

# PeIP

PENGERANG  
ECO-INDUSTRIAL  
PARK

PROVIDING ACCESS TO BUSINESS  
OPPORTUNITIES IN THE OIL, GAS,  
PETROCHEMICAL, POWER GENERATION  
AND MARINE INDUSTRIES



## CONTENTS

### INTRODUCTION

|            |   |
|------------|---|
| Our Vision | 6 |
| Malaysia   | 8 |

### ABOUT PEIP

|                               |    |
|-------------------------------|----|
| Master Plan                   | 12 |
| Pengerang Eco-Industrial Park | 14 |

### PEIP ZONES

|                                 |    |
|---------------------------------|----|
| MRO Global Centre of Excellence | 22 |
| IRM Global Centre of Excellence | 26 |
| Plant Turnaround Village        | 30 |
| Logistics Hub                   | 32 |
| T-VET City                      | 34 |

### LOCATION

|   |    |
|---|----|
| Strategic Location of PeIP                  | 38 |
| Road and Sea Access and Deepwater Terminals | 39 |
| Markets for Investors in PeIP               | 40 |
| Vendor Development Programme                | 43 |

### PENGERANG INTERNATIONAL COMMERCIAL CENTRE

46

### SERBA INTEGRATED TURNAROUND CENTRE

50

### SERBA DINAMIK: OWNER AND ANCHOR

52

### UNIQUE SELLING POINTS

54



# INTRODUCTION

# MALAYSIA'S FIRST MRO AND IRM GLOBAL CENTRE OF EXCELLENCE

## OUR VISION

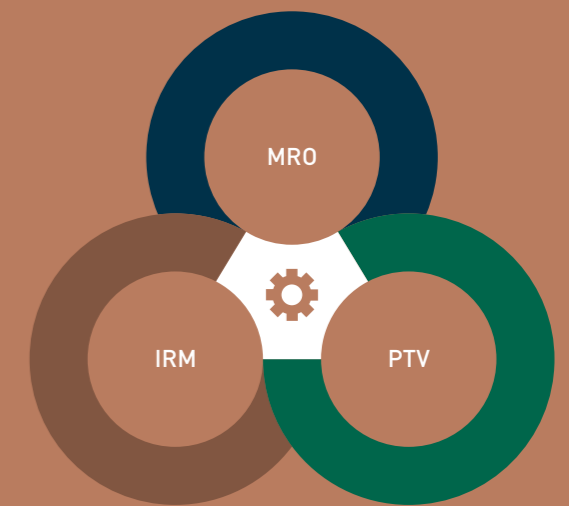
Serba Dinamik Holdings Berhad is creating Malaysia's first maintenance, repair and overhaul (MRO) and inspection, repair and maintenance (IRM) Global Centre of Excellence complemented by our Plant Turnaround Village (PTV) in Pengerang, Johor. As owner and anchor of Pengerang Eco-Industrial Park (PeIP), we have designed this development to serve the needs of downstream oil and gas, as well as power generation industries.

PeIP is an ecosystem of infrastructure, facilities, and providers of products and services housed within one location. The objective is to provide a one-stop centre to meet the needs for maintenance of plant and machinery.

First and foremost, our PeIP is strategically located within four kilometres (straight line) from PETRONAS' refinery and petrochemical integrated development (RAPID), a USD27 billion (RM110 billion) development. Singapore centre is approximately 110 kilometres by road from PeIP. By locating at PeIP, your company can provide prompt and efficient services to RAPID.

Our PeIP incorporates a Logistics Hub to provide transportation services and warehousing of equipment, parts and pipes. We have a technical and vocational educational and training (TVET) centre to provide a steady supply of skilled manpower. We also have a centralised and independent utility facility (IUF) to deliver compressed air, data centre services and back-up power.

To support PeIP we have incorporated Pengerang International Commercial Centre (PICC) in our overall master plan. PICC is next to our PeIP and comprises commercial, hospitality and residential properties, facilities and amenities.



- MRO** Maintenance, repair and overhaul of industrial rotating equipment such as gas turbines and compressors.
- IRM** Inspection, repair and maintenance of process equipment and static structures.
- PTV** Plant turnaround village for periodic and scheduled plant shutdown. Inspection, repair, maintenance, revamp and rejuvenation, as well as modifications and extensions.

## MALAYSIA

PeIP is sited in the state of Johor, in the southern part of Peninsular Malaysia.

Malaysia is in Southeast Asia, comprising 11 countries with an aggregated nominal GDP of USD2.8 trillion. Nominal GDP in Southeast Asia is expected to reach USD3.0 trillion in 2018, with real GDP growth of 5.2% *(Source: International Monetary Fund)*. In 2017, Malaysia benefited from the upturn in global growth recording real GDP growth of 5.9%. The growth was underpinned by domestic demand expansion, grounded on healthy fundamentals and backed up by improving business and household sentiments. In the first and second quarters of 2018 Malaysia's real GDP grew by 5.4% and 4.5% respectively *(Source Bank Negara Malaysia)*.

