
Profil Syarikat

ABIGAIER UNIVERSAL SDN BHD
XIAMEN ABIGAIER CAPITAL CO., LTD.

Xiamen Abigaier Capital Co., Ltd. (阿比盖尔资本) is a leading venture capital firm headquartered in China, with significant operations and influence in China, particularly in Shenzhen and Xiamen. Over 85% of its investments are directed toward technology-intensive industries. It is ranked among the top five venture capital institutions in Shenzhen.



Pengalaman Dan Kemampuan Syarikat

History and Capital

- Established roots from Henan Shengrun Venture Capital (2001) with a registered capital of RMB 850 million. (MYR 499M)
- Evolved into Henan Shengrun Holding Group (2011) with diverse businesses including real estate, healthcare, and bioenergy.
- Current total assets: RMB 23.565 billion (MYR 13.83B; Net assets: RMB 12.953 billion (MYR 7.59B)

1.00 Chinese Yuan Renminbi = 0.59 Malaysian Ringgits

Struktur Ekuiti Pemilikan

Ownership Structure

Key shareholders include the Shenzhen State-owned Assets Supervision and Administration Commission (28.2%), Shenzhen Galaxy Real Estate (17.4%), Shanghai Dazhong Public Utilities (13.9%), and others.

Core Strengths

- One of China's most powerful and influential local venture capital firms.
- 168 investment projects in Shenzhen; 29 companies successfully listed.
- Annual project output value exceeding RMB 200 billion (MYR 117.23B).
- **Risk Control**
Abigaier Capital has pioneered local venture capital fundraising models and built a nationwide fund and project network. It closely monitors risks like policy changes, talent shortages, international competition, and regional disparities in the supercomputing and biomass sectors.



Fokus Pelaburan

Key Investment Focus

- Semiconductor, IPD+BTM Supercomputing Center and Biomass-to-Transportation-Fuels (BTM) Technology projects.
- Total cumulative venture capital investment: RMB 28.3 billion (MYR 16.59B), across 735 projects.
- Average annual IRR: 40.32%.

Research and Development (R&D)

- Specializes in biomass conversion technology (BTM) and supercomputing (IPD) platforms.
- Developed a digital intelligent management system for biomass fuel production and energy optimization.
- Owns 33 national and 2 international patents related to biomass-to-fuel conversion.

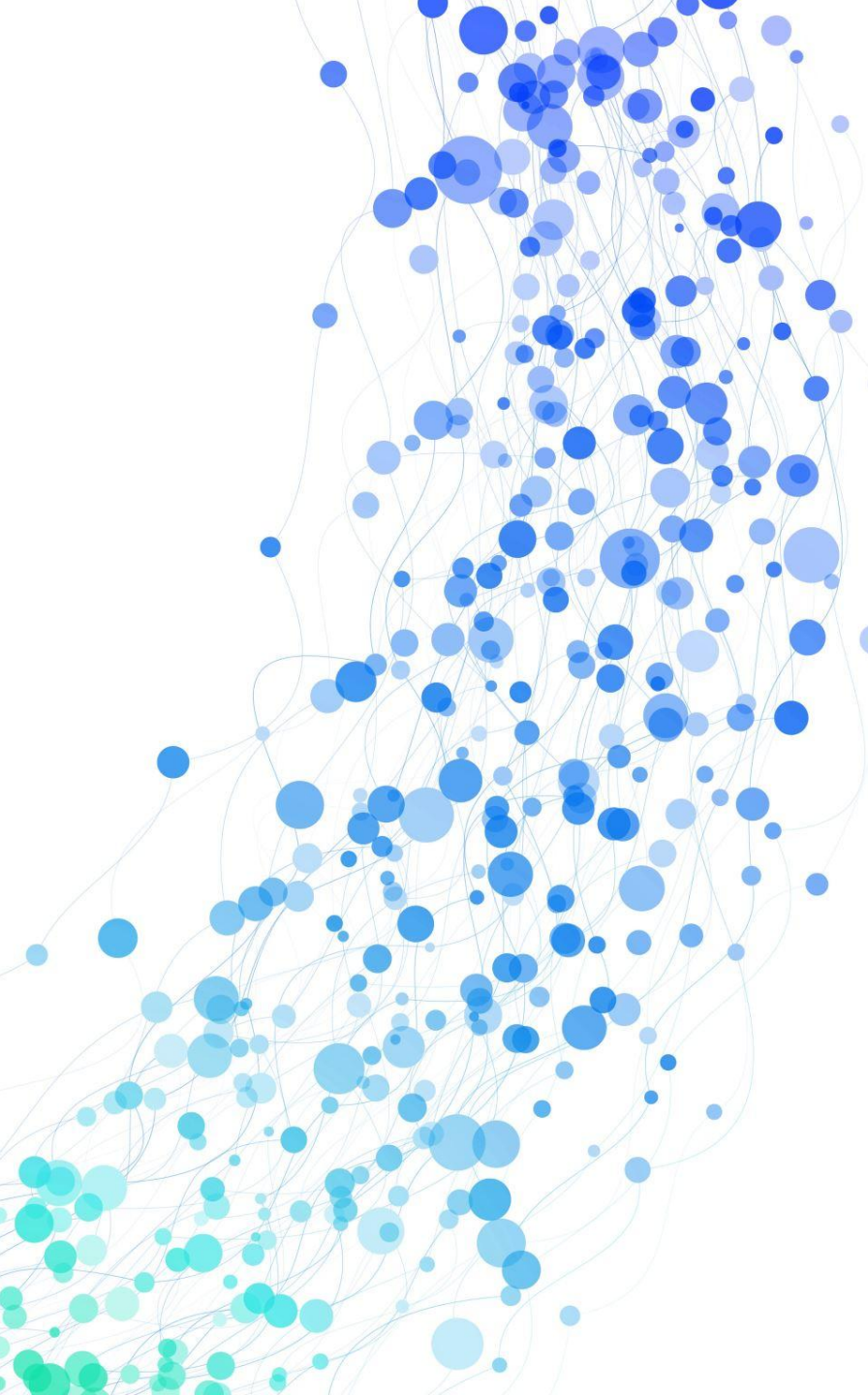
Projek Strategik dan Fokus Industri

Strategic Projects

- Co-development with Henan Baiyoufu Bioenergy and other prestigious Chinese universities and organizations.
- Focus on converting agricultural waste like straw into gasoline and diesel to support China's carbon neutrality goals.

Industry Focus

- Renewable energy, particularly biomass energy.
- Advanced Manufacturing and Semiconductor
- Carbon credit and carbon emission trading.
- Advanced materials, agricultural waste recycling, and low-carbon economy initiatives.



Objektif dan Nilai Tambah Cadangan Projek Pembangunan

- Development Project Proposal Objectives
- (62.05 Acres at Chuping, Perlis)

1. Land Utilization and Optimization

- Maximize the economic value and strategic use of the 62.05-acre land parcel through sustainable and efficient land planning.
- Promote balanced development combining industrial, commercial, residential, and green spaces aligned with Perlis's economic development blueprint.

