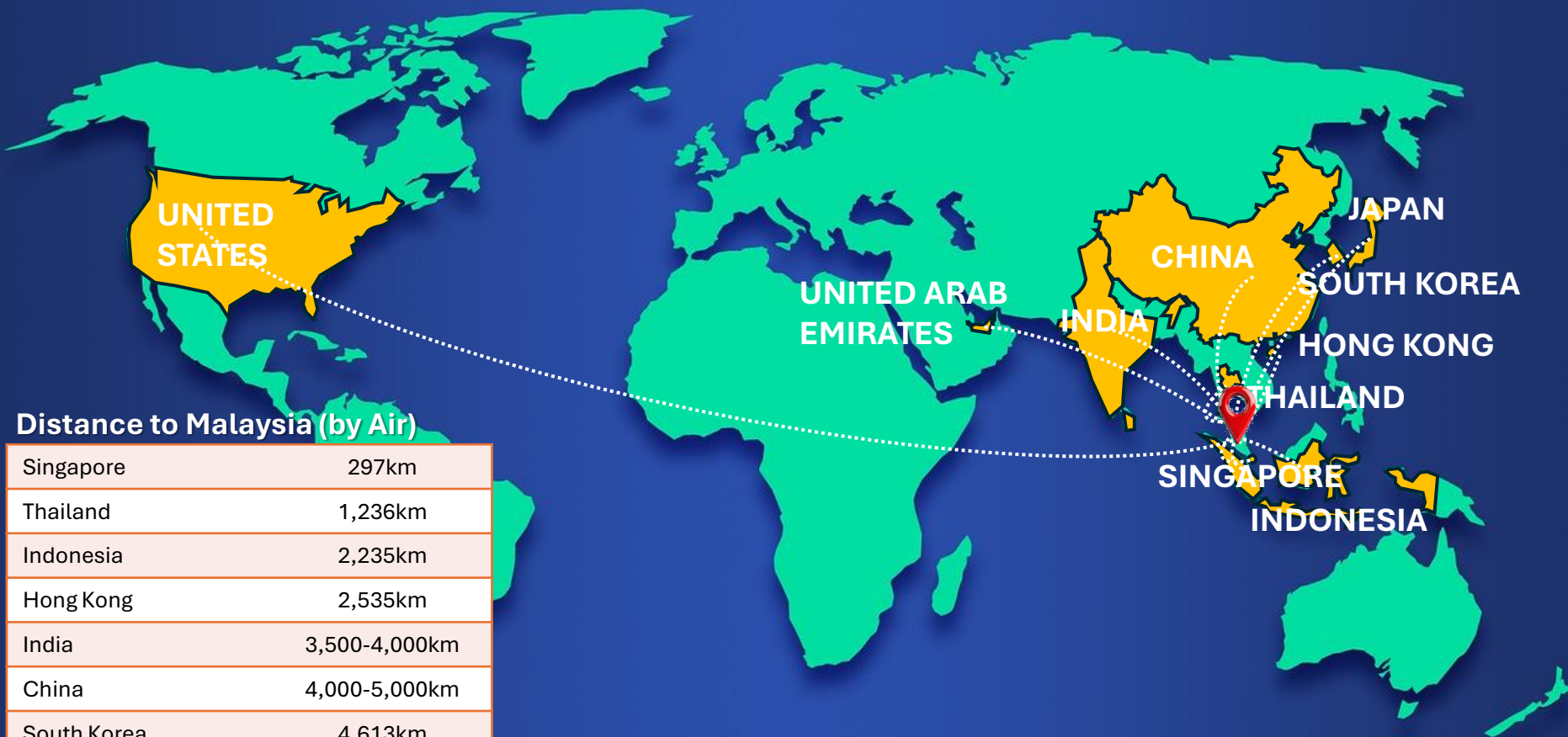


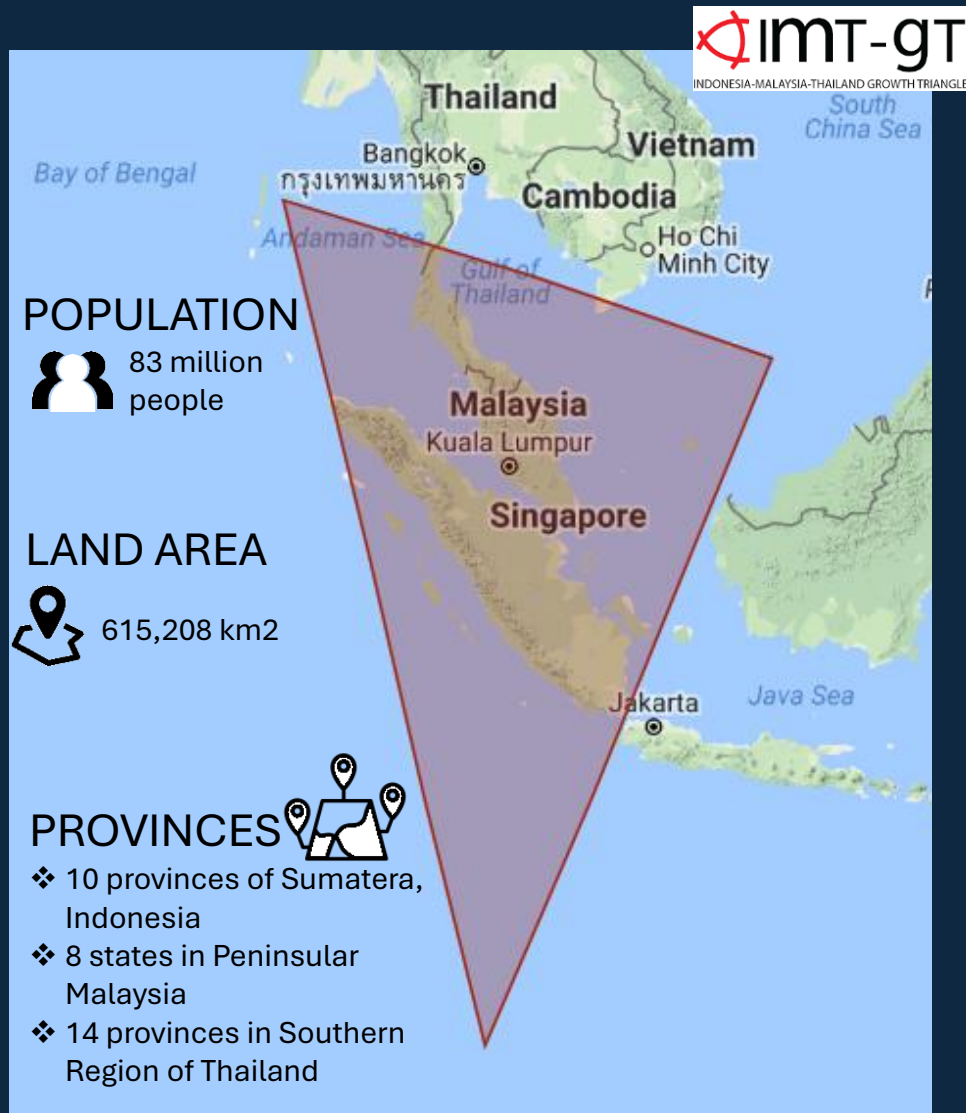
Regional Framework



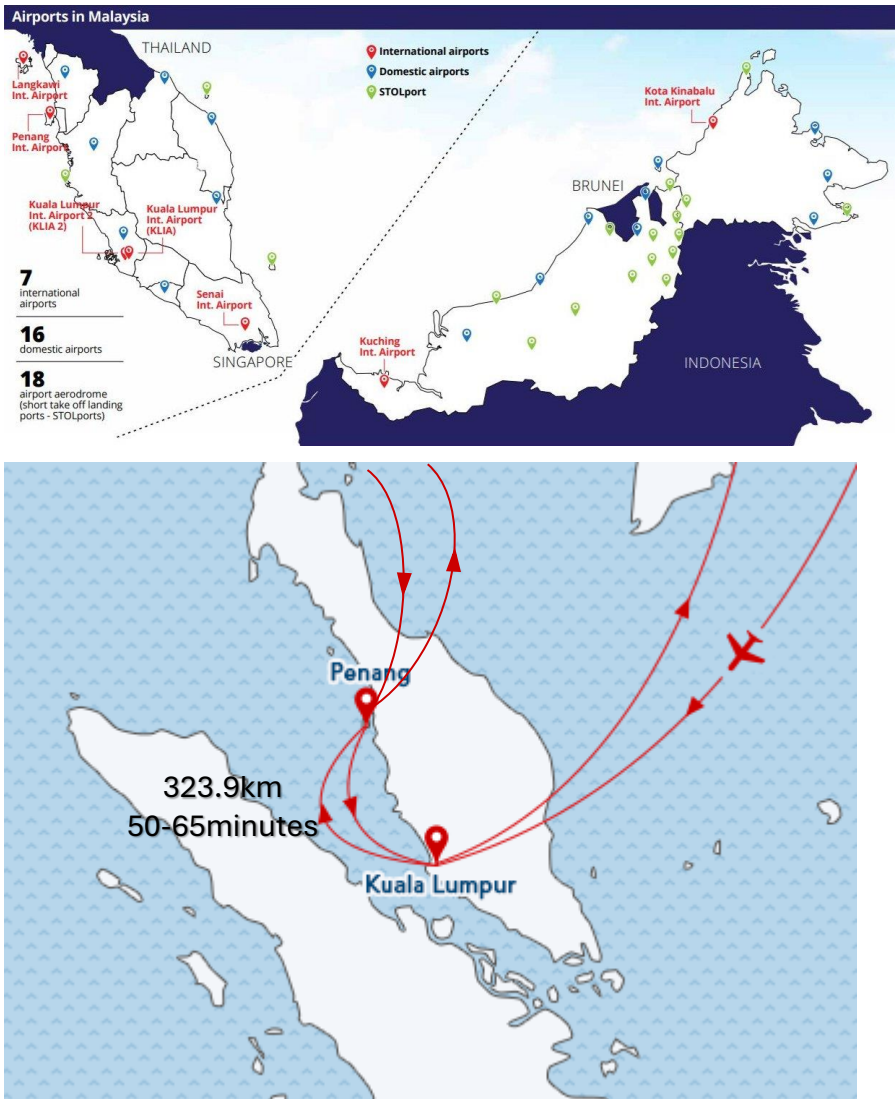
Distance to Malaysia (by Air)

Singapore	297km
Thailand	1,236km
Indonesia	2,235km
Hong Kong	2,535km
India	3,500-4,000km
China	4,000-5,000km
South Korea	4,613km
Japan	5,115km
United Arab Emirates	5,000-5,500km
United States	13,000-16,000km

Indonesia-Malaysia-Thailand Growth Triangle



AIRPORT IN MALAYSIA



MEDI-CITY AT BANDAR CASSIA

PULAU PINANG (PENANG)

Population



1.8million



Acreages

1,049 km²

258,000 acres

2 City Council



Penang Island City Council (MBPP)



Seberang Perai City Council (MBSP)

5 District

- Southwest Penang Island (175km²)
- Northeast Penang Island (126km²)
- North Seberang Perai (268km²)
- Central Seberang Perai (238km²)
- South Seberang Perai (242km²)



Penang Strategic Location



Bandar Cassia



15 min to KTM Station Simpang Ampat



25 min to Penang Sea Port



5 min to Penang Second Bridge
25 min to Penang First Bridge



30 min to Penang International Airport



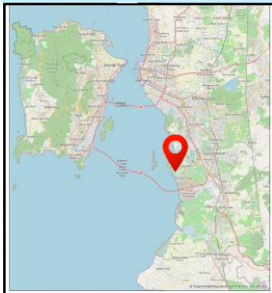
30 min to Train, Ferry Terminal at Penang Central



