



# KLIA AEROPOLIS: AIRPORT CITY OF THE 21<sup>ST</sup> CENTURY







Imagine an airport city where some of the world's most valuable companies convene, with plenty of opportunities for work and leisure. Served by an excellent network of highways and direct access to the seaport, all within a 1-hour drive. The main gateway with integrated air, sea, and land networks leveraging on its central location. An all-encompassing development, connecting Malaysia to the ASEAN region.

KLIA Aeropolis. The city of the future is here.

CREATING  
TOMORROW,  
HERE.



# KLIA AEROPOLIS

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noun

an aviation-oriented smart city,  
with Kuala Lumpur International  
Airport at its heart.

Enter the rise of the airport city. An integrated ecosystem with activities that are synergistic to the airport operations, accelerating the economy.

Moving from the traditional role of an airport as a transportation hub, KLIA Aeropolis will serve as the pivotal connection between all modes of transport, thus enabling swifter movement of goods and people. In line with Malaysia's nation-building blueprint, KLIA Aeropolis is the answer for tomorrow's world.

Just like how urban developments evolved from railroads in the 19<sup>th</sup> century and highways in the 20<sup>th</sup> century, airports will lead cities into the 21<sup>st</sup> century.



# THE FOUNDATION

KLIA Aeropolis is set to be a game changer in transforming the future of Malaysian aviation, leveraging on the airport's available capacity for a fourth runway to serve up to 140 million passengers per annum.

The development spans across 100 sq km with activities driven by the three core clusters, aligned with the national master plans and blueprints with the aim to elevate Malaysia as a foreign direct investment magnet and a high-income nation.

## THE THREE CORE CLUSTERS



### ✓ CLUSTER 1 AIR CARGO & LOGISTICS

With a modern infrastructure and matured logistics ecosystem, Malaysia is poised to become the preferred logistics gateway to Asia in line with the Logistics and Trade Facilitation Master Plan led by the Ministry of Transport.

KLIA Aeropolis will also be e-commerce focused, aligned with the National e-Commerce Strategic Roadmap.



### < CLUSTER 2 AEROSPACE & AVIATION

Leveraging on the integrated value chain of the aerospace and aviation ecosystem, Malaysia is set to be ASEAN's regional aerospace hub in alignment with the Second National Aerospace Industry Blueprint, spearheaded by Ministry of International Trade and Industry.



### > CLUSTER 3 MICE & LEISURE

With excellent global connectivity, Malaysia has the potential to be a top-of-the-mind leisure and business destination in alignment with the National Key Economic Area and Kuala Lumpur Tourism Master Plan led by the Ministry of Tourism.





# THE VISION

KLIA Aeropolis will be a self-sufficient airport city development consisting of complementary zones for work, play, and everything in between.

## 1 AIRPORT CENTRAL THE GLOBAL MEETING POINT

Like every world-class city, KLIA Aeropolis will boast a grand central station, where rail travel meets air travel. In anticipation of the growing influx of leisure and business travellers, a leading-edge ASEAN pavilion, an indoor arena, and a convention centre will be opened to not only serve as world-class tourist destinations, but also as a significant touchpoint to the region.

## TAKE A BREAK FROM THE HUSTLE AND BUSTLE

The future of city living is one that is balanced. For leisure and recreation, a sizeable area is dedicated for a themed entertainment park and a wellness village. Work hard, play hard.

## 2 BUSINESS PARK A MULTIFACETED COMMERCIAL CENTRE

The shape of business to come. Its advanced infrastructure answers to the needs of modern, high-spec specialised industries and global distribution centres. Everything is within reach, thanks to the integrated transportation hub to enable seamless commuting.

## 3 HIGH-TECH INDUSTRIAL PARKS

### > LOGISTICS PARK REVOLUTIONISING STORAGE AND TRANSPORT OF GOODS

The growing e-commerce sector requires a sophisticated ecosystem to match. To keep up with the pace, KLIA Aeropolis is in talks with major global logistics partners to form a regional one-stop hub for e-fulfillment. The integrated logistics and supply chain that include automated and digitised cargo handling facilities, will enable goods to be manufactured, packed, and shipped at a much shorter time. And there is no cargo too big or too complex to handle.