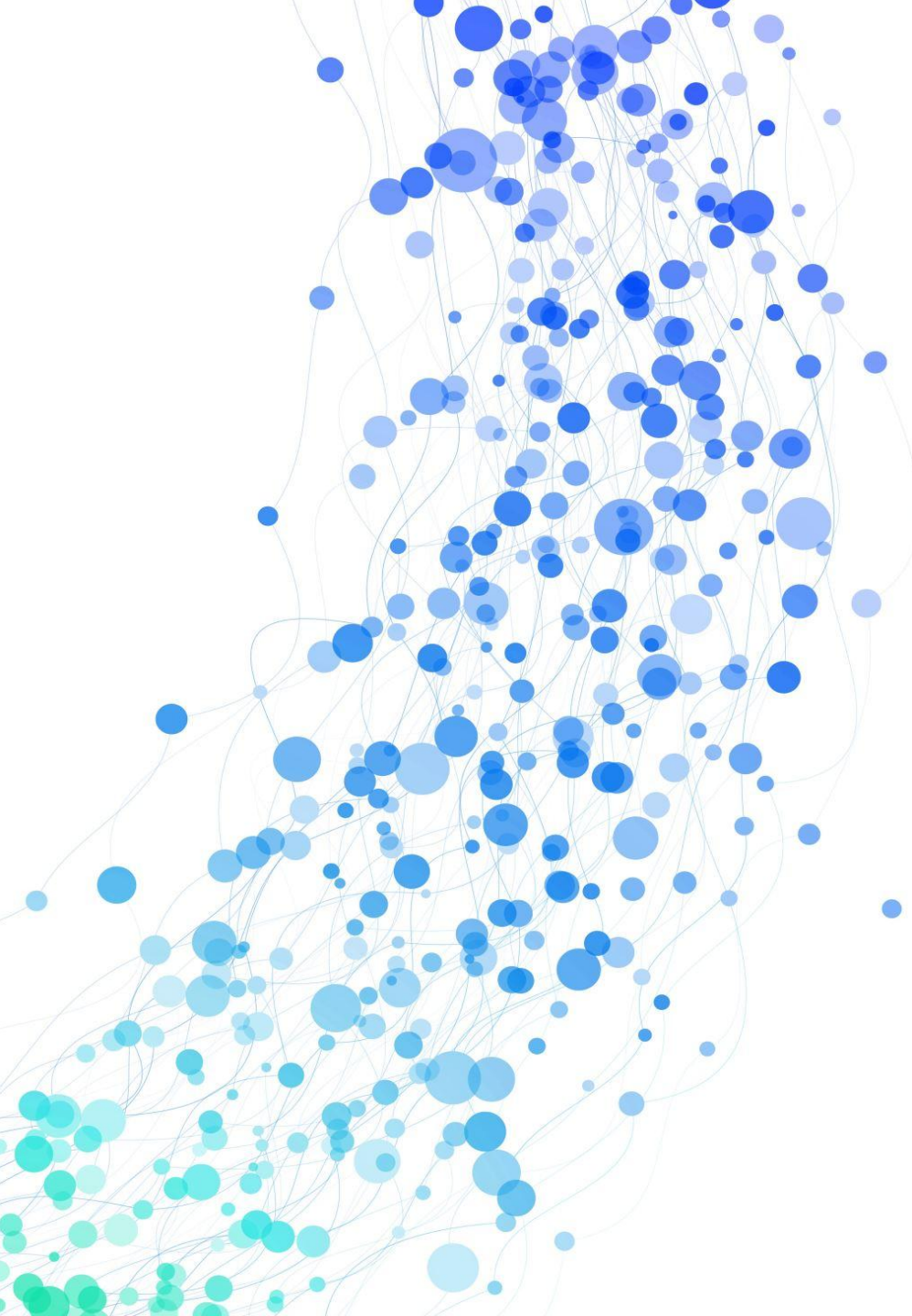
2. Economic Growth and Job Creation

- Stimulate local and regional economic activities by attracting investments and industries such as agrotechnology, light manufacturing, logistics, or tourism.
- Create job opportunities for the local community, particularly in high-demand sectors, enhancing skills development and income levels. 6

Objektif dan Nilai Tambah Cadangan Projek Pembangunan

3. Sustainable and Green Development

- Incorporate green technologies and sustainable practices in infrastructure and building designs (e.g., energy-efficient systems, renewable energy usage, green landscaping).
- Preserve a portion of the land for eco-friendly initiatives, such as parks, green belts, or biodiversity conservation zones.



Objektif dan Nilai Tambah Cadangan Projek Pembangunan

5. Support and Complement Strategic Sectors

- Align with state and national priorities by focusing on sectors like:
 - Agri-industrial hubs (supporting food security and export goals)
 - Renewable energy production (solar farms, biomass projects)
 - High-value tourism (eco-tourism, agro-tourism)

6. Community and Socio-Economic Impact

- Foster inclusive development that benefits local populations, including SMEs (small and medium enterprises), farmers, and local communities.
- Incorporate residential, community centers, and social infrastructure where applicable.



Objektif dan Nilai Tambah Cadangan Projek Pembangunan

7. Compliance and Governance

- Ensure that the development complies with all regulatory requirements, including environmental impact assessments (EIA), land use policies, and local council guidelines.
- Establish a clear governance framework for project management, monitoring, and stakeholder engagement.

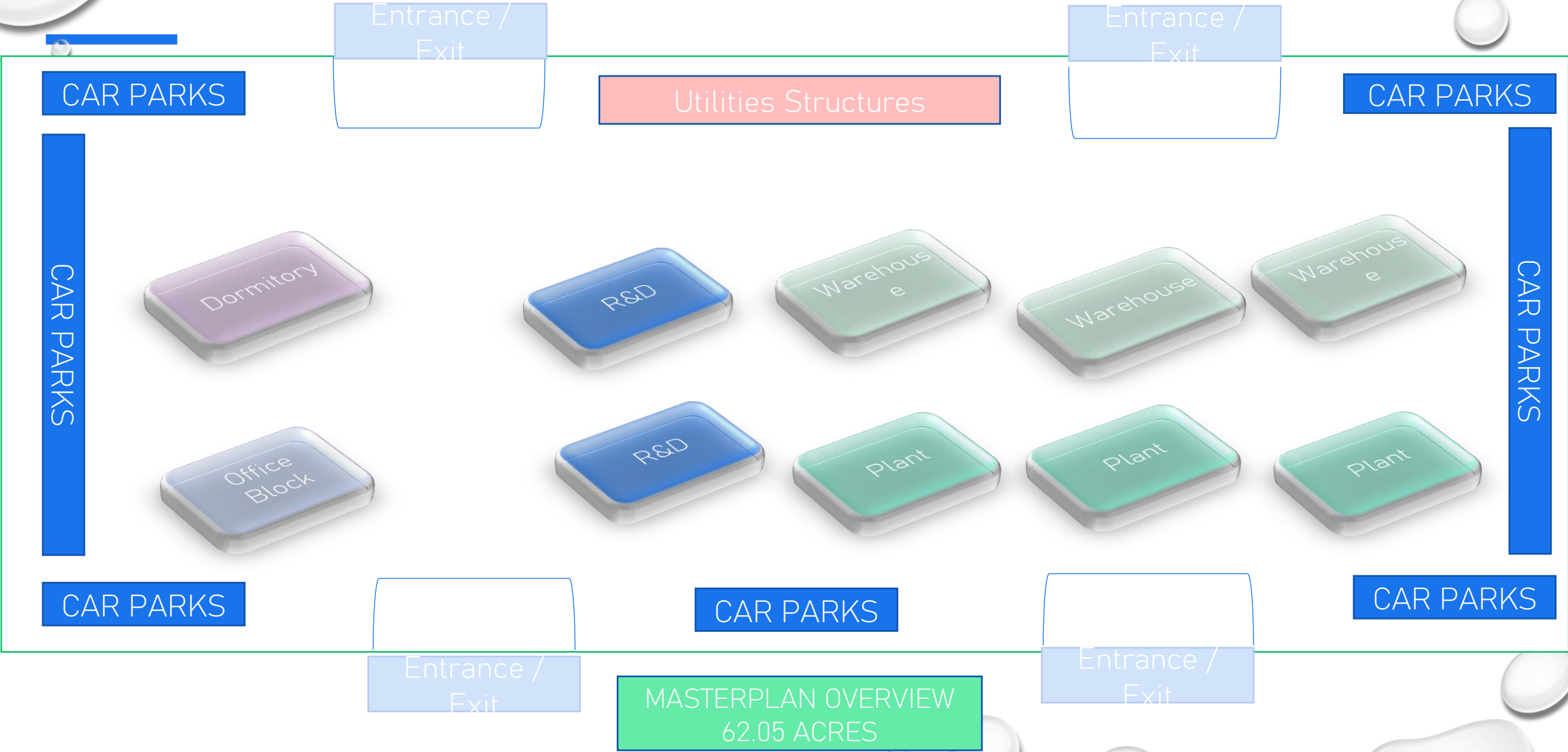
Model Perniagaan (Cashflow & ROI) – Anggaran Kasar Fasa Awalan

