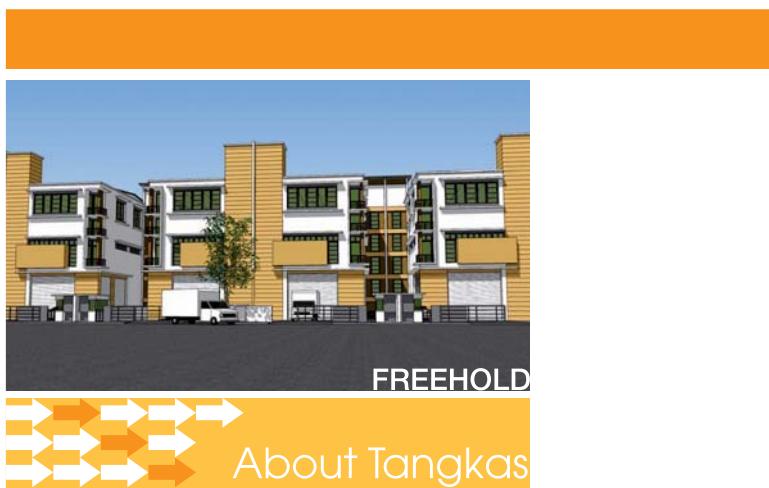




INNOVATIVE SOLUTIONS INTEGRITY





Tangkas Arena, the development arm of Mudahjuta Industries, 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 successfully launched was the 3rd Mile Square project in Old Klang Road. Tangkas Arena capitalises on this experience and history of professionalism in both quality of design and development.



Eco-Friendly/Innovation

As part of its core business values, Tangkas Arena firmly believes in business with a vision for a better tomorrow. This means integrating pro-environmental products in its development that will help optimise productivity immediately upon moving in.

- Superior thermal insulation materials with Dow Insulation Housemate* to reduce electricity consumption providing for a more constant temperature indoors
- Rainwater catchment tanks to utilise natural untreated water for businesses that heavily utilise water in their operations
- A Net-Metering system utilising Photovoltaic (PV) cells similar to those used for satellites to convert sunlight into electricity. Introduced by the MBIPV (Malaysia Building Integrated Photovoltaic) programme, this system is promoted by the Malaysia Energy Centre and supported by the UNDP (United Nations Development Programme)

These innovative features that are incorporated into our infrastructure provides you with alternative resources against the inevitable increase of energy prices.

* Registered trademark of Mudahjuta Industries Sdn Bhd





Potential/Suggested Industries

Food & Beverage Preparation/Distribution
 Carpentry & Wood-related Products
 Studio/Production House
 Research & Laboratory
 Aluminium & Glaziers
 Telecommunication
 Printing Plants
 Packaging
 Furniture

Structure

Tangkas Arena's 3 floor design is to prioritise the practical needs of light industrial factory requirements that include the following features:

- 2 factory levels with high loading floor capacity whilst the 3rd floor functions as a corporate and management office
- Individual service towers and lifts to provide extra privacy and security for each unit
- Ability to access the 3rd floor directly bypassing the working plant on the first 2 levels
- Generous ceiling allowances and a high impact-resistant floor for all 3 levels providing flexibility for business customisation needs
- 40 ft back lane as additional access to ease factory floor logistics when required

Tangkas Arena ensures strong quality control and supervision, providing your business an ideal infrastructure to drive growth and enhance production flow.



