscape. Backed by IOI Properties' proven track record, the development provides a stable, future-ready environment for businesses seeking long-term value and strong connectivity.

With continuous infrastructure upgrades and rising investor confidence across the region, IOI Industrial Park stands as a forward-looking asset, positioned to support sustainable growth and capitalize on Iskandar Malaysia's ongoing transformation.

## Key Advantages Powering Business Success

 <b>Next to Singapore</b>	 <b>RTS Link to Complete in 2026</b>	 <b>Lower Business Costs</b>
 <b>Attractive Tax Incentives</b>	 <b>Thriving Population</b>	 <b>Quality Living</b>
 <b>Cost-efficient Operations</b>	 <b>3 Seaports &amp; 1 Airport</b>	 <b>Advanced Healthcare</b>
 <b>Business-friendly Policies</b>	 <b>Fast-Track Approvals</b>	 <b>Education Quality</b>
 <b>Strong &amp; Skilled Manpower</b>	 <b>Political Stability</b>	 <b>Lifestyle &amp; Recreation</b>



# Stable and Ready for Global Business

Building Confidence For Sustainable Growth

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Johor stands out as a resilient and forward-looking investment hub in Southeast Asia, attracting investors adopting the “China + 1” strategy with its stability, cost efficiency, and pro-business environment. Supported by steady governance, a transparent legal system, and strong policies, it provides a solid foundation for sustainable growth while offering a high quality of life with affordable premium housing, international schools, advanced healthcare, and vibrant lifestyle options that create the ideal balance between business and living.

# Powering Johor's Future Growth

## Expanding Across Borders

The Johor-Singapore RTS Link, completing in 2026, will greatly enhance cross-border connectivity, improving mobility for talent, businesses, and daily commuters. Complementing this, the Johor-Singapore Special Economic Zone (JS-SEZ) is poised to boost bilateral trade, streamline collaboration, and attract high-value investments to the region.

As more global companies adopt the "China + 1" strategy, Johor is increasingly recognised as a secure, cost-efficient, and strategically located hub. The JS-SEZ leverages Singapore's global connectivity and Johor's industrial strength, driving growth in advanced manufacturing, renewable energy, and innovation-led sectors.

Ongoing enhancements to infrastructure, ports, and transport networks further elevate Johor's competitiveness, reinforcing its position as a rising regional hub for business expansion and long-term growth.



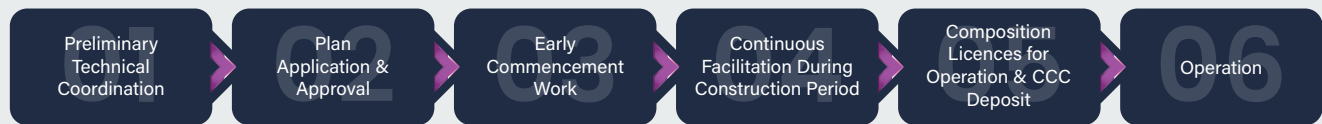
# Kulai Fast Lane Initiative

## Accelerating Approvals, Empowering Investments



Strategically located in Iskandar Malaysia, Kulai is emerging as Johor's next industrial hub, supported by strong connectivity, efficient logistics, and ample land for expansion. IOI Industrial Park enhances this advantage with a well-planned layout, world-class infrastructure, and

seamless access to major ports and Singapore. The Kulai Fast Lane Initiative further strengthens the ecosystem by accelerating approvals and reducing bureaucracy, enabling faster project execution through close coordination between investors and MPKu.



### One Stop Business Solution

Both local and foreign investors can benefit from expert guidance and seamless support from our professional consultants. They assist with all necessary applications, including company registration, environmental pre-assessments, obtaining manufacturing licenses from MIDA, securing business permits from local authorities, and more.

## MIDA

Malaysian Investment Development Authority (MIDA) provides a robust suite of federal incentives available to investors setting up anywhere in Malaysia. As of 2026, these incentives follow the New Investment Incentive Framework (NIIF), which is "outcome-based"— meaning the better your project's technology or local impact, the higher the tax relief.