Year	Revenue from Export & Import	Operational Expenses	Capital Expenditures	Net Income
Year 1	RM 100M	RM 5M	RM 100M	RM 20M
Year 2	RM 150M	RM 5M	RM 100M	RM 40M
Year 3	RM 175M	RM 5M	RM 100M	RM 60M
Year 4	RM 200M	RM 5M	RM 100M	RM 80M
Year 5	RM 250M	RM 5M	RM 100M	RM 100M

Komponen Projek Berserta Kuantiti dan Anggaran Kos Setiap Komponen

No.	Component	Quantity	Estimated Unit Cost (RM)	Total Estimated Cost (RM)	Remarks
1	Land Preparation & Site Infrastructure (grading, drainage, basic utilities)	62.05 acres	500,000 / acre	31,025,000	Flattening, drainage, roads, utility access
2	Clean Room Facilities (Fabrication Plants - Fab)	3 buildings	100,000,000 / building	300,000,000	ISO Class 5–7 cleanroom standard
3	Office, R&D, and Administrative Buildings	2 blocks	25,000,000 / block	50,000,000	Offices, R&D labs, meeting rooms
4	Power Supply Substation (High Voltage + Backup Systems)	1 unit	30,000,000	30,000,000	Power redundancy critical for IC production
5	Water Treatment Plant (Ultra-pure Water - UPW System)	1 unit	25,000,000	25,000,000	Required for wafer cleaning
6	Waste Management Plant (Chemical Waste Treatment Facility)	1 unit	20,000,000	20,000,000	EHS compliance (environmental, health, safety)
7	Equipment - IC Fabrication Machinery (EUV Lithography, Etching, Deposition, etc.)	Various	300,000,000 (lump sum)	300,000,000	Depends on Fab capacity: 14nm, 7nm, etc.
8	Storage and Logistics Warehouse	2 blocks	10,000,000 / block	20,000,000	Raw material + finished goods handling
9	Security Systems (CCTV, Access Control, Fencing)	Full Site	5,000,000	5,000,000	Critical for safeguarding intellectual property
10	Roads, Parking, Landscaping, Common Facilities	Lump sum	15,000,000	15,000,000	Includes staff amenities
11	Workers' Housing (Optional Dormitories)	1 block	8,000,000	8,000,000	For operational workers and engineers
				804,025,000	

KEY DEVELOPMENT COMPONENTS



Komponen Projek

- → TOTAL ESTIMATED PROJECT COST
- ≈ RM 804,025,000

Notes:

- Cost estimates are approximate based on Malaysia's 2024 construction and semiconductor industry rates.
- **Equipment (item 7)** is the **biggest cost driver** because advanced IC manufacturing needs highly specialized machinery (e.g., EUV lithography machines can cost > RM600 million EACH for the most advanced models; here, a lump sum basic line is assumed).
- **Reliable Power and water supply** are critical: IC fabs requires reliable electricity and ultra-pure water.
- A **single fab** alone can require **20–50MW** of power and millions of liters of UPW daily.
- **Optional:** If the development focuses on **backend IC packaging and testing** rather than full fab (front-end manufacturing), costs can be cut by **40–60%**.

Komponen Projek

Conceptual Site Layout Plan

- (62.05 Acres – IC Project in Chuping)
- 📍 Main Zones:
The land will be divided into logical zones for efficiency, security, and environmental control:
- Zone 1: Front Area (Main Entrance)
- Security Checkpoint & Guard House
- Administration & R&D Offices (2 blocks)
- Visitor Parking and Reception Area
- Landscaping and Branding Signage
- ☒ Easy access for visitors and management staff.



Komponen Projek



- Zone 2: Central Core (Cleanroom/Fab Plants)
- Main Fabrication Buildings (3 Cleanroom Facilities)
- Ultra-pure Water Plant (UPW Facility)
- Waste Chemical Treatment Plant
- ☒ High-security fenced zone.
- ☒ Controlled air quality and restricted access.
- ☒ Internal loop road connecting the three fabs.



Komponen Projek

- Zone 3: Utility & Power Zone
(Behind Fab Area)
- High-Voltage Power
Substation (Main + Backup)
- Emergency Generator Yard
- HVAC Chillers and Cooling
Towers
- ☒ Isolated for safety.
☒ Designed for future
expansion.

Komponen Projek

- Zone 4: Logistics and Warehousing
- Material Warehouse (Raw Materials)
- Finished Goods Warehouse (Outgoing IC Chips)
- Truck Loading/Unloading Bays
- ☒ Truck access through a dedicated side gate (separate from main entrance).

