

THE ULTIMATE HEAVY INDUSTRIAL ARBITRAGE IN TANJUNG LANGSAT

Identical freehold utility. A quarter of the entry price. RM 340 million in retained operational capital.



**120
Acres**

Asset Size

**100%
Freehold**

Land Tenure

**RM 340
Million**

Retained Capital

The Geography of a Pricing Anomaly

PREMIUM FIELD INTELLIGENCE



Competitor Area No. 1

Target Area No. 3

Land Profile

732 Acres /
New Development

120 Acres /
Heavy Industrial

Land Tenure

100% Freehold

100% Freehold

Market Pricing

RM 88 / sq ft

RM 23 / sq ft

Total Acquisition Cost (Normalized for 120 Acres)

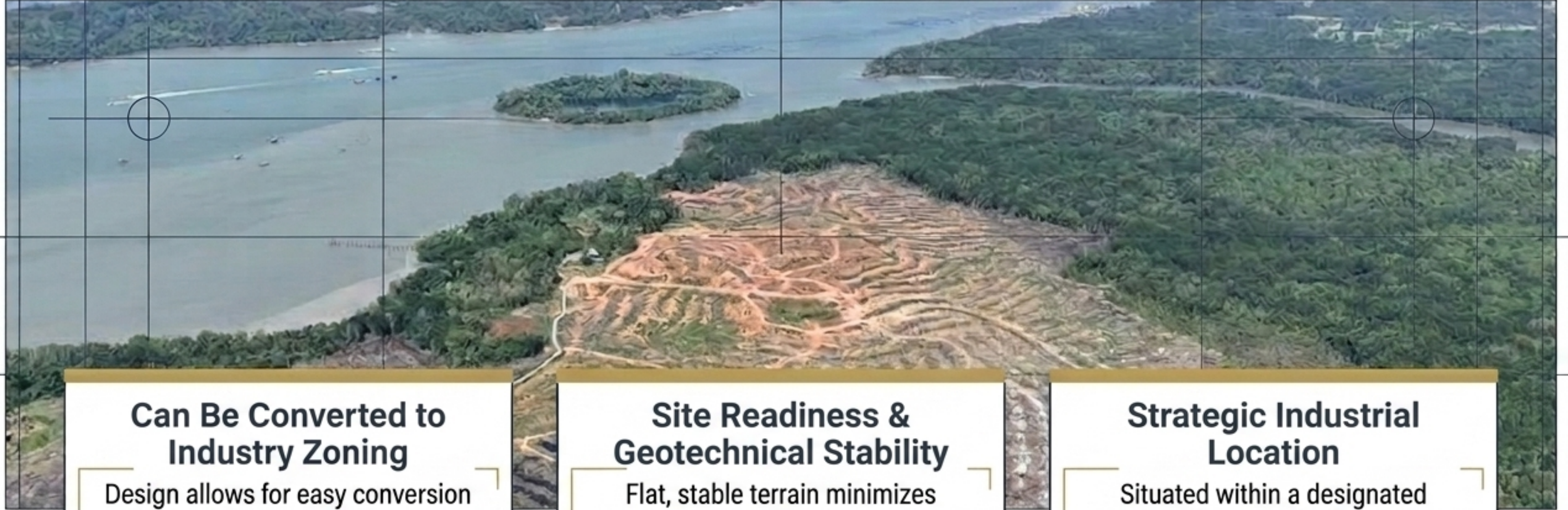
~RM 460 Million

~RM 120 Million

Total Capital Preserved:

RM 340 Million

Plug and Play Infrastructure for Heavy Industry



Can Be Converted to Industry Zoning

Design allows for easy conversion to Heavy/Medium Industrial.

Land is suitable and cleared for large-scale dry bulk processing, ore, and building material storage, minimizing potential zoning friction.

Site Readiness & Geotechnical Stability

Flat, stable terrain minimizes extensive earthworks and site preparation timelines. Geotechnical conditions are generally suitable for heavy industrial foundations and heavy load-bearing structures.

Strategic Industrial Location

Situated within a designated industrial zone, benefiting from established industrial synergies. Proximity to major industrial supply chains and key logistics networks enhances operational efficiency.

