



DYNAMIC INVESTMENT GATEWAY





FOREWORD



The Township That Progress, Invigorate and Delight

KOTA SERI LANGAT is another upcoming giant development by PNBD which is sized at 2,890 acres, and located in Banting, Selangor. It is strategically located between Malaysia's two most important transport terminal ie. Klang North Port and KLIA making it most accessible by land, sea and air to and from other parts of the world.

Currently home to the Kuala Langat Administrative Centre, **KOTA SERI LANGAT** is thoughtfully planned to cater for all walks of life with a substantial acreage of a friendly residential zones for families, blended with commercial plots for all types of small medium enterprises and a 24-hours managed infrastructure industrial park for manufacturers and large scale industry players.

In this Investor Kit you will find further concrete information to enable you to make the right decision to own a piece of land in **KOTA SERI LANGAT**. We believe that the time is right for the country to offer a balanced and sustainable township between an established commerce and employment centers, a magnificent green environment, and a comfortable, safe and friendly residential area.

Please feel free to ask our dedicated employees for other information needed to be part of this exciting new journey of **KOTA SERI LANGAT** your Dynamic Investment Gateway, the township that Progress, Invigorate and Delight.

Management PNB Development Sdn. Berhad

MALAYSIA AT A GLANCE

29th
Largest Economy
in The World



3rd
Largest Economy
in ASEAN



ECONOMY

- Major exports of palm oil, rubber, tin & petroleum
- 2nd largest palm oil producer in the world¹
- 4th highest proven oil reserve in Asia Pacific²
- World's 3rd largest producer of natural rubber, exported to over 180 countries worldwide



INFRASTRUCTURE

- 7 international ports.
- 118 airports.
- Highly-developed road network from north to south, east to west, border to border.
- Work is well underway for the KL Mass Rapid Transit (MRT) System. Stretching 150km in distance and covering a radius of 20km from the city centre. The MRT is expected to serve up to 2 million commuters per day when it is fully operational³.
- KLIA2 opened in 2015, allowing movement of 55 million passengers' annually⁴.



GOVERNMENT POLICY

Expatriate Postings

- The government allows for up to 10 expatriate postings, enabling to transfer a partial or full senior team to establish your business here.

Malaysia My Second Home Programme (MM2H)

- Foreign employees may be based here on a long-term visa, with similar perks they would enjoy back home.

97 Foreign Embassies

- These represent countries across Europe, Africa, The Americas and the Middle East

Liberal Equity Policy

- You may hold 100% of the equity in your projects, giving you more control over profit sharing.

Attractive Tax Policies

- Enjoy a wide range of incentives which includes a maximum corporate tax rate of 24% and individual tax rates ranging from 0 to 25%

Pioneer Status

- If granted, you will be given income tax exemption of 70%-100% for five to ten years

*The government of Malaysia has a comprehensive and customized list of incentives to assist you in expanding your business here. For more information, kindly consult the Malaysian Investment Development Authority at www.mida.gov.my

Sources:

1. Bloomberg, 29th January 2013
2. www.eia.gov, 4th April 2015

3. BERNAMA, 5th Feb 2011
4. The Star Online, Jun 2012

POPULATION

 **32.4**
MILLION

GNI PER CAPITA (PPP)

\$ US\$10,231
GNI PER CAPITA 2018 (3rd QUARTER)

GDP GROWTH

 **4.4%**

GDP GROWTH 2018 (3rd QUARTER)
4.2% (2016) 5.9% (2017)

CAPITAL CITY



KUALA LUMPUR

DEMOGRAPHY



RELIGIOUS DIVERSITY
MUSLIM (60.4%) BUDDHIST (19.2%)
CHRISTIAN (9.1%) HINDU (6.3%)

CLIMATE



TROPICAL AND HUMID

CURRENCY

MYR

**MALAYSIAN RINGGIT
(MYR)**

ADMINISTRATION



**CONSTITUTIONAL
MONARCHY**

source :
• <http://factsanddetails.com>
• Department of Statistics Malaysia

PERMODALAN NASIONAL BERHAD

A Distinctive World
Class Investment
House

PNB
Permodalan Nasional Berhad

Permodalan Nasional Berhad (PNB) Incorporated on 17 March 1978, PNB was conceived as a pivotal instrument of the Government's New Economic Policy to promote share ownership in the corporate sector among the Bumiputera (son of the soil), and to develop opportunities for deserving Bumiputera professionals to participate in the creation and management of wealth. Permodalan Nasional Berhad (PNB) has emerged as the country's premier investment institution.