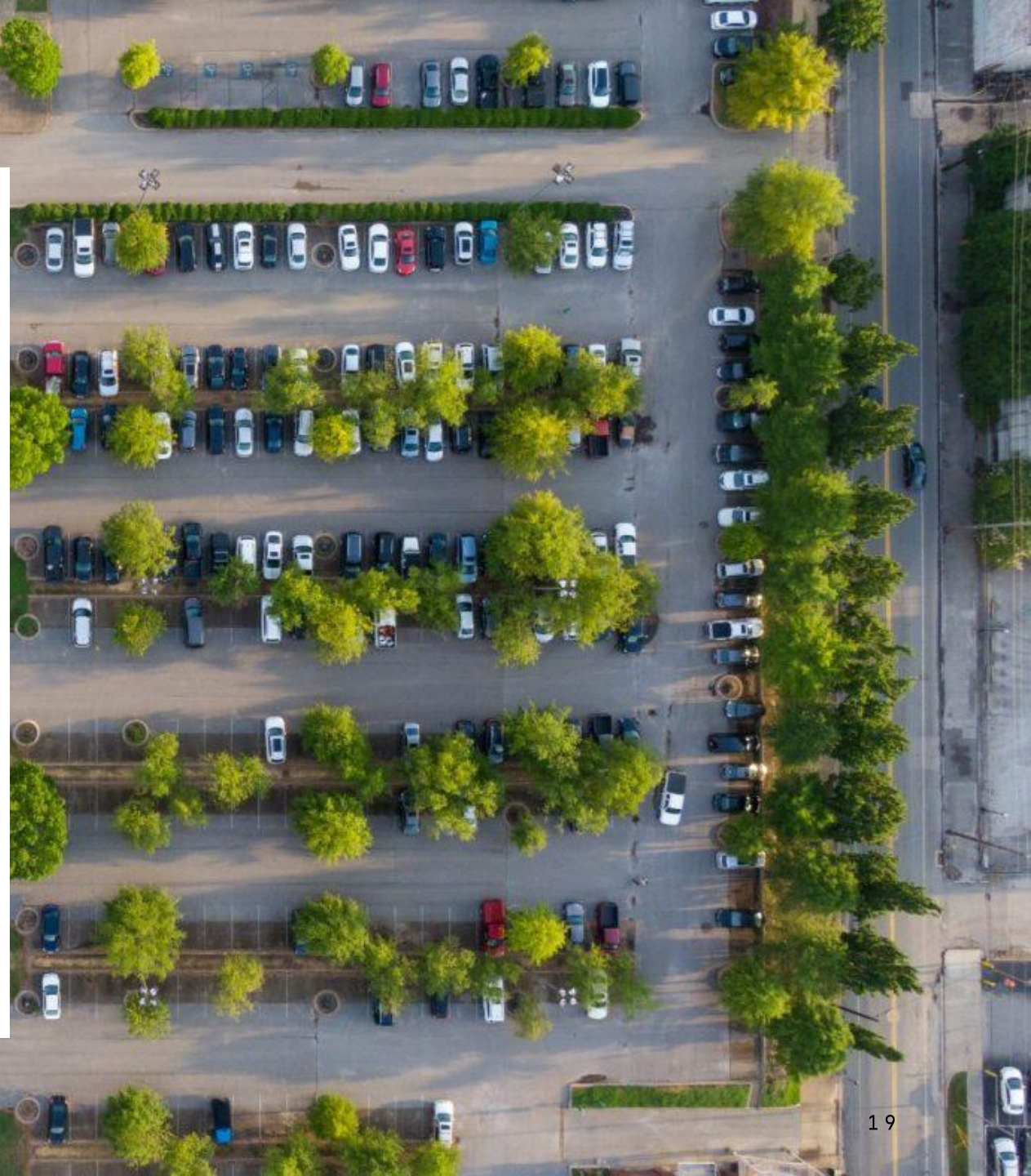
Komponen Projek

- Zone 5: Worker Amenities Area
- Workers' Dormitory Block (Optional)
- Canteen / Cafeteria
- Small Recreational Green Zone
- ☒ For operational efficiency; workers live close to the plant.



Komponen Projek

- Zone 6: Roads, Parking, and Buffer Zones
- Internal Roads: 2–3 lanes wide, loop system
- Parking Lots: Separate lots for staff, management, and trucks
- Buffer Landscaping: Green zones around the perimeter for environmental control and noise reduction.
- ☒ Compliance with environmental and industrial zoning laws.



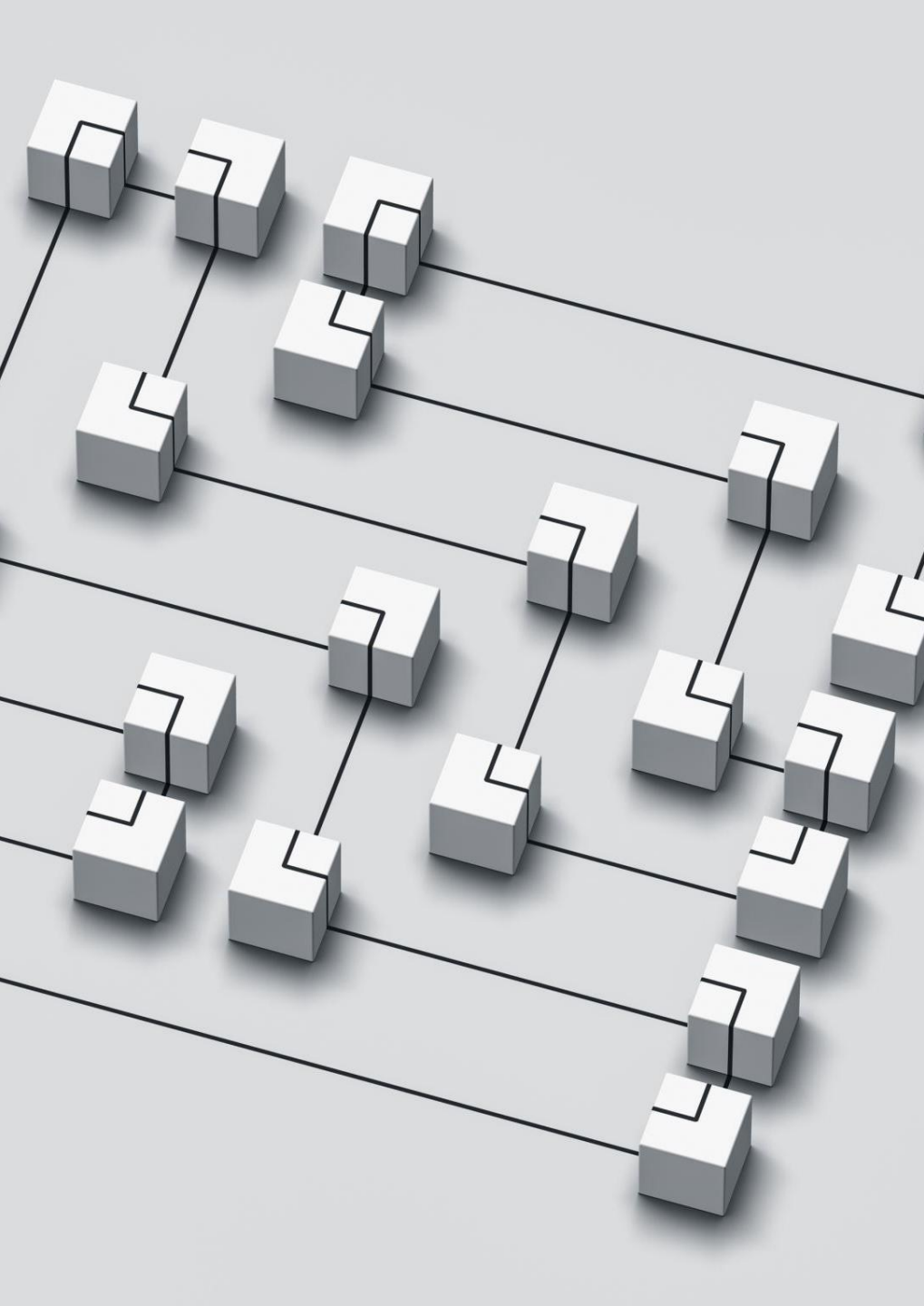
Komponen Proyek

– Peratusan Pembangunan

☐ **Approximate Land Use Distribution**

(Out of 62.05 acres)

Zone	Area (acres)	Percentage
Front Admin Zone	~5 acres	~8%
Fab Cleanrooms (x3)	~25 acres	~40%
Utility Zone	~5 acres	~8%
Logistics/Warehouse	~7 acres	~11%
Worker Amenities	~5 acres	~8%
Roads/Parking/Buffer	~15 acres	~25%



Perancangan Pelan Induk – Green Integrated Circuit Manufacturing Facility

- Conceptual Master Plan Report
- Green Integrated Circuit Manufacturing Facility – 62.05 Acres
- Chuping Valley Industrial Area (CVIA), Perlis, Malaysia
- 1. Executive Summary
- This report outlines a strategic development plan for a 62.05-acre site within the CVIA, focusing on establishing a state-of-the-art Integrated Circuit (IC) manufacturing facility. The plan leverages CVIA's robust infrastructure, strategic location, and supportive ecosystem to position the facility as a key player in Malaysia's semiconductor industry.