to KOMTAR
45 min to Georgetown UNESCO World Heritage Site

MEDI-CITY AT BANDAR CASSIA

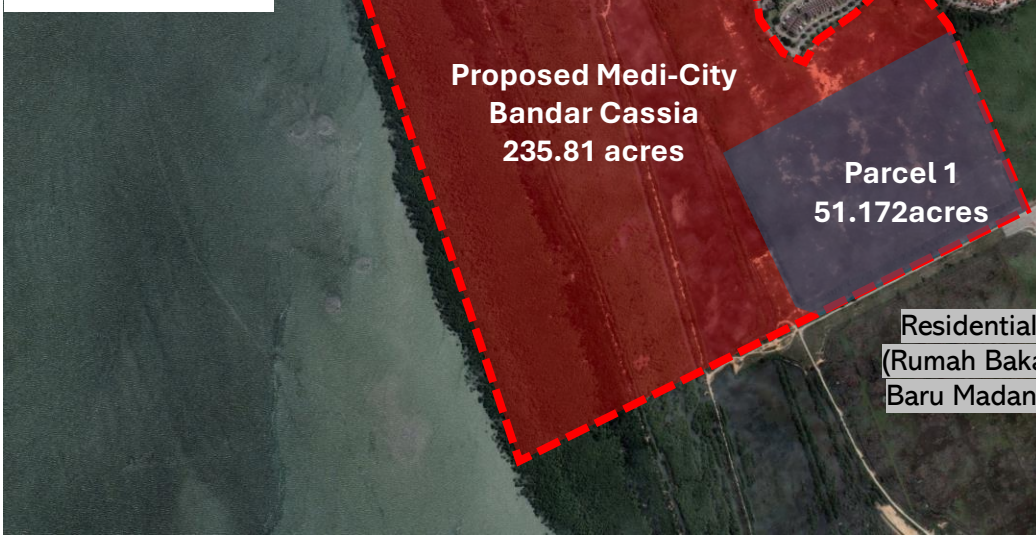
LOCATION PLAN



KEY PLAN



LOCATION PLAN



General Information



Gross Area: 235.81 acres
Parcel 1: 51.172 acres (Master Agreement 21.01.2025)
Remaining Land Available : 184.63 acres



Direct Access via Sultan Abdul Halim Muadzam Shah (Penang Second Bridge) and North South Expressway



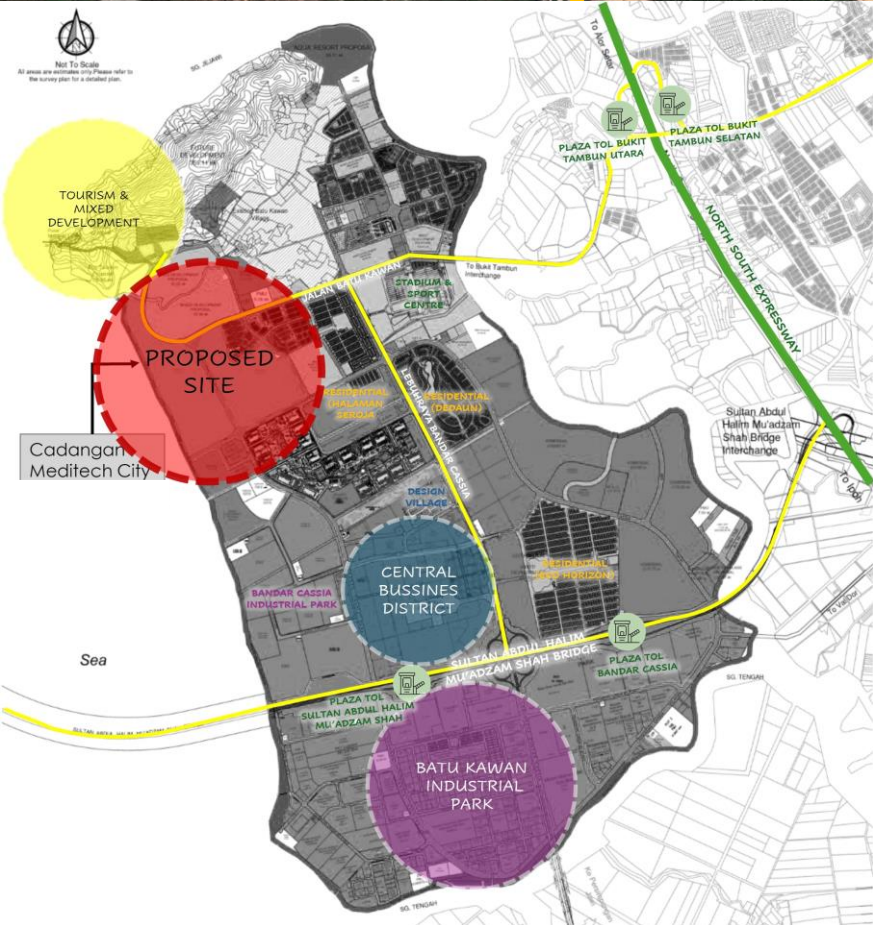
5 minutes from Penang Second Bridge to Penang Island
25 minutes from Penang Island (Penang First Bridge)



30 minutes from Penang International Airport



Gross Development Cost : RM15.36B
Gross Development Value : RM17.78B



MEDI-CITY COMPONENT



Specialist hospital



Healthcare lifestyle mall



Medical related college/ university



Wellness centre



International school



Retail



Medical offices



Mixed use development

Artist Impression