Peninsular Malaysia shares a land border with Thailand in the north and Singapore at the southern tip of the peninsula, separated by the Straits of Johor. Johor and Singapore are linked by a causeway, and a bridge (Malaysia-Singapore Second Link Crossing). The causeway stretches for one kilometre while the Second Link Crossing is two kilometres.

PeIP is at Pengerang, which is in the southeast part of Johor. Pengerang used to be a fishing village surrounded by oil palm and rubber plantations. It is currently being developed into one of Malaysia's leading oil and gas hubs in the country. With natural water depth up to 24 metres, the construction of a deepwater jetty facility allows berthing of ultra and very large crude carriers.

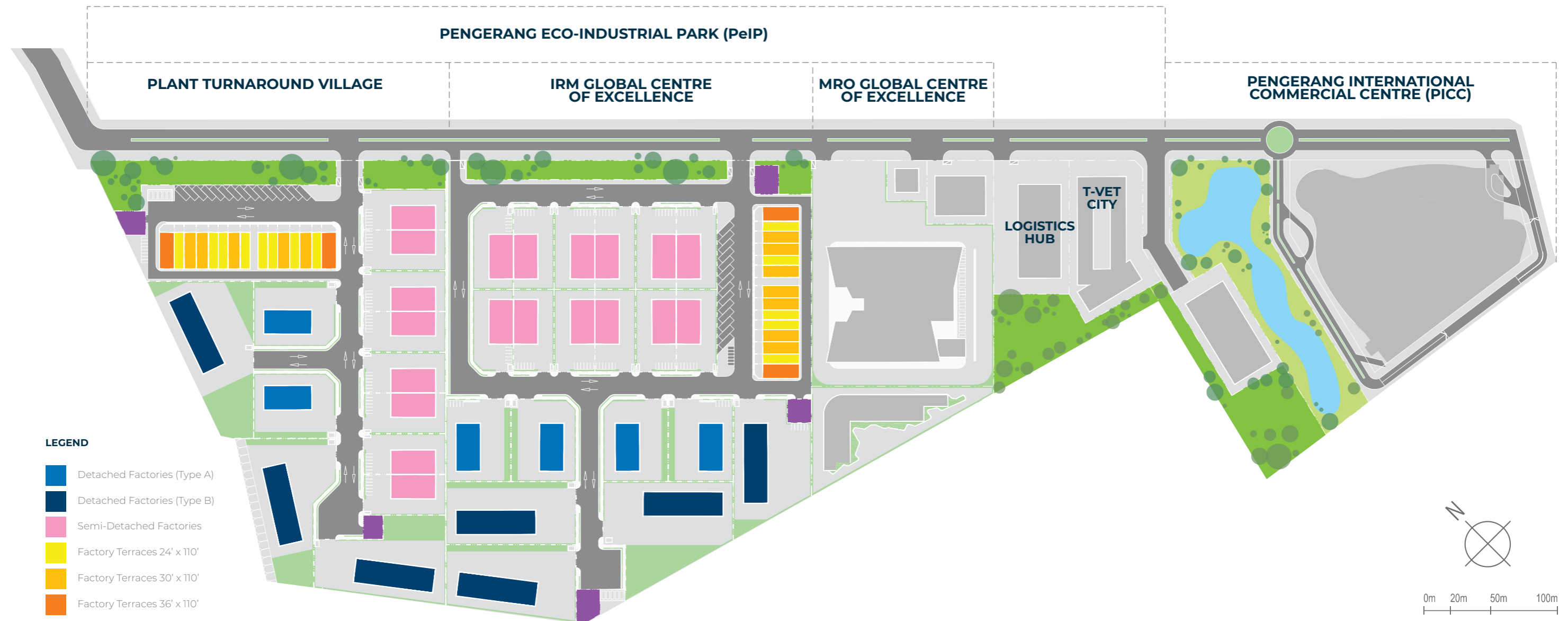




# ABOUT PEIP

### MASTER PLAN

Our development is self-sustainable with all the necessary infrastructure, facilities, amenities and properties for working and living within a community setting. Set next to PeIP is our PICC which comprises commercial offices, community mall and service and residential apartments.



## PENGERANG ECO-INDUSTRIAL PARK

Our PeIP comprises MRO and IRM Global Centre of Excellence supported by a Plant Turnaround Village and Logistics Hub. They are designed to support the oil and gas, power generation and marine industries. MRO and IRM service providers will serve Petronas' RAPID as well as relevant industries in Singapore.