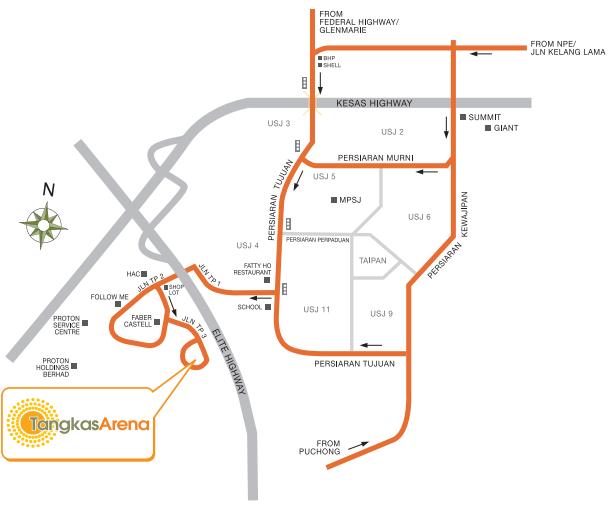
Potential/Suggested Industries

Advertising
 IT & Electronics
 Warehouse & Store
 Textile & Fabrication
 Artistic Lifestyle Living

Other Value-added Features

Tangkas Arena is designed with well thought-out features, purposefully integrated to optimise your business operations. These attributes mark Tangkas Arena's role in trailblazing a new generation of insightful and solution driven developments, enhanced for your benefit.

- Personal front yard with individual guard house for extra security
- 66 ft wide road serving all entrances with one way traffic flow for easy to and fro deliveries and navigation for trucks and containers
- 40 ft x 80 ft un-obstructive and clear factory spaces
- Water storage for individual lots with minimum 2,000 effective gallons (nominal 2,750 gallons), a plus point for businesses utilising water on a daily basis
- Electrical system and support circuits with option to upgrade to 220Amps in total just by easy TNB registration, expunging the problem of insufficient electric generation and the need to build independent compact stations
- 25% subsidy of PV cells direct to business owners with further 27% Income Tax Allowance by PTM (Based on first-come-first-serve basis)
- Well-lit 40 ft back lane with provision of more street lamps for security measures



Ideal Location

Situated in the reputable neighbourhood of Subang Jaya, Tangkas Arena's 17 units comfortably sit within a personal circle in the UEP industrial park - its strategic location makes it easily accessible via various expressways including the ELITE and KESAS. With existing industrial neighbours like Faber Castell, Behn Meyer, Transmark, Follow Me and Proton, Tangkas Arena serves as a new innovative addition to UEP's A-list repertoire, the locale earmarked to prosper in years to come.



INVEST AND GROW YOUR BUSINESS WITH A WELL-PLANNED INFRASTRUCTURE

Developed By:

Tangkas Properties Sdn Bhd (Co Reg 773882-K)

3A, Jalan Telawi Lima,
Bangsar Baru,
59100 Kuala Lumpur.
Tel: 603 2284 1019
Fax: 603 2284 2339

Sales Office:

Unit 3-1, 3rd Mile Square,
Jalan Kelang Lama, Batu 3 1/2,
58100 Kuala Lumpur.

Tel: 603 7980 4868
Fax: 603 7980 6423

Scale model of the Development
will be on display at the sales office.

Design and Build:

 **Mudahjuta Industries Sdn Bhd**
147668-U

We Advance with Integrity

Official Project Financier

 **PUBLIC BANK**

Cawangan Bangsar
36 & 38, Jalan Maarof,
Bangsar Baru,
59100 Kuala Lumpur.
Tel: 603 2282 8930
Fax: 603 2282 8917

Margin of Finance

Fixed Loan/ Overdraft
Fixed Loan/ Overdraft/ Trade Bills
Fixed Loan Tenure

Up to 85%
Up to 150%
Minimum 5 years and Maximum 20 years. For individuals subject
to age 70 years upon loan maturity, whichever is earlier.

Public Bank will provide you or your company a speedy self-assessment within 7 working days with no obligation.
Public Bank offers Free platinum/ gold credit card for eligible individual/ directors with annual fee waiver during loan tenure.
Please contact Ms Yvonne Loyer (Business Manager) at 603 2282 8930

* Other end financiers are available upon request.

While every reasonable care has been taken in preparing this brochure, the developer cannot be held responsible for any inaccuracies. All renderings and pictures are artist's impression only.
All measurements are approximate.