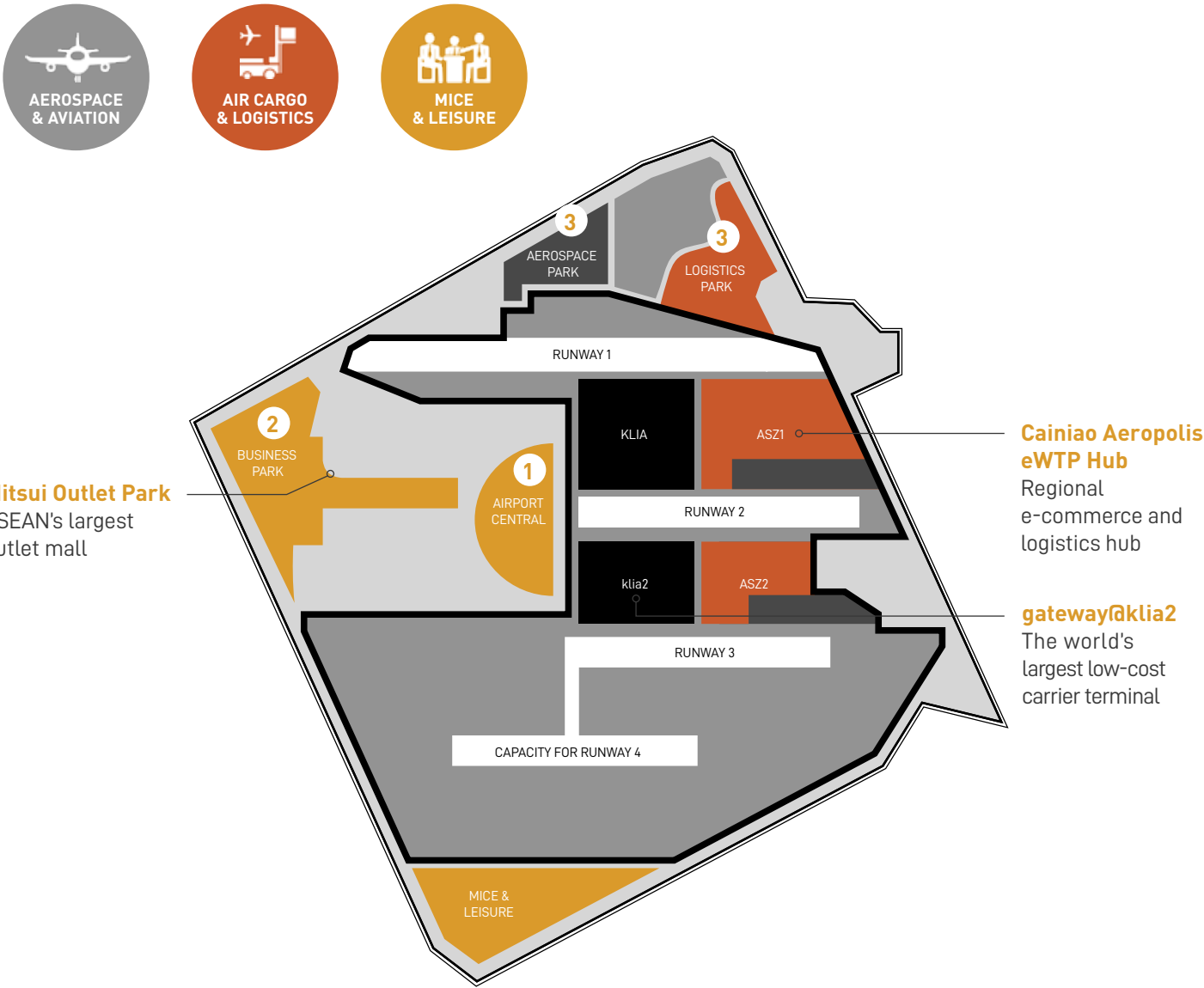
### > AEROSPACE PARK AVIATION HAS A NEW HOME

Being an aviation hub, it is essential to provide top-notch maintenance, repair, and overhaul (MRO) facilities. Coupled with Industry 4.0-ready resources and expertise, Aerospace Park is the perfect combination of brains and brawn.