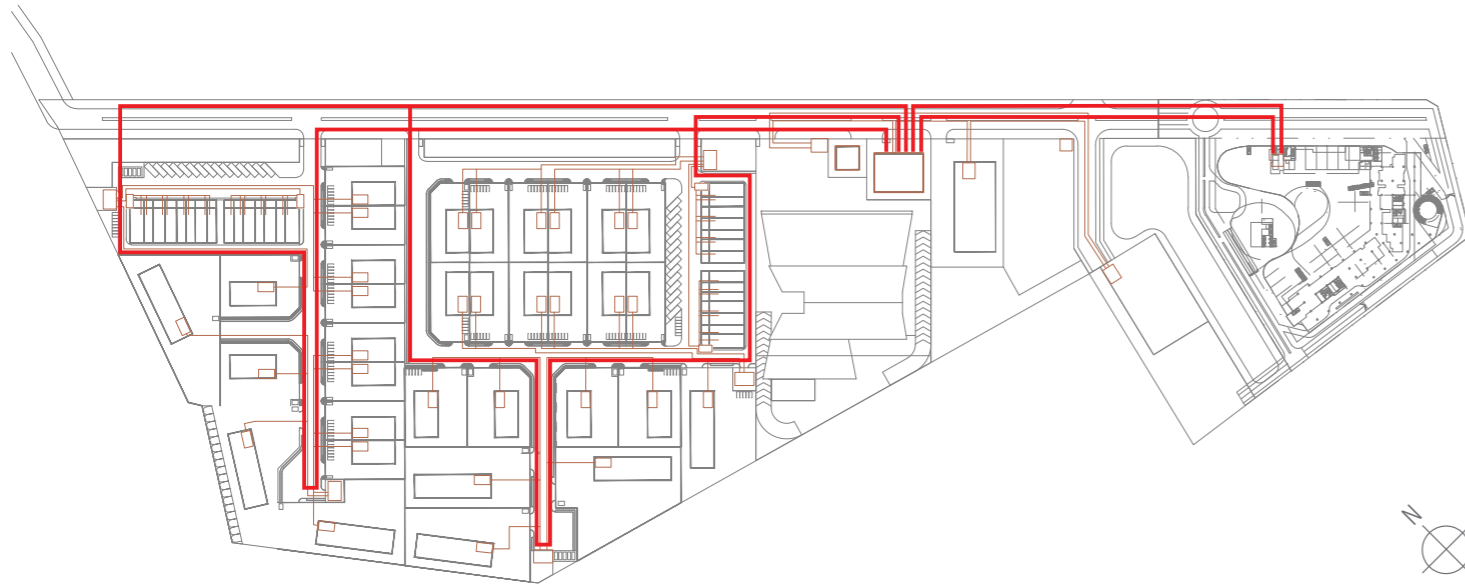


## INFRASTRUCTURE AND AMENITIES

- We will provide for a gated and guarded industrial park with perimeter fencing equipped with CCTV and infrared cameras to provide eyes on the ground.
- Our Central Monitoring Stations will provide 24/7 monitoring and tactical personnel to promptly respond to any intrusions or emergencies.
- Our primary road accessing PeIP is 100 feet wide for ease of transporting large equipment and structures.
- We strata-titled our development where management and upkeep of infrastructure, facilities and amenities are undertaken by the body corporate to enhance value of your property and investments.
- Our power and telecommunications networks are designed in a loop configuration providing redundancy and diversity. Power and telecommunications services will automatically be re-routed to reach all premises within PeIP in the event of any cut in power or telecommunications cables.



## LOOP CONFIGURATION FOR POWER AND TELECOMMUNICATIONS CABLE ROUTE



### INDEPENDENT UTILITY FACILITY

We will incorporate an Independent Utility Facility (IUF) to provide:

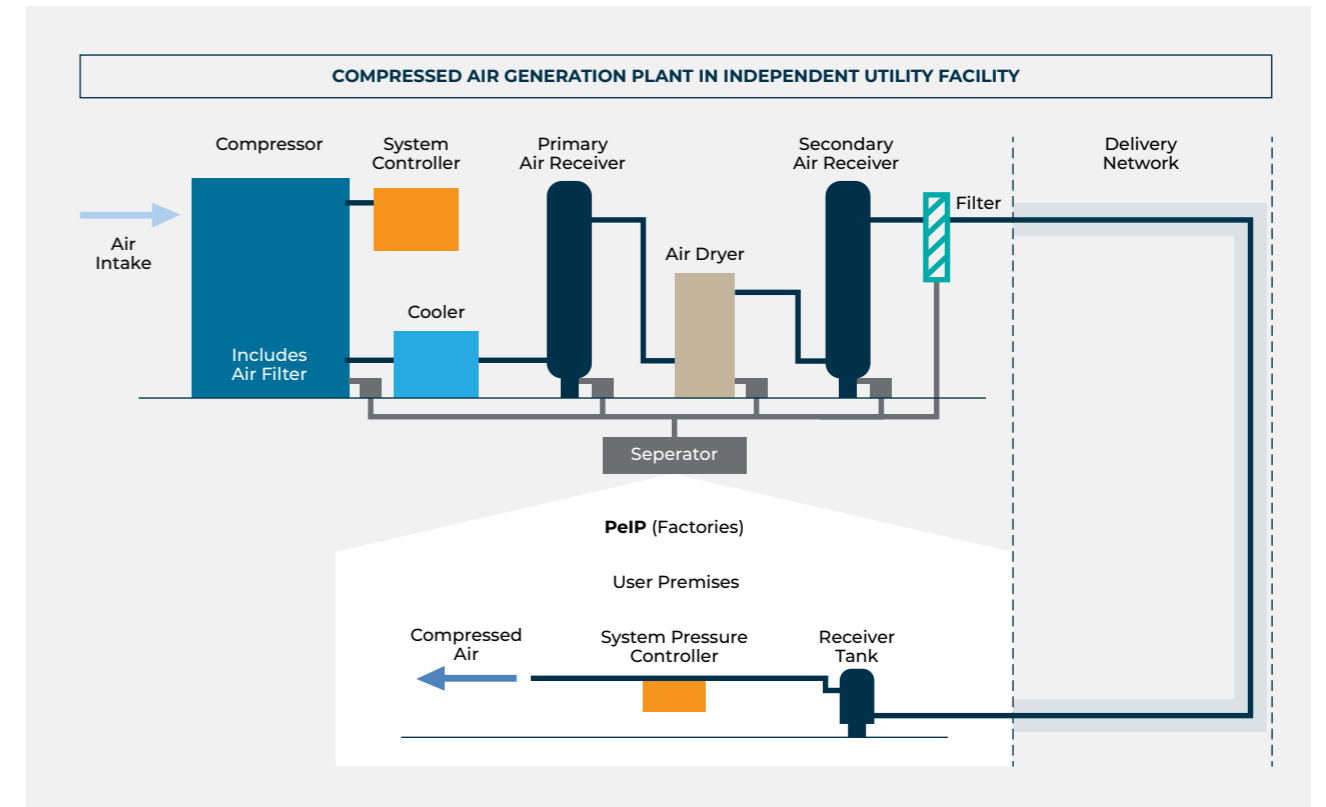
- Back-up services to facilitate business continuity in the event of interruptions in utility services;
- Shared services to minimise capital expenses of buying equipment, and outsourcing of operations and maintenance of non-core assets.