Perancangan Pelan Induk – Green Integrated Circuit Manufacturing Facility

2. Site Overview

- **Location:** Chuping Valley Industrial Area (CVIA), Lembah Chuping, Perlis
- **Total Area:** 62.05 acres (approximately 25.11 hectares)
- **Topography:** Predominantly flat terrain with minor undulations, suitable for large-scale industrial development
- **Accessibility:** Proximity to major transportation networks, including roads and the Perlis Inland Port, facilitating efficient logistics and supply chain operations

Perancangan Pelan Induk – Green Integrated Circuit Manufacturing Facility

3. Strategic Context

- CVIA is a 2,482-acre industrial development aimed at transforming Perlis into a high-income, industrialized state by 2030. The area focuses on green, EV and halal industries, offering:
- **Infrastructure:** State-of-the-art facilities, including a Perlis Inland Port, integrated business centers, and renewable energy sources
- **Utilities:** Reliable electricity supply, industrial water, and telecommunication infrastructure
- **Support Services:** Educational institutions, waste management facilities, and emergency services.



Perancangan Pelan Induk – Green Integrated Circuit Manufacturing Facility

4. Design Principles

- The master plan emphasizes:
- **Operational Efficiency:** Optimized layout for manufacturing processes, minimizing material handling and transit times
- **Scalability:** Provision for future expansion of production lines and support facilities
- **Sustainability:** Integration of green technologies and adherence to environmental standards
- **Safety and Compliance:** Designs meeting international safety and industry-specific regulations



Perancangan Pelan Induk – Green Integrated Circuit Manufacturing Facility

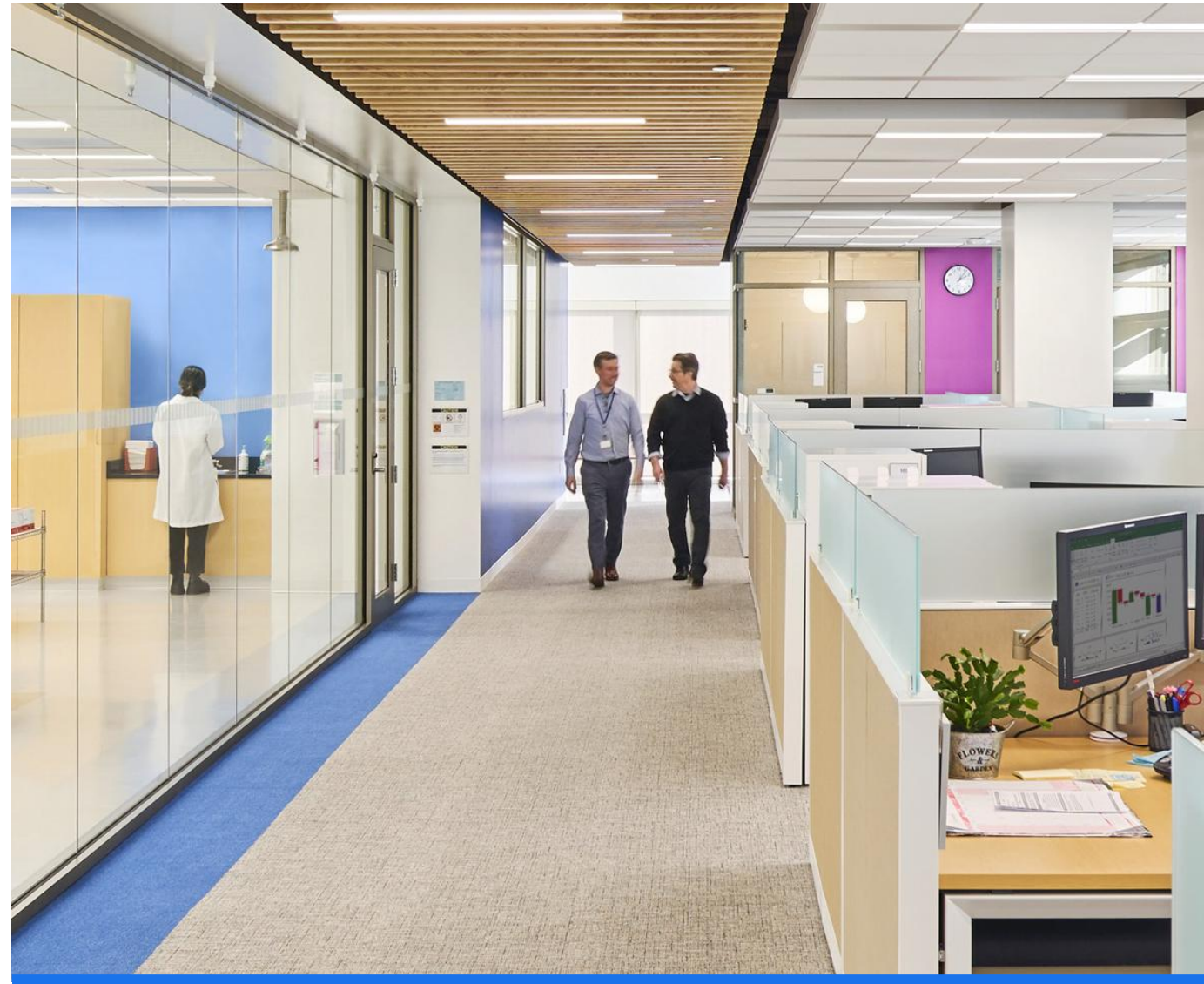
•5. Proposed Site Layout

•A. Manufacturing Zone (Approx. 30 acres)

- **Fabrication Plant:** Cleanroom facilities for wafer processing
- **Assembly & Testing:** Areas designated for packaging and quality assurance
- **Support Facilities:** Chemical storage, waste treatment, and utility management

•B. Administrative and R&D Zone (Approx. 10 acres)

- **Office Complex:** Administrative offices and meeting rooms
- **Research & Development Center:** Innovation labs and collaboration spaces
- **Training Facilities:** Classrooms and simulation labs for workforce development





Perancangan Pelan Induk – Green Integrated Circuit Manufacturing Facility

5. Proposed Site Layout

C. Logistics and Infrastructure (Approx. 15 acres)

- **Warehousing:** Storage for raw materials and finished goods
- **Transportation Hub:** Loading docks and vehicle parking
- **Internal Roads:** Network facilitating smooth intra-site movement

D. Green Spaces and Amenities (Approx. 7 acres)

- **Landscaped Areas:** Green buffers and recreational zones
- **Employee Amenities:** Cafeteria, medical center, and rest areas
- **Sustainability Features:** Rainwater harvesting and solar panels