# THE KLIA AEROPOLIS CONCEPT MASTER PLAN

KLIA Aeropolis is designed to be a holistic airport city development spanning across approximately 1,600 acres, with the potential of growing up to 8,500 acres. With infrastructure providing seamless end-to-end logistics, each zone runs in synergy, no matter the industry.



## 1 AIRPORT CENTRAL

### > QUICK FACTS

Gross floor area:  
**14.4** million sq ft

- Business and leisure destination
- 4-km stretch of Central Boulevard that links KLIA and klia2
- Captive demand of ~59 million people's movement yearly
- Mixed development

### > KEY COMPONENTS

- Grand Central Station - rail/transport hub
- Indoor arena
- Business campuses/offices
- Convention centre
- Shopping mall
- Hotels/service apartments
- Medical/wellness centre
- Interactive museums

## 2 BUSINESS PARK

### > QUICK FACTS

Gross floor area:  
**48.5** million sq ft

- Secondary commercial area
- Centralised mixed clusters of industrial, commercial, institutional, and staff quarters
- Multi-modal transport hub
- High surrounding population growth and more than 20 townships within 20km radius

### > KEY COMPONENTS

- Transportation hub
- High-tech light industrials
- Recreational & sports complex
- Staff accommodation
- Offices/showrooms
- R&D institutions
- Destination-based retail formats (power centres, bulky goods)

## 3 HIGH-TECH INDUSTRIAL PARKS

### > QUICK FACTS

Total land size :  
**>1,000** acres

#### Aerospace Park & Logistics Park

- High-tech and smart industries
- Championing Industry 4.0
- End-to-end logistics solutions
- Integrated air cargo network and transportation hub
- High-spec build-to-suit facilities
- Scalable and flexible lot sizes

### > KEY COMPONENTS

- Aerospace manufacturing and components MRO
- Regional distribution centre
- Global mono-brand/SME warehousing
- Light manufacturing
- R&D centres
- Training & technical academy
- Meeting & conference space



# MULTIMODAL TRANSPORTATION CONNECTIVITY

Integrated air, road, and rail networks serve as a direct connection to major regional economies. Located within close proximity to core business districts and surrounded by fast-growing airport city development.