### BACK-UP POWER

We will have a series of backup power generation equipment in the IUF. In the event of a power cut from the national grid, the back-up power generation will automatically kick-in with short latency time to all PeIP premises.



Back-up generator sets



### COMPRESSED AIR

Our IUF will have two sets of compressed air equipment and primary storage tanks. Compressed air will be generated and stored during the night time to take advantage of lower electricity tariff. Compressed air will be delivered through a network of buried pipes to all factory premises.

You will only need to install secondary storage tanks in your premises, and pay only for the compressed air used.

### DATA CENTRE

We will have a dedicated area for data centres services, including the following:

- Space to set up cold and warm site for business continuity;
- Off-site data mirroring and back-up storage;
- Cloud computing for server virtualisation and data storage;
- Telecommunications equipment co-location with interconnection to wired and wireless telecommunications services;
- Very small aperture terminal (VSAT) for satellite transmission;
- Gateway for wide and metropolitan area networks, and internet.

*(Note: Availability of the above data centre services will depend on achieving sufficient take-up rates)*

**PEIP  
ZONES**

## MRO GLOBAL CENTRE OF EXCELLENCE

Our MRO Global Centre of Excellence will comprise an ecosystem of MRO product and service providers with world class facilities. We invite you to become part of this Global Centre of Excellence to provide the following MRO and related products and services:

### MRO OF DRIVERS

- Gas and steam turbines;
- Internal combustion engines;
- Electric motors.

### MRO OF DRIVEN DEVICES

- Power generators;
- Compressors and pumps;
- Blowers and fans;
- Propulsion systems.

### MRO OF MECHANICAL AND ELECTRICAL POWER TRANSMISSION SYSTEMS AND DEVICES



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We also seek companies to provide the following products and service:

- Manufacture of parts and components;
- Remanufacture of equipment, parts and components;
- Repair and refurbishment of parts and components.

Companies that are keen to provide the following facilities and services are encouraged to become an investor in PeIP:

- Balancing of rotors and turbines;
- Vibration analysis;
- Test cells for gas turbines;
- Test cells for internal combustion engines.

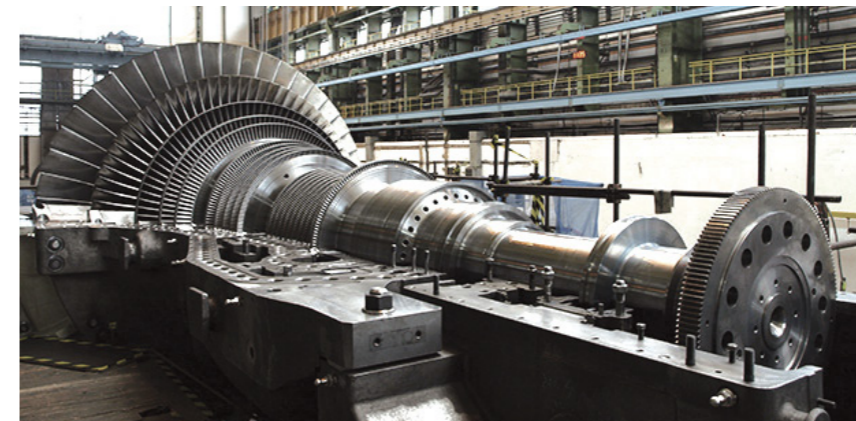
To complement our MRO services, we are inviting companies in process automation, control and instrumentation to locate in our PeIP:

- Distributed control system;
- Supervisory control and data acquisition (SCADA);
- Process controller including programmable logic controller and remote terminal units;
- Field instruments and devices including measurement and detection instruments and sensors, actuators, and final control elements such as control and safety valves, switches, relays and orifice plates;
- Systems integration, modification, upgrade and retrofit.



