A CATALYST FOR GROWTH

As one of Asia-Pacific’s most advanced and revolutionary commercial hubs, Eco Business Park II is the catalyst that will spark the transformation of your business.

Eco Business Park II boasts first-rate industrial facilities, top-notch security, a unique flexi-space concept (including retail units, offices, a showroom and warehouse), intelligent green features, workers’ quarters and a strategic location in Iskandar Malaysia. All these elements combine to open up exciting avenues for enterprising individuals and companies.

ACCESS TO WORLD-CLASS FACILITIES

Located in Senai, Eco Business Park II is the largest freehold industrial hub for Small and Medium Enterprises (SMEs) in Flagship E of Iskandar Malaysia. Launched in 2006, Iskandar Malaysia was created to drive economic development in southern Peninsular Malaysia. Today, it has evolved into a world-class metropolis where living, entertainment, environment and business seamlessly converge. As a special economic region, its policies are aligned with those of the Malaysian government, making it the strategic choice for business and investment alike.

Leverage on the advantages and incentives offered by the Iskandar Malaysia ecosystem, ensuring access to ample resources.

SURROUNDING AMENITIES AND CONVENIENCES
An address in Iskandar Malaysia will give your business greater visibility to clients, vendors and business partners, both local and global. It will also ensure easy access to major seaports, airports, railways and highways.

**Air**
In the vicinity of two international airports with specialized cargo services and handling facilities for high-value manufacturers and other time-critical businesses:
- 5km to Senai International Airport
  Up to 4.5 million passengers and 100,000 tonnes of cargo per annum
- Changi International Airport
  A world-class international hub with a global connection

**Land**
Accessibility via major highways and roads gives Eco Business Park an important logistical edge:
- Eastern Dispersal Link Expressway (EDL)
- North-South Expressway (NSE)
- Senai-Desaru Expressway (SDE)
- Skudai Highway
- Second Link Expressway
- Pasir Gudang Highway

**Sea**
Near to major seaports, for general and containerized trade, as well as specialty shipping:
- Johor Port
- Port of Tanjung Pelepas
- Tanjung Langsat Port
PASSPORT TO A GLOBAL COMMUNITY

An address in Eco Business Park II offers businesses the opportunity to be part of Iskandar Malaysia’s community of international brands that includes Hershey, Panasonic, Dyson, Mitsubishi Electric and Seagate.

KEY FACTS ABOUT ECO BUSINESS PARK II

Location: Flagship E — Senai-Skudai, Iskandar Malaysia
Property Type: Service, Cluster, Semi-D and Customised Factory
Land Title: Industrial
Land Tenure: Freehold
Acres of Development: 383 acres

ONE-STOP BUSINESS SOLUTION

EcoWorld has all the tools you need to get your business going with our proprietary One-stop Business Solution – an exclusive range of services that helps owners set up their business, and settle into Eco Business Park II quickly and easily.

Business Incubator
- Assistance and smart-pre-move-in/meeting facilities for companies awaiting the completion of their factories

EcoWorld Business Community
- Ample networking possibilities to increase business opportunities and open up prospects for future business chains
SECURE GATEWAY TO GREENERY

Eco Business Park II is designed for sustainability, keeping your business green and efficient in the long-term. Unlike the standard industrial park, it is also gated and guarded, with a central park, gardens and recreational facilities for a safe and balanced work environment.

FACILITIES

- Gated and guarded
- 24-hour CCTV surveillance and guardhouse
- High-speed broadband Internet
- Central park
- Workers’ dormitory
- Cycling lanes
- Pedestrian walkways
- Soccer field
- Outdoor gym
GREEN FEATURES

- Ample well-placed green lungs to reduce heat island effect
- Future-ready infrastructure to reduce long-term operation costs
- Low-energy LED street lamps for easy maintenance
- Rainwater harvesting system in all units for water-saving
- Passive building features for lower energy costs
- Tall windows and clear roofs for natural light

PORTAL TO PRODUCTIVITY

EcoWorld's proprietary unique flexi-space concept features adaptable layouts and double-volume spaces, inviting you to explore creative ways to customise your business. The spacious set-up encourages shared use, so you can combine a showroom with a service centre, or an electronics shop with a warehouse.
GREEN SPECIFICATIONS

BUILDING ORIENTATION
By studying the local sun path as it rises and sets from East to West, we are able to optimise a building’s orientation to prevent excessive heat gain. As a result, your building is designed to ensure that its interior remains cool and comfortable throughout the day.

NATURAL VENTILATION
Hot air naturally rises, hence we have designed your building to draw in natural air while allowing hot air to escape via cross ventilation from the windows. By carefully placing window openings towards the direction of prevailing winds, natural cooling air can be ventilated throughout the building.

RECYCLING READY
A development with a recycling-friendly design can encourage its community to do their bit for the environment. EcoWorld developments are recycling-ready, with recycling bins and points. We will also have continuous recycling campaigns and activities to engage residents.

WATER CONSERVATION
Conserving water is about reducing wastage and optimising its use. We have equipped your factory with water efficient fittings such as taps, pipes, etc. that can help you save water on a daily basis.

PEDAL READY
Being able to move around in the community without having to drive is not only convenient but it lowers the carbon footprint and is also a healthier option. We have designated cycling lanes that connect your building to nearby amenities such as shops and to public areas and parks within the development. Getting around is a breeze!

BIODIVERSITY
We feel that a development without flora and fauna lacks in character and beauty. In order to provide rich biodiversity, we have designated parks and rivers with plants that will attract suitable animal species such as birds, butterflies and other insects to our developments.

NATIVE PLANTS
We believe in including native plants (local plants) in a development’s environment as it not only provides greenery but maintains the natural ecosystem around a neighbourhood. These “local” usually require less maintenance and have low water requirements.

ENERGY EFFICIENCY
Achieving energy efficiency is the practice of optimising your energy consumption by reducing waste. Wasteful habits lead to inefficiencies and higher electricity costs. By using energy-efficient electrical and mechanical appliances, you will be able to spend less on electricity and enjoy more savings.

WINDOW DESIGN
Determining the positioning and size of the windows in a building involves finding the right balance between outside views, natural light penetration and heat gain. We have optimised your building’s window design to ensure that you will be able to enjoy pleasant views and natural lighting without the unwanted heat gain.

NATURAL LIGHTING
There is no better way to light your environment than through the natural ways of the sun. We have designed the exterior of your building to maximise daylight penetration, reducing the need to turn on lights during the day.

HARVESTED RAINWATER
Malaysia is blessed with rain all year round and with this in mind, we’ve fitted your building with a rainwater harvesting system. This puts renewable water sources into good use for a host of daily activities.

ECO-LABEL MATERIALS
We see the use of green or accredited certified construction materials in our building as the way to go forward. They are non-toxic, non-hazardous and harmless to the environment. Through this, we only use materials such as low VOC paint in your building which has no unethical ingredients that will promote health and wellbeing.

GREEN MOBILITY
Besides being able to move around in your community freely, we have also provided other alternative connectivity modes to nearby community amenities – a pedestrian-only path.

COMPOSTING
We convert landscape waste into compost that can be used as fertiliser to keep landscapes healthy and beautiful. This will improve soil moisture by holding in water when there isn’t enough, and prevent soil run-off when there is too much. This method is an eco-friendly alternative and sustainable source to nurture growing plants.

LANDSCAPE IRRIGATION WATER
EcoWorld developments are known for their beautiful greenery and landscaping. Instead of using treated quality water from the civic water supply, we get our water from non-potable sources such as ponds and lakes to water the plants in the development. This allows for lower maintenance costs and has lesser impact on the overall environment.