Perancangan Pelan Induk – Green Integrated Circuit Manufacturing Facility

•6. Infrastructure and Utilities

- **Electricity:** Access to high-capacity power supply, with provisions for backup systems
- **Water Supply:** Industrial-grade water availability for manufacturing processes
- **Telecommunications:** High-speed internet and communication networks
- **Waste Management:** Facilities for proper disposal and treatment of industrial waste

•7. Environmental and Regulatory Compliance

- **Environmental Impact Assessment (EIA):** Comprehensive studies to ensure minimal ecological disruption
- **Regulatory Approvals:** Adherence to local and international standards for construction and operation
- **Sustainability Initiatives:** Implementation of energy-efficient systems and pollution control measure

Garis Masa Pelaksanaan

8. Implementation Timeline

Phase	Duration	Activities
Planning & Design	6 months	Site surveys, architectural and engineering designs
Approvals	3 months	Securing necessary permits and clearances
Construction	18 months	Building infrastructure and facilities
Commissioning	3 months	Equipment installation and testing
Operational Launch	1 month	Commencement of manufacturing operations



Pelaburan Dan Impak Ekonomi – Fasa 1

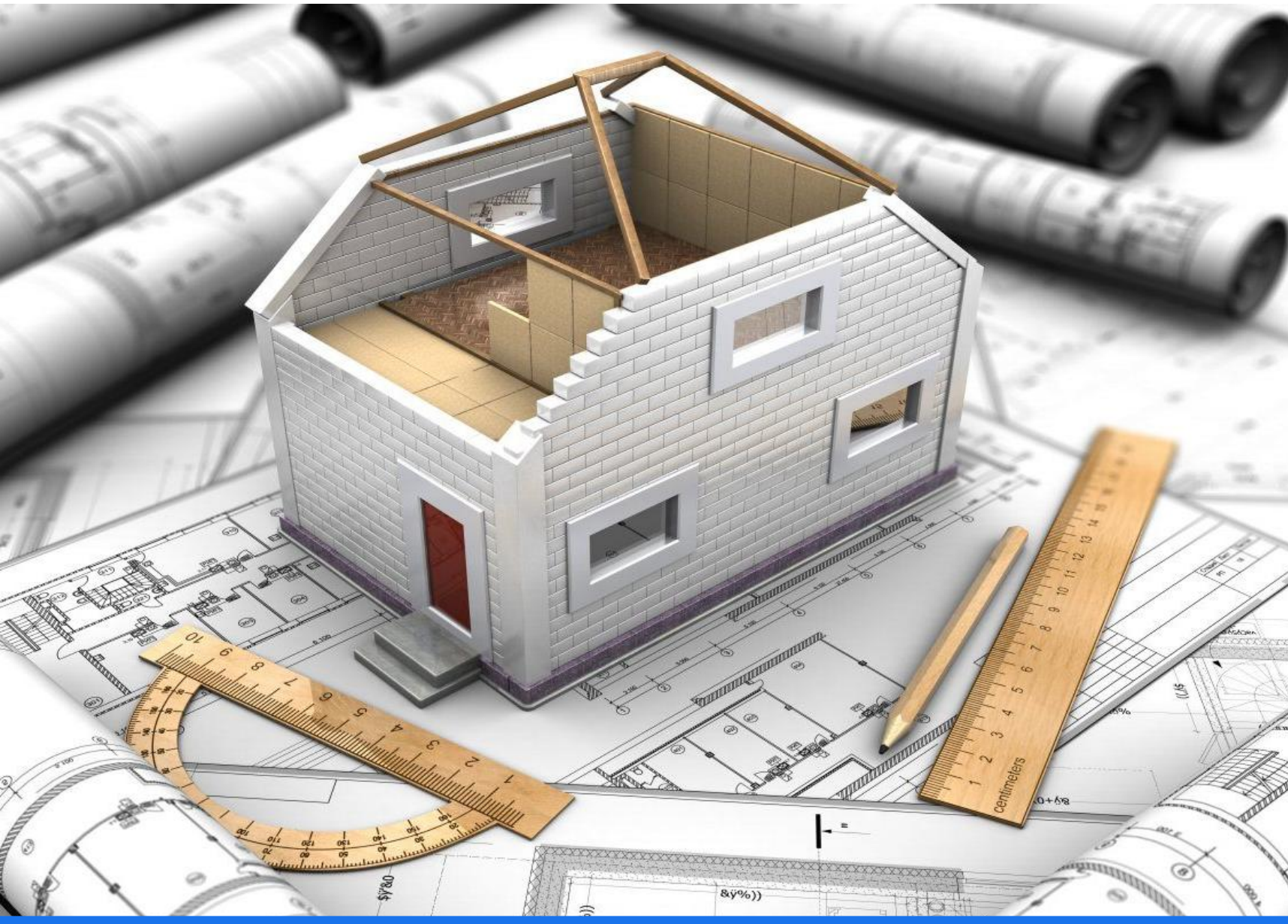


9. Investment and Economic Impact

- **Capital Expenditure:** Estimated at RM800 to RM1 billion, covering construction, equipment, and initial operations.
- **Job Creation:** Approximately 1,000 direct jobs and 2,000 indirect jobs
- **Economic Contribution:** Significant boost to local economy through employment, supply chain development, and technology transfer

10. Conclusion

- The proposed IC manufacturing facility in CVIA represents a strategic investment aligning with Malaysia's vision of becoming a global semiconductor hub. The site's infrastructure, strategic location, and supportive ecosystem provide an ideal environment for sustainable and efficient operations.



Komponen Projek Teknikal

Note:

This conceptual master plan serves as a preliminary framework. Detailed architectural designs, engineering plans, and financial models should be developed in subsequent phases to ensure comprehensive project execution.



Conceptual Master Plan Report Green Integrated Circuit (IC) Facility Development 62.05 Acres, Chuping Valley Industrial Area (CVIA), Perlis, Malaysia

1. Executive Summary

- This master plan outlines the development of a state-of-the-art Integrated Circuit (IC) manufacturing and R&D facility on 62.05 acres of strategically located industrial land within the Chuping Valley Industrial Area (CVIA), Perlis. Leveraging Malaysia's national push towards semiconductor leadership, proximity to logistics hubs, government incentives, and world-class infrastructure, the project aims to create a world-class semiconductor campus that includes manufacturing, R&D, assembly, and support facilities.

2. Project Vision

- Establish a globally competitive IC manufacturing hub.
- Foster innovation through an integrated R&D ecosystem.
- Support Malaysia's ambition to strengthen its position in the global semiconductor value chain.
- Contribute to sustainable industrial growth through green technology and best practices.