Our MRO Global Centre of Excellence is targeted to accommodate product and service providers that mainly service rotating equipment in the following industries:

- Upstream oil and gas especially catering to offshore drilling rigs and production platforms;
- Downstream oil and gas especially catering to crude oil refining, gas processing and petrochemical manufacturing;
- Power generation especially catering to those using fossil fuels, including diesel, gas and coal;
- Marine especially catering to large cruise and cargo ships, patrol boats and tankers.



Our MRO Global Centre of Excellence will appeal to many investors servicing the nearby PETRONAS Pengerang Integrated Complex (PIC) with its large downstream oil, gas and petrochemical activities. In addition, investors in our MRO Global Centre of Excellence can also address power generation plants in Johor and Singapore, as well as the oil, gas, petrochemical and marine industries in Singapore.



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27

## IRM GLOBAL CENTRE OF EXCELLENCE

Our IRM Global Centre of Excellence will comprise an ecosystem of service providers with world class facilities. We invite you to become part of this Global Centre of Excellence to provide the following IRM and related products and services:

### IRM AND FABRICATION OF PROCESS EQUIPMENT:

- Fired (boilers) and unfired pressure vessels;
- Heat exchanges and condensers;
- Columns, separators and reactors.

### IRM AND FABRICATION OF STRUCTURES AND COMPONENTS:

- Storage tanks;
- Piping systems;
- Valves and tubes;
- Steel structures;
- Skids and modules.



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Companies that are keen to provide the following facilities, products and services are encouraged to invest in our PeIP:

- Heat treatment such as atmosphere (example use of argon, helium and sulphur dioxide) and vacuum furnaces, and induction hardening;
- Non-destructive testing such as eddy current, radiographic, ultrasonic, electromagnetic, acoustic emission, guided wave, magnetic flux, neutron radiographic, infrared and magnetic particle testing;
- Specialised coatings such as high velocity oxygen fuel, air plasma and thermal-spray coating;
- Blasting and coating;
- Corrosion prevention;
- Balance of plant including:
  - Electrical balance of plant such as high/medium/low voltage electrical system including transformers, switchgears, disconnect switches, circuit breakers, surge arrestors and excitation equipment;
  - Mechanical balance of plant such as blow down system, fire protection system, cooling water system, drainage system, raw, potable and demineralised water system, oil treatment system, fuel forwarding skid, backup power system, gas conditioning skid, oil-water separator and compressed air system.



Tubing for heat exchanger



Unfired pressure vessel



Seperator



Boiler



Piping system

Our IRM Global Centre of Excellence is targeted to accommodate product and service providers that service process equipment and structures in the following industries:

- Downstream oil and gas especially catering to crude oil refining, gas processing, petrochemical manufacturing, tank farms and piping systems;
- Power generation especially catering to those using coal and steam turbines;
- Marine especially catering to superstructures of large cruise and cargo ships, and tankers.

Our IRM Global Centre of Excellence is ideal for investors that serve downstream oil, gas and petrochemical facilities at the nearby PETRONAS PIC. In addition, investors can also address power generation plants in Johor and Singapore, as well as the oil, gas, petrochemical and marine industries in Singapore.

## PLANT TURNAROUND VILLAGE

Plant turnaround is mandatory for the oil, gas, petrochemical and power generation industries. This is when the entire plant is shutdown for full scale inspection and maintenance. Plant turnaround is required for operational safety and efficiency. Plant turnarounds are carried out once every 18 to 24 months, or every three to five years.

To minimise downtime, it is important that workshops, equipment and parts are located as close to the plant as possible. Our Plant Turnaround Village will appeal to investors servicing nearby PETRONAS' PIC, as well as other parts of Johor.

You can invest in our Plant Turnaround Village to undertake the following activities:

- MRO of rotating equipment;
- IRM of static equipment and structures;
- Maintenance of electrical and instrumentation;
- Plant and equipment rejuvenation, upgrade and modification;
- Debottlenecking, catalyst regeneration and revamps;
- New operation lines and capacity addition and integration.



## LOGISTICS HUB

Our Logistics Hub will provide transportation as well as warehousing services to support investors in the MRO and IRM Global Centre of Excellence as well as the Plant Turnaround Village. It will be able to handle large rotating equipment as well as process equipment, piping skids and structures.

In addition, it is envisaged that our Logistics Hub will provide procurement, supply and inventory of equipment, parts and components services. We expect the investor to have in place an automated storage and retrieval system (ASRS) to meet the prompt need for spare parts and components, especially during plant turnaround periods.

We envisage that the Logistics Hub can serve as an outsourcing logistics provider for brand owners, original equipment manufacturer (OEM) agents and general stockists.



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Artist's impression only

## T-VET CITY

We will establish T-VET City as part of our PeIP ecosystem to supply skilled workers. T-VET City will be a purpose-built campus offering technical and vocational education and training (TVET). It will play a major role in continuously meeting the demands for trained and skilled workforce for our PeIP, PETRONAS' PIC and the larger Johor Pengerang Integrated Petroleum Complex (PIPC). We envisage a number of TVET operators to provide subject matter focus and variety to meet the diverse needs of industries.