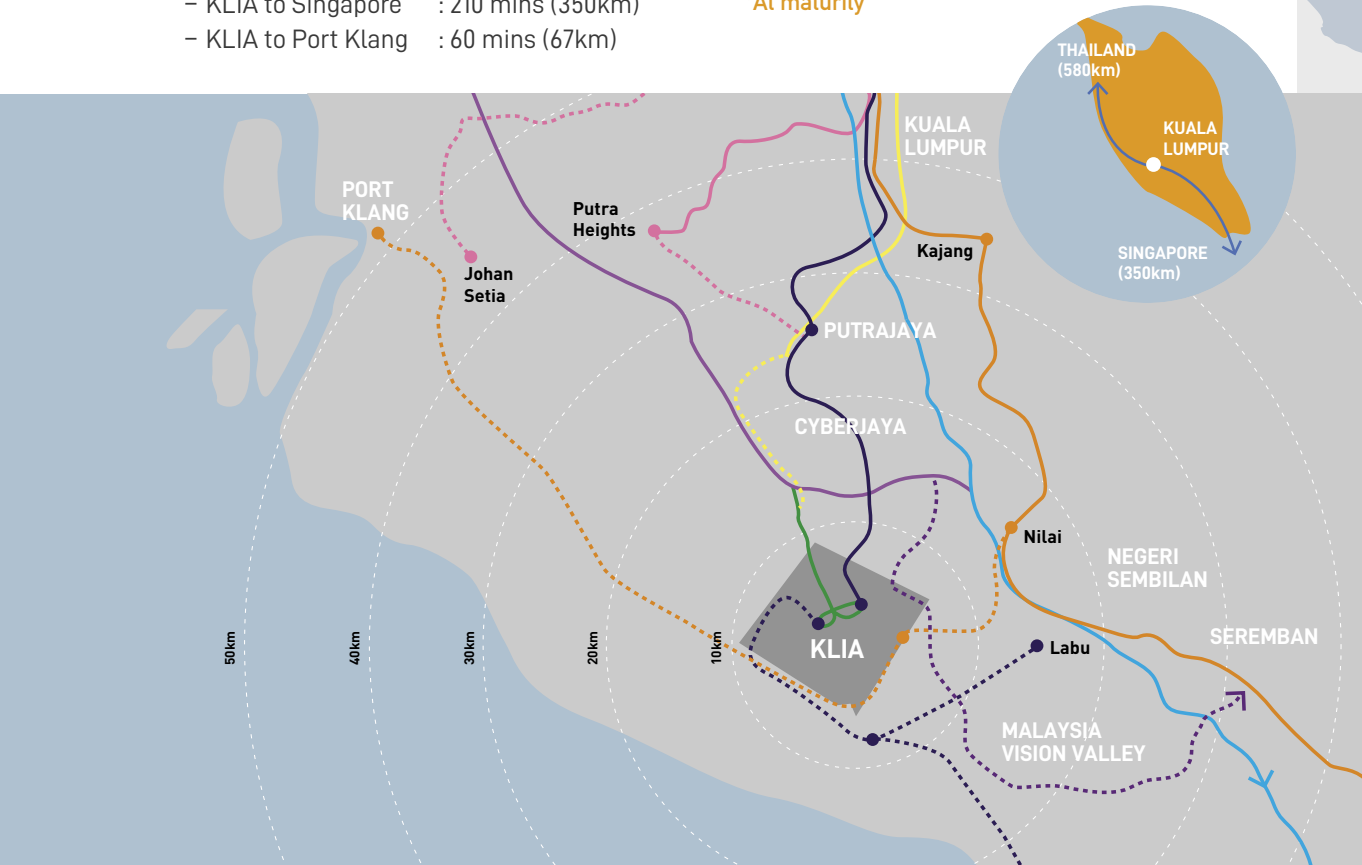
## By Road

- Connected via 5 major expressways\*
- Bonded trucking services available
  - KLIA to Thailand : 390 mins (580km)
  - KLIA to Singapore : 210 mins (350km)
  - KLIA to Port Klang : 60 mins (67km)