PNB has developed a clear strategic plan in charting its way forward and to attain its vision of being A Distinctive World Class Investment House. For the prosperity of the nation, PNB has formulated the PNB STRIVE-15 Strategic Plan 2017-2022, that comprises three pillars, namely (i) Enhancing sustainable returns; (ii) Effective investment management; and (iii) Driving operational excellence. With the STRIVE-15 plan, PNB also aims to continue investing in high-performing Malaysian corporates such as its subsidiary company PNB Development Sdn. Berhad.

PNB DEVELOPMENT SDN. BERHAD



Producing Quality Developments
Whilst Protecting and
Preserving the Land

PNB Development Sdn. Berhad is a Master Developer in the Peninsular of Malaysia, committed to producing quality developments whilst protecting and nurturing its land bank through innovative and sustainable practices.

Wholly-owned by Malaysia's leading investment conglomerate, Permodalan Nasional Berhad, we pride ourselves in being a visionary business, with future developments designed to improve and enhance the environment in which communities live, work and relax in.

Our corporate vision is to develop and transform townships into sought-after addresses and our corporate mission is to be the leading Master Developer in township development.

KOTA SERI LANGAT is another upcoming giant development by PNBD which is sized at 2,890 acres, and located in Banting, Selangor after the group's flagship township KOTA SERIEMAS sized at 2,400 acre in Nilai, Negeri Sembilan.