Our TVET facility will include workshops. Where possible, we will arrange industrial training and internships with PeIP operators and PETRONAS. Our TVET will also facilitate the localisation of new, advanced and proprietary technologies and adoption of global industry best practices.

To meet the immediate needs of operators in PeIP and PETRONAS our TVET programmes will focus on the oil, gas, petrochemical, power generation and marine industries. Some of the programmes we aim to provide will include the following:

### TRADITIONAL

- Mechanical engineering;
- Electrical and electronics;
- Wiring and installation;
- Plumbing and piping;
- Fabrication and welding;
- Power generation;
- Non-destructive testing.

### EQUIPMENT SPECIFIC

- Gas and steam turbine repair and maintenance;
- Internal combustion engine and electric motor repair and maintenance;
- Valves and actuators repair and maintenance;
- Process control and instrumentation.

### INDUSTRY 4.0

- Smart factory and industrial automation;
- Robotics and mechatronics;
- Internet of Things;
- Cloud computing and analytics;
- Cognitive computing;
- Digitalisation of facilities, assets and processes;
- Virtual and augmented reality in plant and equipment maintenance.



## LOCATION

## STRATEGIC LOCATION OF PEIP

Our PeIP is located within Johor's PIPC Integrated Petroleum Complex and is sited close to RAPID. PETRONAS is the national oil and gas company of Malaysia.

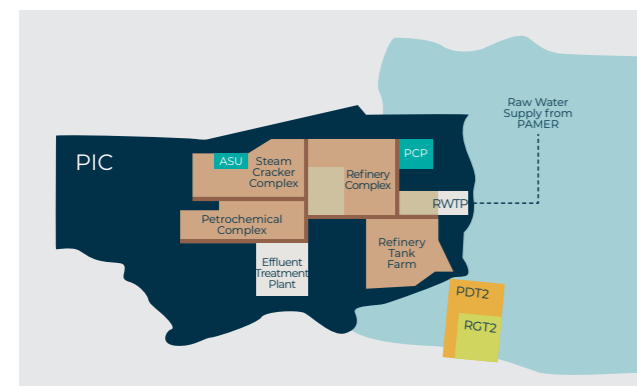


## JOHOR'S PENERANG INTEGRATED PETROLEUM COMPLEX (PIPC)

PIPC is a 20,000-acre (8,094-hectare) megaproject being developed by the Johor State Government. It will house Malaysia's largest concentration of downstream oil, gas and petrochemical industry activities. PIPC's largest development is PETRONAS' Pengerang Integrated Complex (PIC).

## PETRONAS' PENERANG INTEGRATED COMPLEX (PIC)

PIC is PETRONAS' largest downstream investment in Malaysia, amounting to USD27 billion (RM110 billion). It covers an area of 6,242 acres (2,526 hectares) in Pengerang, Johor. PIC consists of the RAPID and six ancillary facilities which is expected to be operational by 2019.



### RAPID

RAPID comprises refinery and steam cracker facilities to supply feedstock to its petrochemical manufacturing plants. The refinery has a production capacity of 300,000 barrels per day and the combined steam cracker and petrochemical manufacturing plants can produce approximately three million tonnes of ethylene, propylene and C4 - C6 olefins products per annum.

### THE PENERANG COGENERATION PLANT (PCP)

The Pengerang Cogeneration Plant (PCP) will power the entire PIC by generating 1,220 megawatts of electricity and up to 1,480 tonnes of steam per hour.

### THE REGASIFICATION TERMINAL 2 (RGT2)

The Regasification Terminal 2 (RGT2) will provide primary gas supply to RAPID and PCP, and augment the country's gas supply through the Peninsular Gas Utilisation (PGU) grid. The plant will have a capacity of 3.5 million tonnes per annum.

### THE PENERANG DEEPWATER TERMINAL 2 (PDT2)

The Pengerang Deepwater Terminal 2 (PDT2) will facilitate handling, storage and distribution of crude oil, petroleum, chemical and petrochemical feedstock, products and by-products to and from the RAPID complex. It will have 1.7 million m3 of storage capacity and an 11-berth deepwater jetty.

[Source: PETRONAS]

## ROAD AND SEA ACCESS AND DEEPWATER TERMINALS

Our PeIP has excellent road and sea access, including deepwater terminals.

PeIP is connected to Peninsular Malaysia's extensive highway and road network. It is approximately 90 km from Johor Bahru city and 70 km from Johor Port. It is connected to Singapore via two water-crossings, and is approximately 130 km from Singapore's ports.

There are two deepwater terminals in Pengerang, Teluk Ramunia Material Offloading Facility (MOLF) and Tanjung Setapa MOLF, located 8 km and 18 km from PeIP respectively. These MOLF's are designed to facilitate sea transportation of large equipment and structures from anywhere in the world. The MOLF will also play a key role in transporting rotating equipment and large structures from Singapore to our PeIP for MRO and IRM services. The two MOLF's effectively enlarges our PeIP's addressable market to encompass Singapore and other nearby countries.