## By Rail

- Connected to over 300km\* of integrated rail network

\*At maturity



### Legend

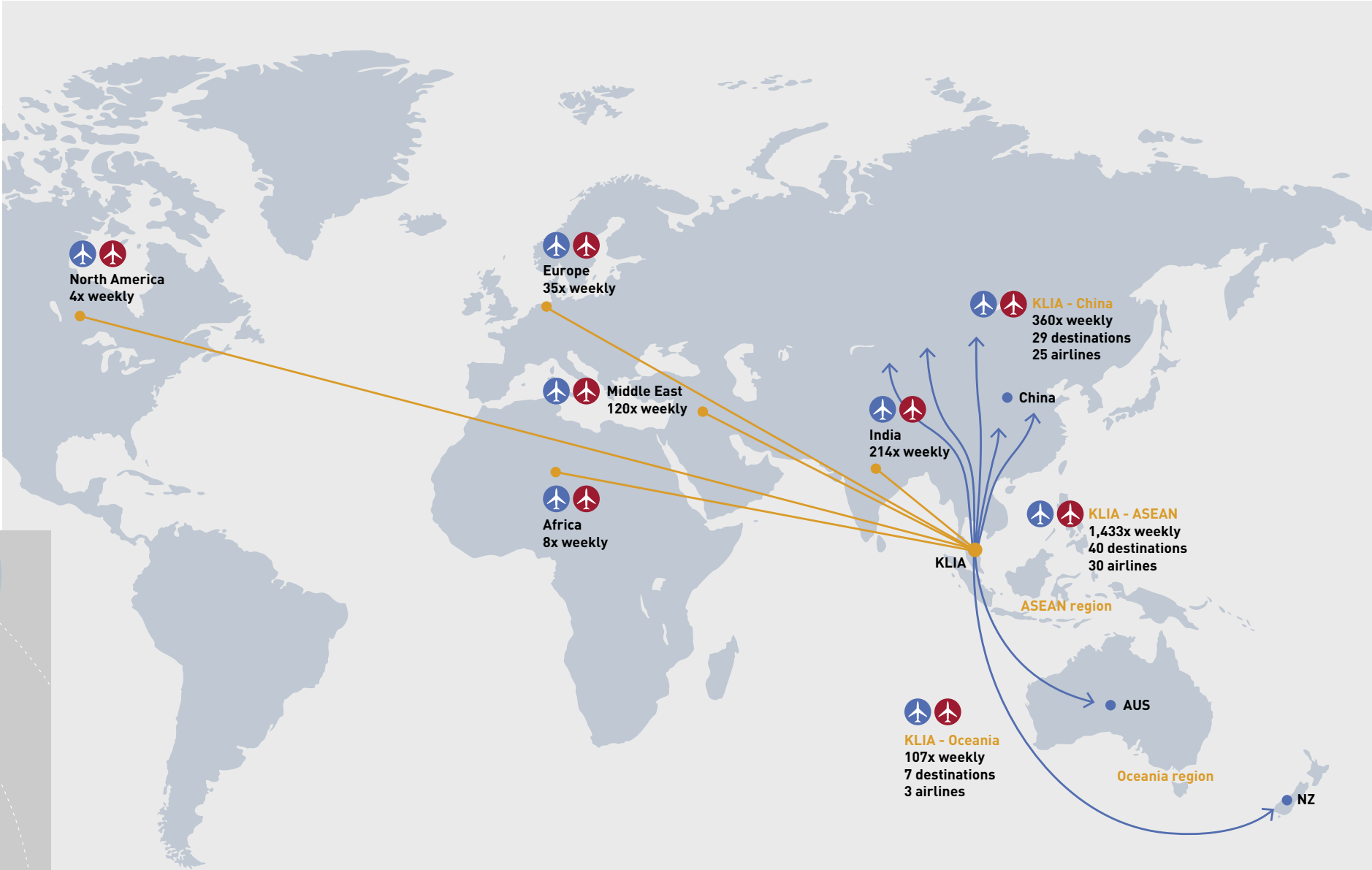
#### Railway Links

- Existing ERL line
- Proposed ERL extension
- Existing KTM line
- Proposed KTM extension
- Existing LRT line
- Proposed LRT extension

#### Highways/Expressways

- North-South Expressway
- North-South Expressway Central Link (ELITE)
- Maju Expressway Highway (MEX)
- KLIA Expressway extension & Jalan Pekeliling KLIA
- MEX extension (MEX II)\*
- Proposed Senawang-KLIA Expressway (SKLIA)\*\*

\* MEX extension (MEX II) will be completed by 2020  
 \*\* Proposed Senawang-KLIA Expressway (SKLIA) is currently at planning stage  
 Other proposed links are pending approval by authorities



# THE ASEAN GATEWAY OF CHOICE

Easily connect to thousands of cities spanning across five continents. Reaching out to suppliers, manufacturers, and resources now takes just a few hours.