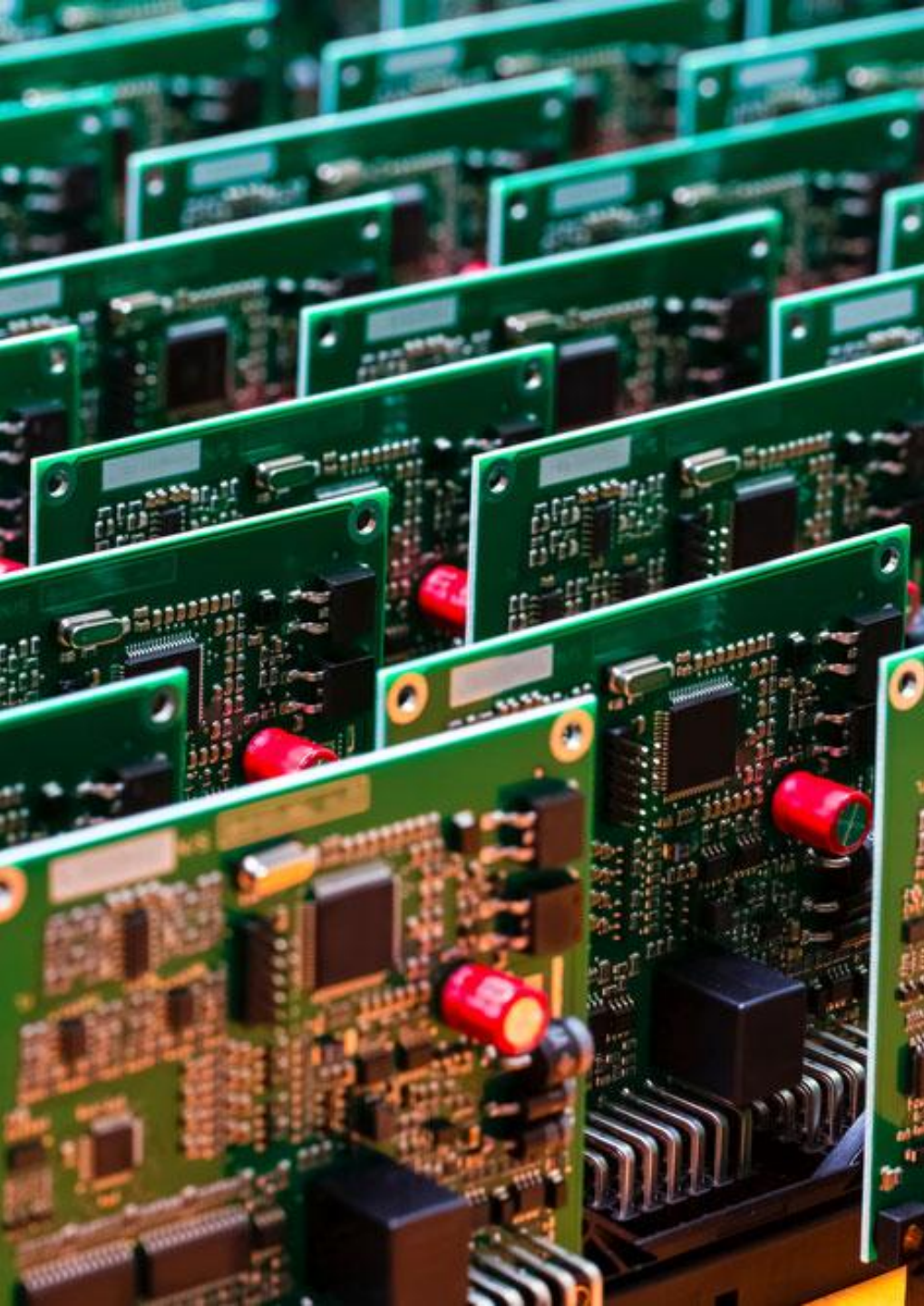
Conceptual Master Plan Report
Green Integrated Circuit (IC) Facility Development
62.05 Acres, Chuping Valley Industrial Area (CVIA), Perlis,
Malaysia

3. Site Overview

- **Total Land Area:** 62.05 acres (251,153 square meters)
- **Location:** Chuping Valley Industrial Area (CVIA), Padang Besar, Perlis.
- **Key Advantages:**
 - Close proximity to the Perlis Inland Port.
 - Excellent connectivity to Thailand and Penang.
 - Ready availability of power (76.81 MVA), water (19.14 MLD), and telecommunication infrastructure.

4. Conceptual Layout Plan Components

1. **Wafer Fabrication Plant:**
 1. Cleanroom-based facility
 2. ISO Class 5/6 compliant environment
 3. Initial setup for 200mm/300mm wafers (expandable)



Conceptual Master Plan Report
Green Integrated Circuit (IC) Facility Development
62.05 Acres, Chuping Valley Industrial Area (CVIA), Perlis,
Malaysia

4. Conceptual Layout Plan Components (Continued)

2. Assembly and Testing Facilities:

1. Advanced packaging
2. Wafer probing, die bonding, wire bonding, molding, testing

3. R&D Center:

1. IC design lab
2. Process development labs
3. Innovation incubation units

4. Utility and Support Buildings:

1. Power substations
2. Chiller and compressor plants
3. Wastewater treatment plant
4. Chemical storage and handling



Conceptual Master Plan Report Green Integrated Circuit (IC) Facility Development 62.05 Acres, Chuping Valley Industrial Area (CVIA), Perlis, Malaysia

4. Conceptual Layout Plan Components (Continued)

5. Administrative and Amenities Block:

1. Corporate offices
2. Cafeteria and recreation center
3. Training and conference center

6. Logistics and Warehousing:

1. Raw material receiving areas
2. Finished goods warehouse
3. Cross-dock facilities

7. Sustainability Initiatives:

1. Rooftop solar energy
2. Rainwater harvesting systems
3. Green building certification (target: LEED Gold or equivalent)

Conceptual Master Plan Report
Green Integrated Circuit (IC) Facility Development
62.05 Acres, Chuping Valley Industrial Area (CVIA), Perlis,
Malaysia

4. Conceptual Layout Plan Components (Continued)

8. Roads and Circulation:

1. 2 main vehicular access points
2. Internal loop roads
3. Segregated service roads for heavy vehicles

9. Green Buffer Zones:

1. Perimeter landscaping
2. Internal green courtyards for employee wellness





Conceptual Master Plan
Report
Green Integrated Circuit
(IC) Facility Development
62.05 Acres, Chuping Valley
Industrial Area (CVIA),
Perlis, Malaysia

5. Development Phases

Phase 1 (Years 1-2)

- Site preparation and infrastructure development
- Construction of wafer fabrication module 1
- Establishment of utility infrastructure

Phase 2 (Years 3-5)

- Expansion of fabrication facility
- Completion of assembly and testing facility
- Launch of the R&D center

Conceptual Master Plan Report Green Integrated Circuit (IC) Facility Development 62.05 Acres, Chuping Valley Industrial Area (CVIA), Perlis, Malaysia

5. Development Phases (Continued)

Phase 3 (Years 6+)

- Full buildout of logistics hubs and support facilities
- Solar power system scaling
- Further expansion based on market demand

6. Investment and Economic Impact

- **Estimated Investment:** MYR 2.5 billion across all phases
- **Job Creation:** Approximately 2,500 direct jobs (engineers, technicians, R&D staff)
- **Multiplier Effect:** Catalyzing supply chain development and SME participation in Perlis and Northern Malaysia



Conceptual Master Plan ReportGreen Green Integrated Circuit (IC) Facility Development 62.05 Acres, Chuping Valley Industrial Area (CVIA), Perlis, Malaysia

7. Strategic Partnerships

- Collaborations with universities for talent development (e.g., UniMAP)
- Alliances with global semiconductor leaders for technology transfer
- Coordination with NCIA and MIDA for incentives and regulatory support