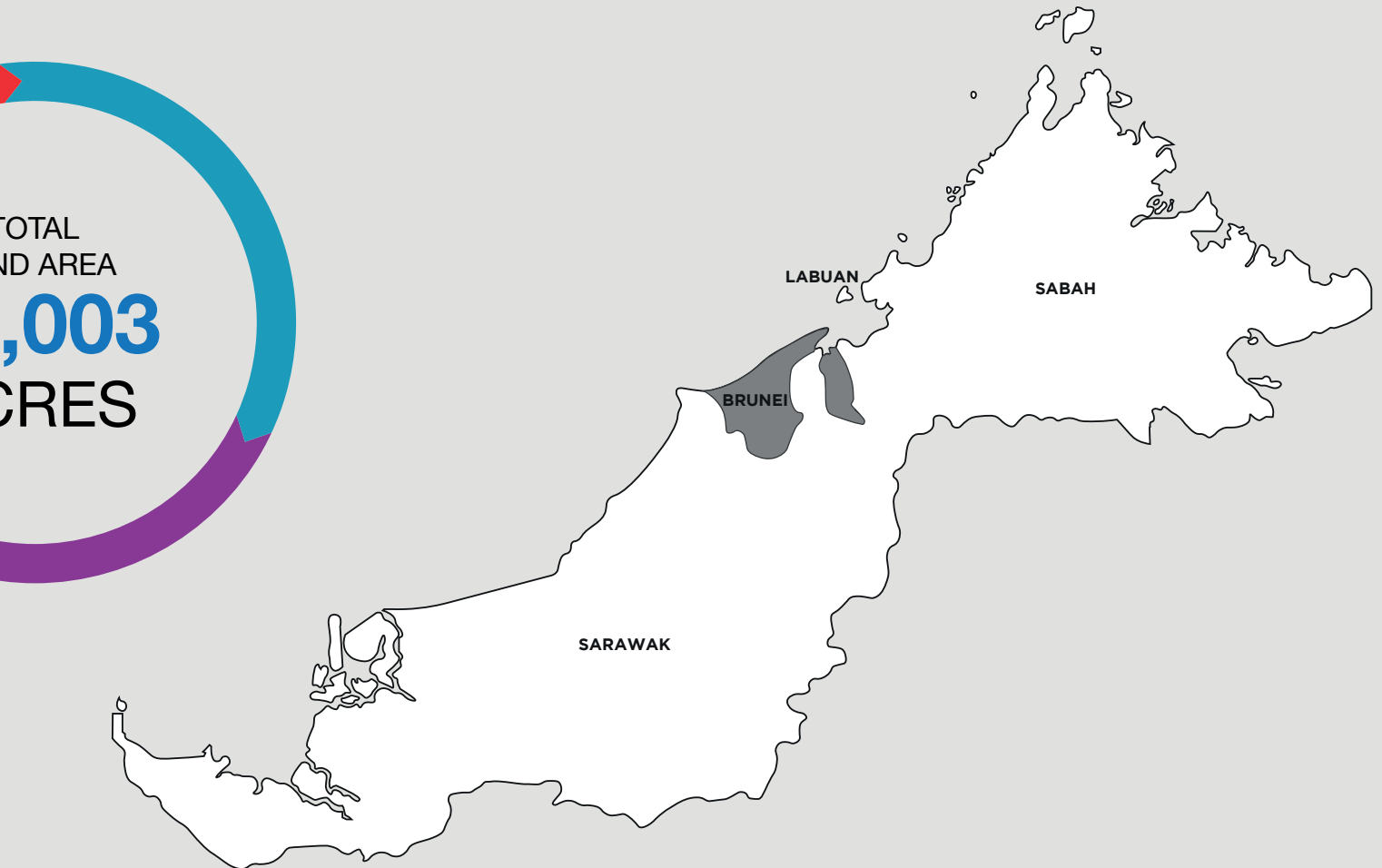
5 acres
KEDAH
 📍 BUKIT KAYU HITAM

32 acres
PERAK
 📍 KUALA KANGSAR

4228 acres
SELANGOR
 📍 **KOTA SERI LANGAT**
 📍 MORIB BEACH RESORT
 📍 OLD LUNDERSTON
 📍 NEW LUNDERSTON
 📍 SAUJANA IMPIAN
 📍 KOTA BAYUEMAS
 📍 CYBERJAYA
 📍 BANGI SELAMAN
 📍 TELUK DATO-VH

157 acres
PAHANG
 📍 KUANTAN
 📍 LANJUT

LANDBANK



7 acres
KUALA LUMPUR
JALAN AMPANG
BUKIT TUNKU

3981 acres
NEGERI SEMBILAN
KOTA SERIEMAS
BAYU LAKEHOMES
SENAWANG
SG MAHANG
NILAI IMPIAN
PORT DICKSON
PEDAS

12 acres
MELAKA
MASJID TANAH

1601 acres
JOHOR
KELAN KECHIL
SENAI II

TOWNSHIP OVERVIEW

- 📍 A master planned community township
- 📍 Inspired by the balance of workplace, living space and play time
- 📍 Platform for a progressive career and business
- 📍 Comfortable, safe and friendly residential area
- 📍 Magnificent green environment
- 📍 The township that offers its community a wholesome life