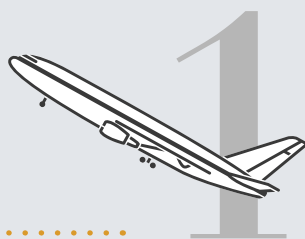
Average weekly flight frequencies are based on Malaysia Airports' preliminary data taken between January 2018 to December 2018.

### Legend

- Outbound flights
- Inbound flights
- 2020: Regional Gateway



# Six reasons why KLIA Aeropolis is the city of the future



## 1. SCALABILITY TO ACCOMMODATE GROWTH

- Scalability for growth on 100 sq km
- Holistic and synergistic airport city master plan comprising: High-tech industrial parks with seamless end-to-end logistics, business campus, and commercial offerings

2.

## INFRASTRUCTURE & CONNECTIVITY

- 5 major expressways
- Over 300km integrated rail network at maturity
- 60 minutes to Port Klang
- Bonded trucking services to Thailand and Singapore



3.

## STRATEGIC LOCATION AND EXPOSURE TO MALAYSIA'S ATTRACTIVE AVIATION LANDSCAPE

- Centre of ASEAN region, a high population catchment area and with more than 1,400 flights weekly to ASEAN countries
- Linked to key economic nodes: 28 minutes by rail to Kuala Lumpur; 15km to Putrajaya (administrative capital) and Cyberjaya (ICT capital of Malaysia)



5.

## EASE OF DOING BUSINESS

- Smart partnership with Malaysia Airports – lease model arrangements, joint ventures
- Business facilitation services: Government liaison, trade facilitation, attractive fiscal and non-fiscal incentives



4.

## ECOSYSTEM READINESS AND MARKET ACCESS

- Ready presence of players for Air Cargo & Logistics and Aerospace & Aviation clusters
- Within KLIA Aeropolis: Top 20 freight forwarders and integrators with home-based cargo operators
- Within Subang Airport: Global aerospace players e.g. Airbus Helicopters, GE Aviation, Spirit Aerosystems, Senior Aerospace Upeca



6.

## ACCESS TO SKILLED WORKFORCE

- English proficiency and cultural affinity to the region
- Talent sourcing and development via national programmes