Logistical Dominance and Dual-Port Maritime Access

Target Heavy Industrial Site:
120 Acres

Johor Port
(Primary Dry Bulk Export)

- **Draft Depth:** 13.8 meters.
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- **Vessel Capacity:** Supports 60,000 DWT class large bulk carriers.
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- **Facilities:** Malaysia's most mature dry bulk handling systems, featuring high-capacity cranes and integrated conveyor belts.

Unrestricted 24/7 heavy
transport access bridging both
maritime gateways.

Tanjung Langsat Port
(Auxiliary / Raw Material Import)

- **Draft Depth:** 11.0 meters dedicated dry bulk berth.

(While liquid berths reach 15m, our strategic focus utilizes the highly efficient 11m dry bulk channels).
- **Vessel Capacity:** Optimized for mid-sized bulk carriers.

Capital Reallocation: Activating **RM 340 Million** in Value

RM 340M Retained Capital

Smart Warehousing

Constructing fully automated, high-capacity intelligent dry bulk distribution centers.



Logistics Efficiency

Funding proprietary transport fleets or building semi-automated direct-to-port conveyor systems.



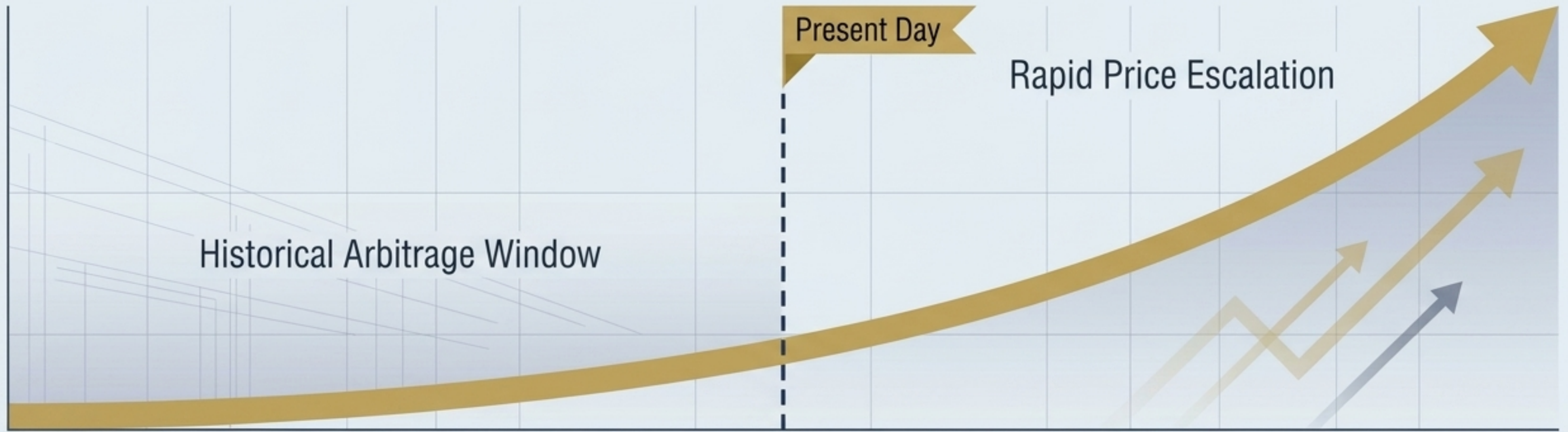
Financial Armor

Operating with ultra-low leverage, ensuring peak resilience against maritime and shipping market volatility.



"Land is a production tool, not a luxury display. Avoid the real estate premium; invest in operational dominance."

The JS-SEZ Catalyst and the Final Window for Arbitrage



The Scarcity Reality

As the Johor-Singapore Special Economic Zone (JS-SEZ) advances, **RM 23/sq ft** freehold heavy industrial land has become virtually extinct in the broader Johor region.

Asymmetric Upside

Acquiring a freehold asset at a base valuation of **RM 23** secures an aggressive future premium multiple, far outpacing the stagnant growth potential of heavily priced **RM 88** developments.

The Ultimate Asset Play

Specifically structured for highly analytical industrialists and operators who recognize that capturing this specific **120-acre** plot is a generational value play.