

For Immediate Release

Staging SMEs for growth in a remaining freehold development *Tangkas Arena creates a quality green development for today's businesses*

"This is the best time to invest in properties that are strategically located to garner better returns for your investment" said Tangkas Properties' Managing Director, Ir Yogi Wong.

"History has shown that real estate investment has proven to be the more secure investment as exemplified by properties invested in key locations over the last 30 years. The key lies in location, location and location." Tangkas Properties' Managing Director, Ir Yogi Wong in response to the current outlook of the economy.

In understanding the needs of SME owners and the challenges faced in cost of doing business, Tangkas Properties is launching new innovative concept factories that have been designed super-linked style. Tangkas Arena is a new, light industrial property development that is strategically located in the heart of UEP Industrial Park in Subang Jaya. The development's neighbours within the UEP Industrial Park include well-established and reputable companies such as Faber Castell, Behn Meyer, Transmark, Follow Me, Acer and Proton.

"With a major concern forecast being increased inflation, Tangkas Arena's prime location offers the right guard for a business owner or property investor. Research shows that confidence still exists in the Malaysian real estate market and especially for industrial properties, which has yet to reach a peak.ⁱ

"Now is the best time to invest in a development that is well placed to offer efficient workflow, logistics and access, to garner returns on investment," Wong added.

Tangkas Arena's prime location offers property investors improved logistics, port access and city access that are key purchase criteria for a successful business operation. Wong also added that given that Tangkas Arena is a boutique development, all parties take a hands-on approach to ensure final product quality.

Part of its appeal to SMEs and investors include well thought out space utilisation for manufacturing operations and cost saving environmentally friendly features.

These modern units with contemporary architecture shift away from the stereotypical workshops and set a new benchmark in industrial property development with designs that fuse form and function to provide a good corporate image for the new generation of business entrepreneurs.

Priced from RM2.995 million onwards for a typical unit with approximately 11,000 sq ft of built-up space, this three-storey freehold boutique development comprises 17 carefully planned units. With feedback garnered from manufacturers' concerns in addressing physical operations and demands, Tangkas Arena has placed great emphasis on practical layouts to accommodate factory functions, production workflows and internal logistics. This project is due to be completed by mid-2010.

Through smart space utilisation, these boutique units offer a synchronised and uninterrupted production space of 6,400ft² effective combining 2 levels of 3,200ft² each with high generous ceiling clearances amalgamated by a spacious two-tonne goods lift. In addressing key concerns of target SME buyers on added convenience and improved workflow, the goods lift is located next to the main entrance. In consideration of factory operations, Level 1 and 2 supports working loads of 7.5 kN/m² and 5.0 kN/m² respectively. While the first two floors are catered for production, Level 3 is designed to be versatile which may serve as a corporate office, laboratory or house support area.

In line with serving practical factory needs, Tangkas Arena has a 66 ft one-way circumference road and a 40 ft back lane access for alternative access and work flow logistics, which is highly useful when factories

* Trademark of Mudhajuta Industries Sdn Bhd

** Trademark of the Dow Chemical Company

are in maximum operation modes. There is also a corporate frontage offering an extended gated 40 ft compound with a guardhouse.

Each of the 17 units in Tangkas Arena comes with a separate Service Tower to ensure that toilets and utility areas do not disrupt production activities. This tower also allows alternative controlled access into each level as well as serving as a fire escape. In addition, these boutique units addresses the key concern of inadequate power supply and hence caters up to 200 Amps upon application.

Moreover, Tangkas Arena's revolutionary and forward thinking green features that helps to preserve the environment address the issues of sustainability and more importantly, cost savings. Wong believes that these pro-environmental features would provide business owners more practical and cost-saving alternatives against the overall rising costs of energy and resources.

"This is also in line with the government's call to developers to invest in innovative planning and building concepts that are environmentally friendly and that is why we included much thought and building concepts that are environmentally friendly in participation of this cause."

The main eco-friendly features within Tangkas Arena include:

- Housemate* thermal insulation system with Dow Styrofoam** to reduce heat entering the building resulting in lower energy costs for cooling.
- Rainwater reservoir tanks to tap into our natural resources
- Net-Metering system with Photovoltaic Cells (solar panels) for solar power that help reduce electricity charges. The MBPIV (Malaysia Building Integrated Photovoltaic) programme is promoted by Pusat Tenaga Malaysia (PTM) and supported by the United Nations Development Programme (UNDP).

Tangkas Arena's strategic location offers easy access to the KESAS and Pantai Expressway also provides good visibility from the ELITE Highway. With its focus and attention to detail, contemporary design and practical structure, Tangkas Arena redefines new standards for industrial developments with a well-planned infrastructure to drive growth and enhance business work flow.

Tangkas Arena, the development arm of Mudahjuta Industries Sdn Bhd was conceived to initiate ventures into independent development projects. Mudahjuta Industries has been in the construction business for more than a decade and has a successful portfolio of completed quality projects under its belt in the commercial and industrial space. One of its key projects recently launched was the successful 3rd Mile Square project in Jalan Kelang Lama. Tangkas Arena capitalizes on these professional experience and strong history in professionalism in design quality and development.

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ⁱ WTW CEO Opinion Survey Property Sector 2008. Published February 2008 by C. H. Williams Talhar & Wong Sdn Bhd, Kuala Lumpur, Malaysia