# BUSINESS FACILITATION SERVICES

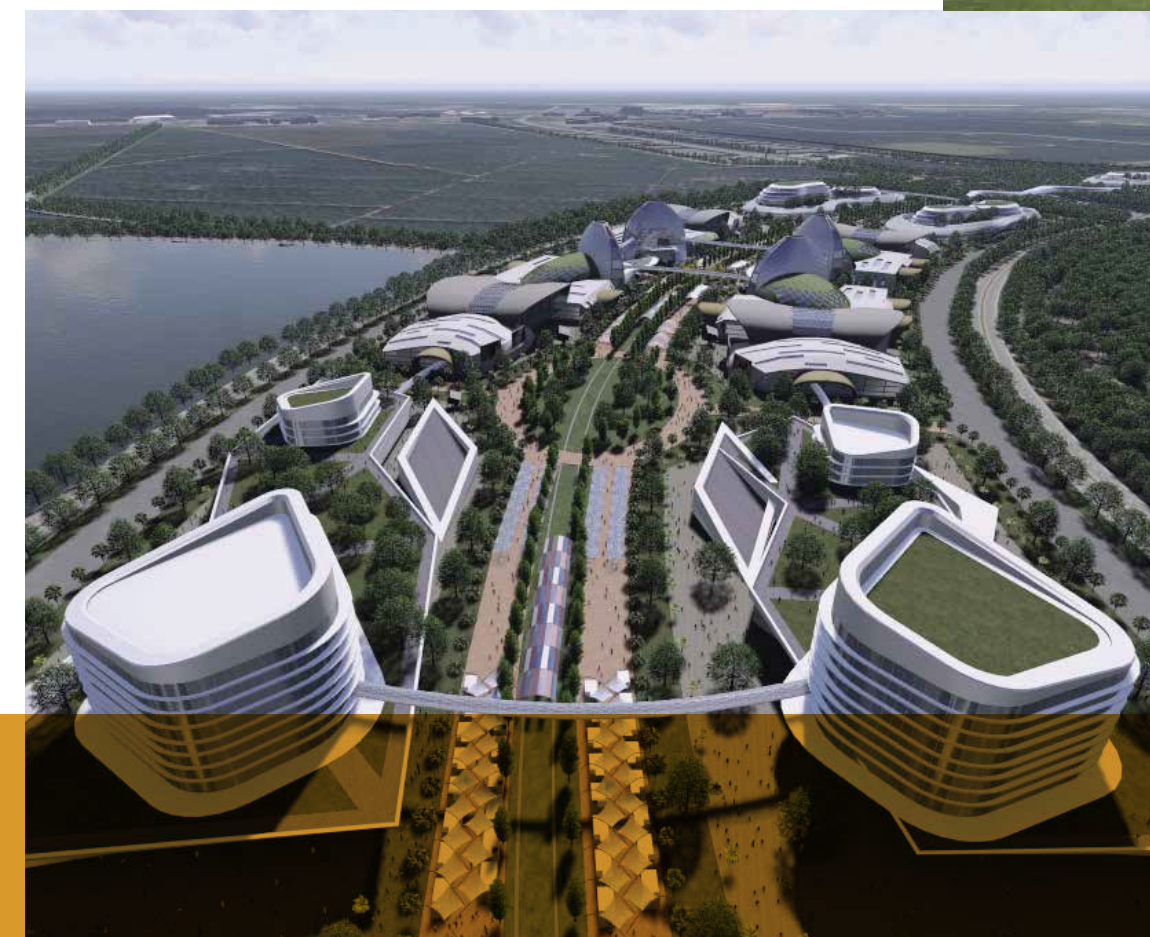
Having close ties to various ministries and government agencies is part of a smart partnership strategy, enabling business owners to easily set up their base here. Also provided is facilitation for government programmes and incentives, as well as access to industry-ready tenants and workforce.

## Malaysian Investment Development Authority & Invest Selangor

These two agencies facilitate operations of multi-national companies and potential investors within KLIA Aeropolis.

## Majlis Amanah Rakyat (MARA)

Through Malaysia Airports' strategic collaboration with MARA, businesses may access a pool of talents from over 300 institutions, educated and trained in tailored courses to suit the latest Industry 4.0 requirements.



## SUCCESS STORIES

### Cainiao Aeropolis eWTP Hub

A joint venture with Cainiao HK (the logistics arm of Alibaba Group), that is the world's first electronic World Trade Platform (eWTP) outside China and is expected to double the cargo volume and freighter movement by 2028. The highly efficient facility allows a speedy end-to-end border clearance for e-commerce goods, as short as 3 hours.

### Mitsui Outlet Park

A collaboration with Japanese real estate giant Mitsui Fudosan, resulting in the largest outlet mall in Southeast Asia, welcoming 2.3 million shoppers in its first year of operation. Assistance given include incentives application, liaising with local authorities, and fast-tracking expat pass.





# ABOUT MALAYSIA AIRPORTS



## > MALAYSIA AIRPORTS FAST FACTS

- 5 international airports
- 16 domestic airports
- 18 STOLports
- Overseas airport investment in **Turkey**



## > BUSINESS VALUE

- **First airport operator in Asia** to be listed in the stock exchange
- **Largest airport operator group in Asia** [combined with **Istanbul Sabiha Gökçen International Airport (SGIA)**, Malaysia Airports serves around **133 million passengers** per annum]
- Total equity of **RM9.2 billion**
- **RM13.9 billion** market capitalisation



## > STAKEHOLDERS

- Local institutional investors [ **Khazanah Nasional Berhad, Permodalan Nasional Berhad, Employees Provident Fund (EPF)**]: **~44%**
- Local investors: **~16%**
- Foreign investors: **~40%**

Statistics as of December 2018





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