Unloading large process equipment in one of the Material Offloading Facilities in Pengerang, Johor

# MARKETS FOR INVESTORS IN PEIP

## INVESTORS IN OUR PEIP WILL HAVE ACCESS TO POTENTIAL TARGET CUSTOMERS AND MARKETS

### OIL, GAS AND PETROCHEMICAL

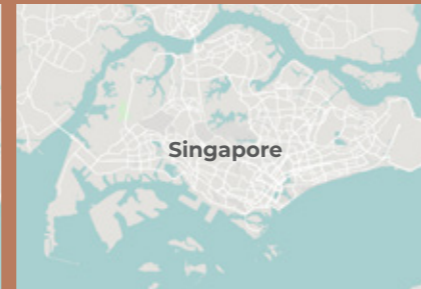
Target Customer Sectors

- Oil and gas refineries
- Petrochemical plants
- LNG processing plants
- Offshore rigs

Target Primary Market



Target Secondary Market



### POWER GENERATION

Target Customer Sectors

- Power producers for
  - National grid
  - Heavy industries
  - Captive markets
  - Large vessels

Target Primary Market



Target Secondary Market

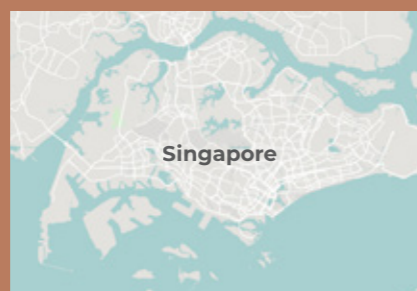


### MARINE - PROPULSION

Target Customer Sectors

- Cargo carriers
- Cruise ships
- Passenger ships
- Offshore support vessels
- Patrol boats
- Deep sea fishing vessels
- Large pleasure crafts

Target Primary Market



Target Secondary Market



## OPPORTUNITIES IN PENERANG

PIPC sits on a single 20,000-acre (8,094-hectare) piece of land. It is one of the largest investments undertaken by the Johor State Government to create a regional downstream oil and gas hub.

PIC is an oil refinery and petrochemical complex supported by ancillary facilities including power generation and water treatment plants.

Tanjung Bin Petrochemical and Maritime Industrial Centre is a 2,255-acre (913-hectare) development with 3 million m3 of oil storage in southwest Johor.

Tanjung Langsat Industrial Complex is a 5,000-acre (2,023 hectare) complex comprising 2 million m3 of oil storage; light, medium and heavy manufacturing base; and marine supply base.

## OPPORTUNITIES IN THE POWER GENERATION INDUSTRY IN PENINSULAR MALAYSIA

Key equipment in fossil fuel power generation plants that require regular MRO and IRM services includes gas and steam turbines, and boilers.

In 2017, there was a total of 51 fossil fuel power generation plants in Peninsular Malaysia, out of which 8 were in Johor.

## OPPORTUNITIES IN SINGAPORE



### Crude oil refining (2017)

- Singapore refined 1.4 million barrels of oil per day (bbl/d)
- Malaysia refined 0.6 million bbl/d

*[Source: Energy Information Administration, USA]*



### Offshore platform construction (2017)

- Singapore commanded 70% and 30% global market share of floating production storage and offload (FPSO) conversion and new-built jack-up rigs and semi-submersibles respectively

*[Source: International Enterprise Singapore]*

Many of the FPSO and rigs return to Singapore for MRO services.



### Power generation (2017)

- 95% of power generation in Singapore uses natural gas
- Singapore has 8 gas-fired, 3 oil-fired thermal and 4 waste-to-energy power plants

*[Source: Energy Market Authority (Singapore)]*



### Ship repair (2017)

- 3,507 vessels (>75 gross tonne) arrived in Singapore for repairs
- Market size for ship repair in Singapore was S\$4.12 billion (RM13 billion)

*[Source: Association of Singapore Marine Industries]*

Rotating and process equipment and structures can be shipped from Singapore to the deepwater Teluk Ramunia Material Offloading Facility (MOLF) or Tanjung Setapa MOLF, and then by road to PeIP for MRO and IRM services.

## VENDOR DEVELOPMENT PROGRAMME

Serba Dinamik will be the PeIP anchor. We will provide MRO, IRM and engineering, procurement, construction and commissioning (EPCC) services.

In March 2016, we were awarded anchor company status for the Vendor Development Programme (VDP) by Malaysia's Ministry of International Trade and Industry (MITI). As at August 2018, we have seven vendors under our VDP.

In addition, we joined 17 other organisations in July 2018 to become the pioneer batch of PETRONAS' VDPx scheme to boost capabilities of local companies in the oil and gas industry.

Vendors that set up in our PeIP will have access to vast opportunities providing products and services to PETRONAS' developments in PIC. In addition, investors can use the vendors to complement or as outsourcers for their products and services. Vendors serve as part of our entire ecosystem of products and service providers working in cohort to service customers.