### The Core Manufacturing Incentives\*

Investors must choose between these two primary schemes:

Schemes	Benefit
<b>Pioneer Status (PS)</b> (5 to 10 years)	<ul style="list-style-type: none"> <li>Income tax exemption of 70% to 100% on statutory income</li> </ul>
<b>Investment Tax Allowance (ITA)</b> (5 years)	<ul style="list-style-type: none"> <li>Allowance of 60% to 100% on qualifying capital expenditure, including factory buildings, plant, and machinery</li> <li>Offset against 70% to 100% of statutory income</li> </ul>

### High-Growth, High-Value (HGHV) Sector Incentives\*

Introduced for frontier and strategic industries under the NIIF framework:

Special Tax Rates
<ul style="list-style-type: none"> <li>Preferential corporate tax rates of 5% to 10%</li> <li>Applicable for up to 15 years</li> </ul>

### Global Services Hub (GS Hub)\*

Applicable to investors establishing a regional headquarters alongside manufacturing operations:

Corporate Tax Incentive
<ul style="list-style-type: none"> <li>Concessionary tax rates of 5% to 10%</li> <li>Valid for 5 to 10 years</li> <li>Applicable to income derived from regional and global services</li> <li>Flat personal income tax rate of 15% (Expatriate Incentive)</li> </ul>

### Green Investment Incentives (GITA and GITE)\*

Designed to support ESG-focused investments:

Green Investment Tax Allowance (GITA)
<ul style="list-style-type: none"> <li>100% tax allowance on qualifying green assets</li> <li>Applicable to solar systems and energy-efficient machinery</li> <li>Available until 31 December 2026</li> </ul>

### Reinvestment Allowance (RA)\*

For existing investors expanding their Malaysian operations:

Benefit
<ul style="list-style-type: none"> <li>60% allowance on qualifying capital expenditure</li> <li>Applicable to expansion, modernisation, and diversification projects</li> </ul>



\*Term & condition apply

# Best-In-Class Infrastructure

## Building Confidence For Sustainable Growth

IOI Industrial Park is built on strong, reliable infrastructure to ensure smooth operations and long-term sustainability. With a direct connection to Malaysia's National grid through a 275kV line, the park offers consistent, scalable power supply for diverse industries.

Reliable water supply, high-speed broadband, advanced telecommunications, and wide, durable internal roads further support efficient operations and seamless logistics.

Every element is designed with precision and practicality, creating a dependable environment where businesses can grow with confidence.



Virtually uninterrupted power supply\*



High-speed broadband and telecommunications infrastructure\*



Wide access road with durable surface



Centralised industrial water treatment and filtration system\*

\*Term & condition apply

# Comfortable Living, Productive Workforce

## Employee Living Made Easy

At IOI Industrial Park, we believe a thriving workforce drives long-term business success. Located in the established Bandar Putra Kulai township, the park offers a balanced environment where work and lifestyle coexist. With modern infrastructure, lifestyle amenities, and green spaces, IOI Industrial Park supports both productivity and quality of life.



### IOI Mall Kulai

A major retail and lifestyle hub offering shopping, dining, and entertainment options



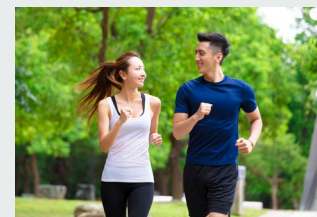
### Palm Villa Golf & Country Resort

An 18-hole golf course that enhances the township's leisure and business appeal



### Comprehensive Education Network

From public schools to private institutions, supporting families within the community