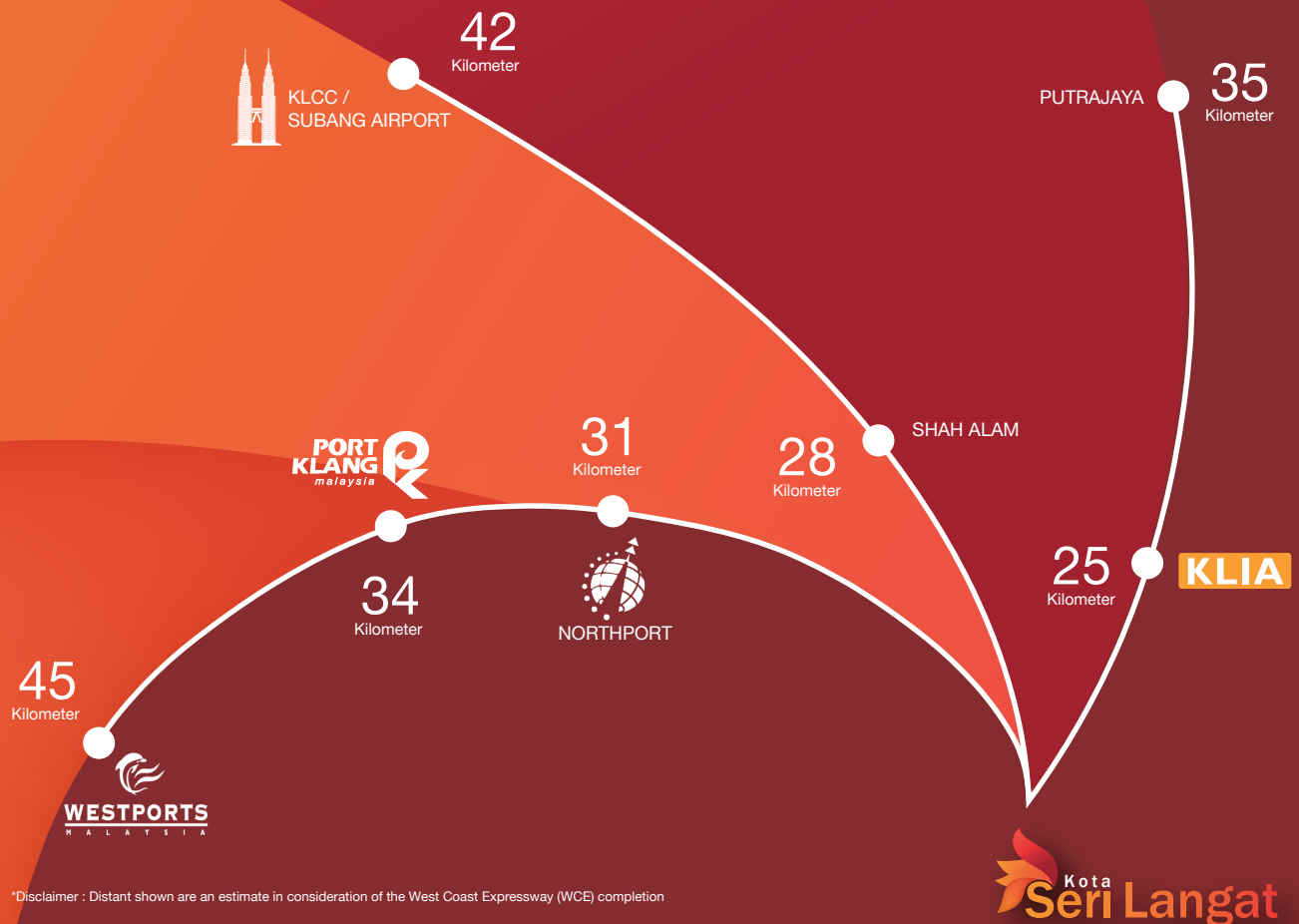
GATEWAY TO THE WORLD

Strategically located 📍

Fully accessible by land, sea and air 📍

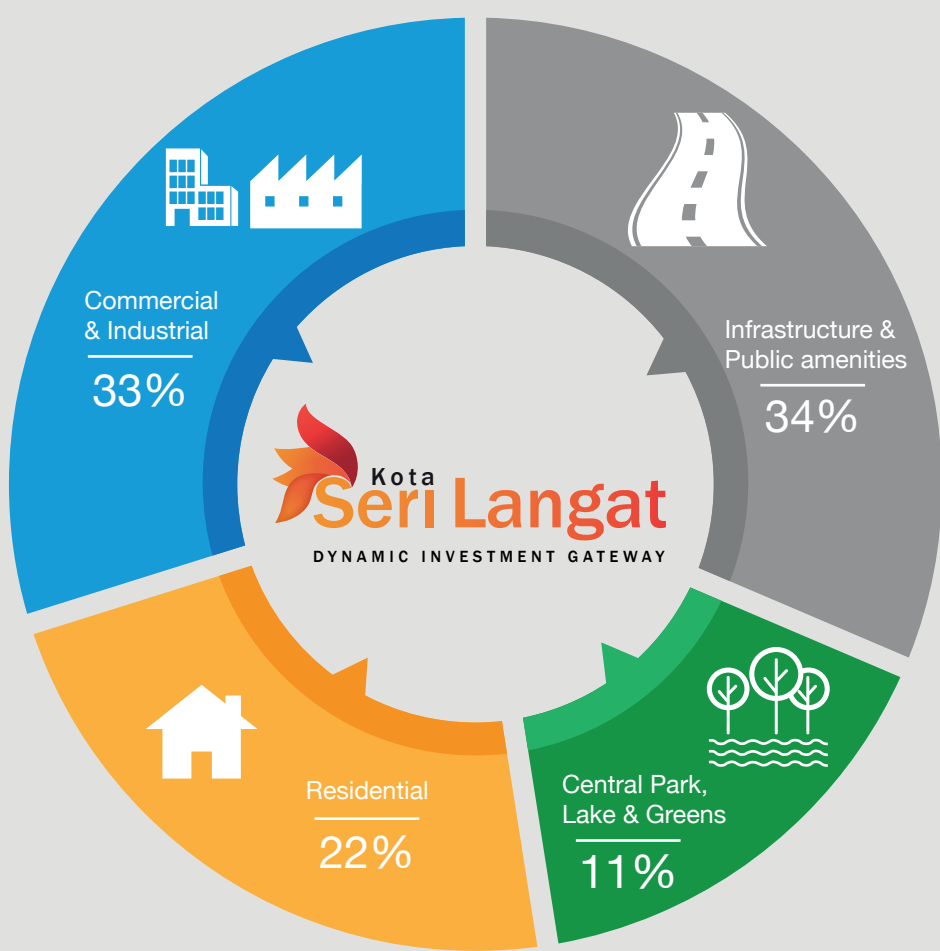
Connected to other major townships 📍

Direct connection to major expressway 📍



MASTER PLAN

A Sustainable And Comprehensive Township That Reduces Commuting And Promote Low Carbon Emission And Healthy Lifestyle Via Green Living With Low Produce Of Solid Waste



LAYOUT DEVELOPMENT CONCEPT

1

LIVING

- Exclusive Housing
- Condominium
- Affordable Housing
- Terrace

2

WORKING

- Comercial
- Government
- Industrial
- Education

3

GREEN

- Central Park & Lake
- Bicycle Tracks
- Walkways
- Sport Facilities
- School
- Mosque





6

SKVE

KESAS

SHAH ALAM

3

2

1

5

7

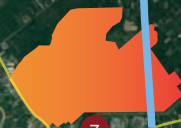
4

BANTING

MORIB

8

Kota
Seri Langat



WEST COAST EXPRESSWAY



SURROUNDING DEVELOPMENTS

- | | |
|-------------------|----------------------------|
| 1. Bandar Rimbayu | 5. Gamuda Cove |
| 2. Eco Sanctuary | 6. Pulau Indah |
| 3. Tropicana Aman | 7. Mahkota Industrial Park |
| 4. Teluk Datok | 8. Impian Hotel Morib |

Kota Seriemas
Enjoy Life





*For illustration purpose only

PNB Development Sdn. Berhad.
Tingkat 23, Menara PNB 201-A,
Jalan Tun Razak, 50400 Kuala
Lumpur, Malaysia.

Hotline: 06-791 1802

For further information on investment opportunities
or to arrange a site visit, please contact:

Abu Bakar Darail
Head of Township
Mobile: +6019-953 4508
Email: abu.bakar@pnbdevt.com

Mohd Adlee Yusof
Head of Marketing & Sales
Mobile: +6012-325 1530
Email: adlee.yusof@pnbdevt.com

For other information you may visit
www.serilangat.my or www.pnbdevt.com

PNB
Development

All information contained herein is subject to changes as may be required by the relevant authorities without any notification and shall not be binding or be deemed to form a contract or any part thereof. Whilst every care has been taken in providing this information, the Master Developer shall not be liable for any claim whatsoever arising from the use or reliance on the above information. All illustration and pictures are artist impression only, no presentation or warranty is made as to the accuracy or completeness of the same. The items are subject to variation, modification and substitutions as may be recommended by the relevant authorities or consultants.