**PENGERANG INTERNATIONAL  
COMMERCIAL CENTRE**



## PENERANG INTERNATIONAL COMMERCIAL CENTRE

Our Pengerang International Commercial Centre (PICC) is part of the PeIP ecosystem. Our PICC will have commercial facilities such as Grade A offices, service apartments and a community mall to provide shopping facilities, food and beverage outlets, healthcare, banks and surau. We will also have residential apartments.



SERBA  
DINAMIK

## SERBA INTEGRATED TURNAROUND CENTRE (SiTC)

We will have a centralised command centre where MRO, IRM and plant turnaround jobs anywhere in the world will be monitored at our SiTC. This will facilitate collaboration between management and subject experts in SiTC, and engineers at worksites.

Investors will have access to our SiTC platform, applications and services, including data centre and telecommunications infrastructure.

Our SiTC will help your company to move towards Industry 4.0 in the provision of services. We will employ cutting edge technologies and applications. Some of these include virtual, augmented and mixed reality; internet of things; cloud applications and services; and a combination of satellite, fibre optic fixed line and mobile telecommunications.





OUR MARKETS

**SERBA DINAMIK:  
OWNER AND ANCHOR**

Serba Dinamik Holdings Berhad is a public listed company on Bursa Malaysia Securities Berhad. Through our fully owned subsidiary, Serba Dinamik Sdn Bhd, we are the owner and anchor for PeIP. We invite you to invest in our PeIP.

We are an international energy services group providing engineering solutions to the oil, gas, petrochemical and power generation industries since 1993. Our main business is in operations and maintenance (O&M), and engineering, procurement, construction and commissioning (EPCC). In O&M, we focus on provision of MRO of rotating equipment and IRM of static equipment and structures.

We have operations in Asia (Malaysia, Indonesia), Middle East (UAE, Bahrain) and Europe (UK). Our markets include Malaysia, Indonesia, Qatar, Kuwait, Saudi Arabia, Oman, Bahrain, Turkmenistan, UAE, Tanzania, Laos and UK.

For our financial year ended (FYE) 31 December 2017, 68% of our total revenue of RM2.72 billion (USD675 million) was earned

outside of Malaysia. Our largest foreign markets are in the Middle East which represented 59% of our total revenue for FYE 2017. Our net profit after tax for FYE 2017 was RM305 million (USD76 million).

As at 7 September 2018, our market capitalisation stood at RM5.57 billion (USD1.35 billion).

In 2017, we were ranked 4th, 3rd and 2nd in terms of revenue among PETRONAS-licensed Oil and Gas Service and Equipment companies in Malaysia for the provision of maintenance, MRO and IRM services respectively *(Source: Malaysia Petroleum Resources Corporation, an agency under the Prime Minister's Department of Malaysia; Vital Factor Consulting analysis).*

## UNIQUE SELLING POINTS

### STRATEGIC LOCATION THAT FACILITATES BUSINESS OPPORTUNITIES

- Our MRO and IRM Global Centre of Excellence and Plant Turnaround Village are strategically located next to Petronas' USD27 (RM110) billion PIC development, providing ample business opportunities for investors located in our PeIP.
- PeIP represents a cost effective and strategic option to service opportunities in oil, gas, petrochemical, power generation and marine industries in Malaysia and Singapore.

### SUPERIOR INDUSTRIAL PARK INFRASTRUCTURE AND FACILITIES

- PeIP is a strata-titled development which will ensure maintenance of infrastructure, amenities, facilities and common properties.
- Superior physical Infrastructure:
  - Main access road into PeIP will be 100 feet wide to cater for movement of large equipment and structures;
  - Provision of back-up power and compressed air;
  - Uninterrupted utility supply based on no single point of failure.
- Advanced digital infrastructure (security, scalability, reliability and redundancy)
  - Connectivity with PeIP area network (fibre optics) linking to data centre;
  - Data centre providing the following facilities and services (subject to demand):
    - Cloud data storage and back-up;
    - Co-location of telecommunications equipment;
    - Communications hub (VSAT, fibre optics, wireless);
    - Wide area and internet connectivity;
    - Business continuity facilities.
- Security
  - Gated and guarded;
  - CCTV and infrared cameras at key locations;
  - Central monitoring stations;
  - Regular security guard patrols.

### EXCEPTIONAL FEATURES FOR FACTORY BUILDINGS

- Physical - factory area
  - Factory floor load bearing of 50kN/sm;
  - Built-up external factory ground load bearing of 20 kN/sm;
  - High factory ceiling to accommodate large equipment and structures;
  - Full brick wall factory;
  - Large office space;
  - 15 pax capacity lift to multi-floor offices and storage areas.
- Digital - Industrial 4.0 ready
  - In-building structured fibre optics cabling – shop-floor to top-floor;
  - Star topology for horizontal cabling;
  - High bandwidth connectivity with external stake holders;
  - Access to IUF for data centre and telecommunications services.

### OWNER AND ANCHOR TO CREATE CRITICAL MASS OF OPERATORS IN PEIP

- PeIP will be anchored by Serba Dinamik, Malaysia's foremost industrialists in the provision of MRO and IRM services for the oil, gas and power generation industries.
- As the owner and anchor for PeIP, we are committed to the sustainability and growth in investment value of PeIP.

peip.com.my

Project Owner



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