### Hutan Bandar Putra

A 150-acre urban forest park designed for recreation and well-being

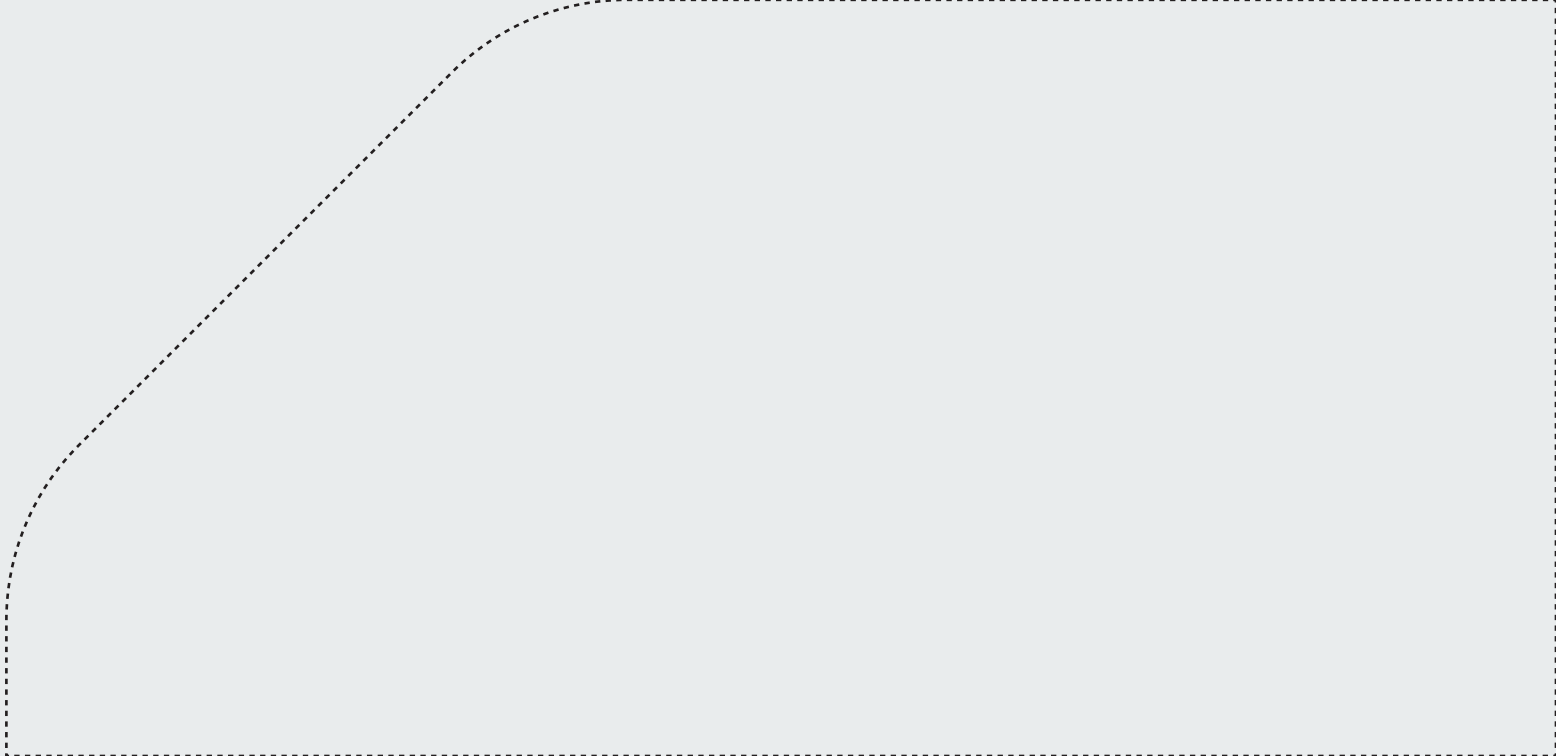




# Diverse Foreign Investments

## Global Partnerships Driving Johor's Growth

Johor attracts diverse foreign investments from leading companies across multiple countries. Key investors are setting up at IOI Industrial Park and leveraging the Johor-Singapore Special Economic Zone to strengthen trade links. These partnerships drive industrial growth and create new opportunities for businesses in the region.





**IOI PROPERTIES**  
Trusted.

**T +607-5959 155**    [ioiproperties.com.my/iiiindustrialpark](http://ioiproperties.com.my/iiiindustrialpark)

**A Township Developed By Developer** IOI Properties Group Berhad  
Nice Frontier Sdn. Bhd. (199401014059)(299739-U)  
Subsidiary of IOI Properties Group Bhd. (201301005964)(1035807-A)

**Marketing & Sales Office Email** IOI Galleria (Part of PTD 86173), Jalan Putra 4, Bandar Putra, 81000 Kulai, Johor.  
[sales.jb@ioiproperties.com.my](mailto:sales.jb@ioiproperties.com.my)



IOI Galleria @  
Bandar Putra Kulai



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more info

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