8. Conclusion

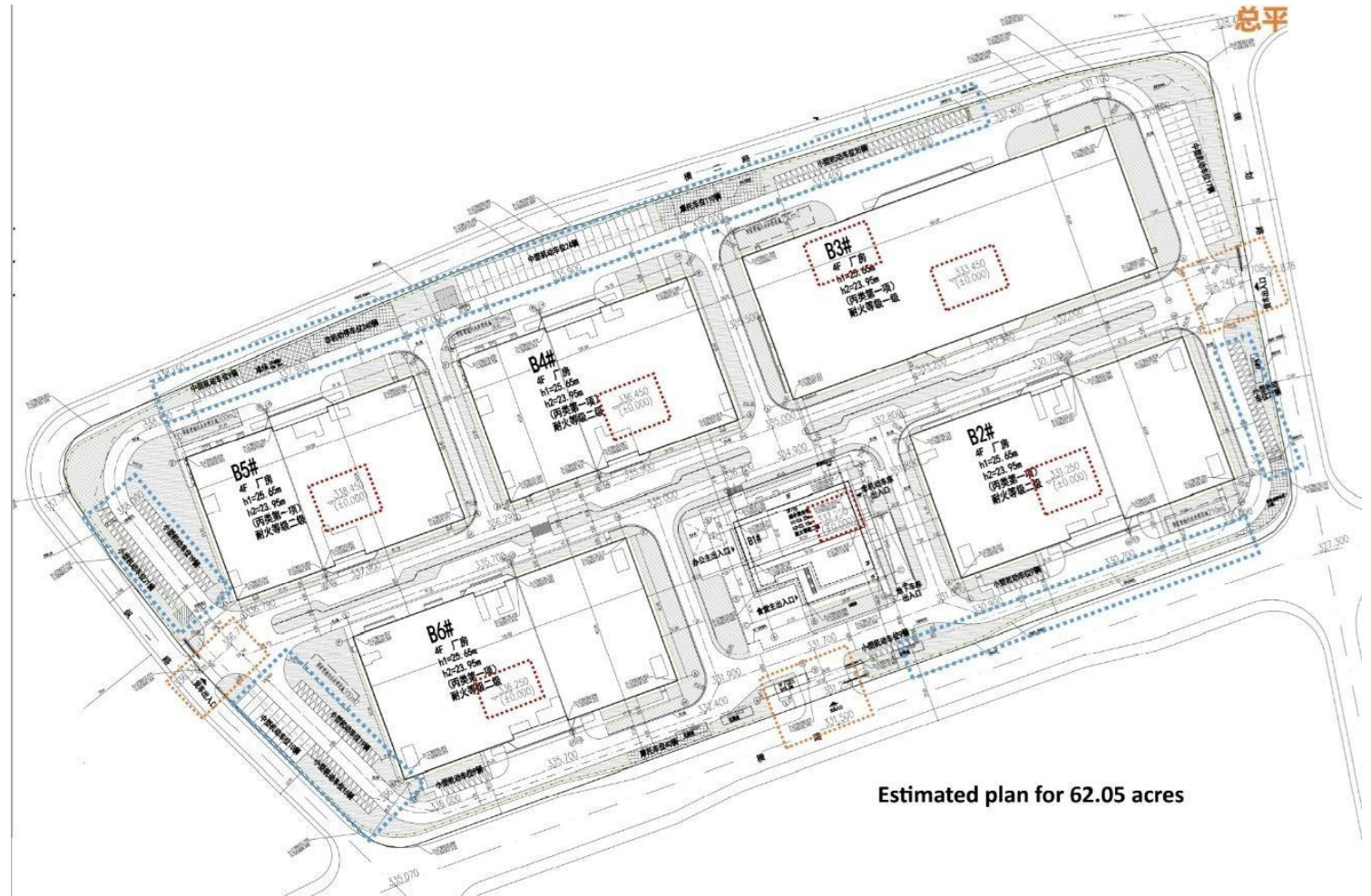
- This IC facility on the 62.05 acres in CVIA, Chuping, Perlis represents a transformative opportunity to position Malaysia as a critical player in the global semiconductor industry. By combining strategic location advantages, governmental support, world-class infrastructure, and visionary planning, this development is poised to become a key driver of industrial and technological growth in the region.



Peta Lokasi, Tapak & Zoning – Plot B-03(1) – Saiz Total 62.05 Ekar



Pelan Konsep
Cadangan
Pembangunan/Pelan
Rekabentuk (artist
impression)



Cadangan Rekabentuk

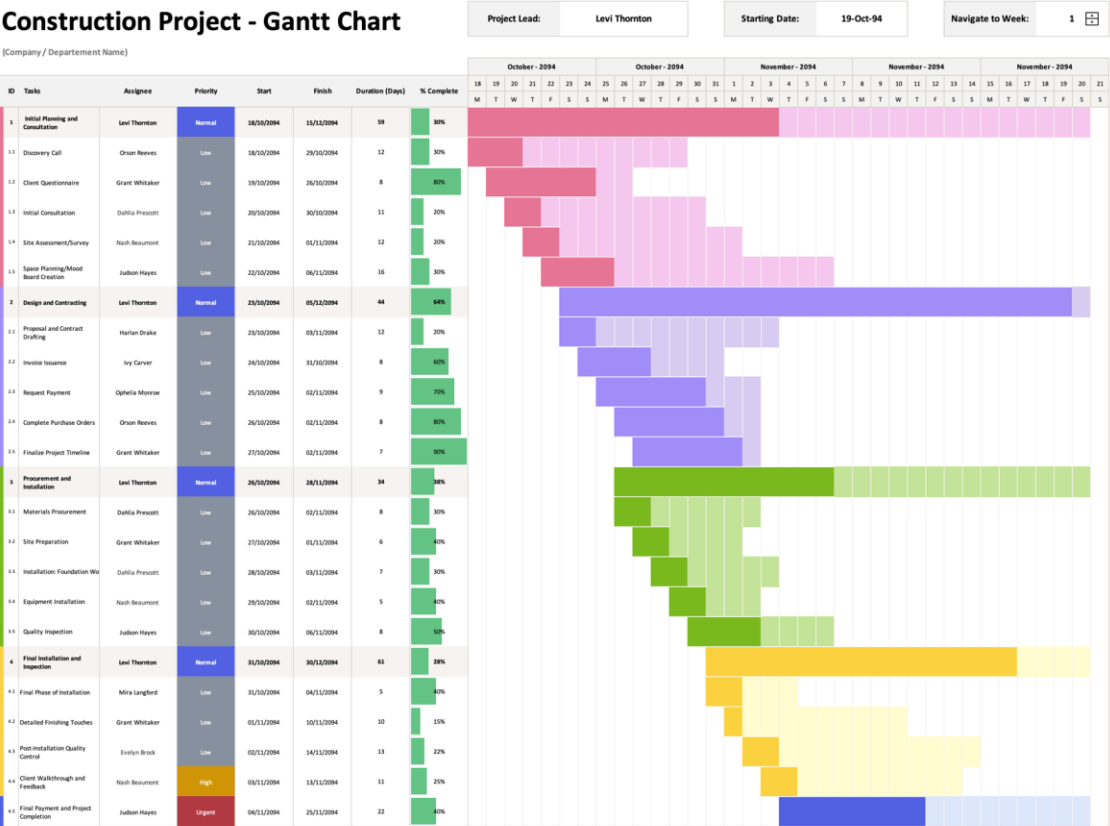


Anggaran Pengwujudan Peluang Pekerjaan (Keseluruhan)

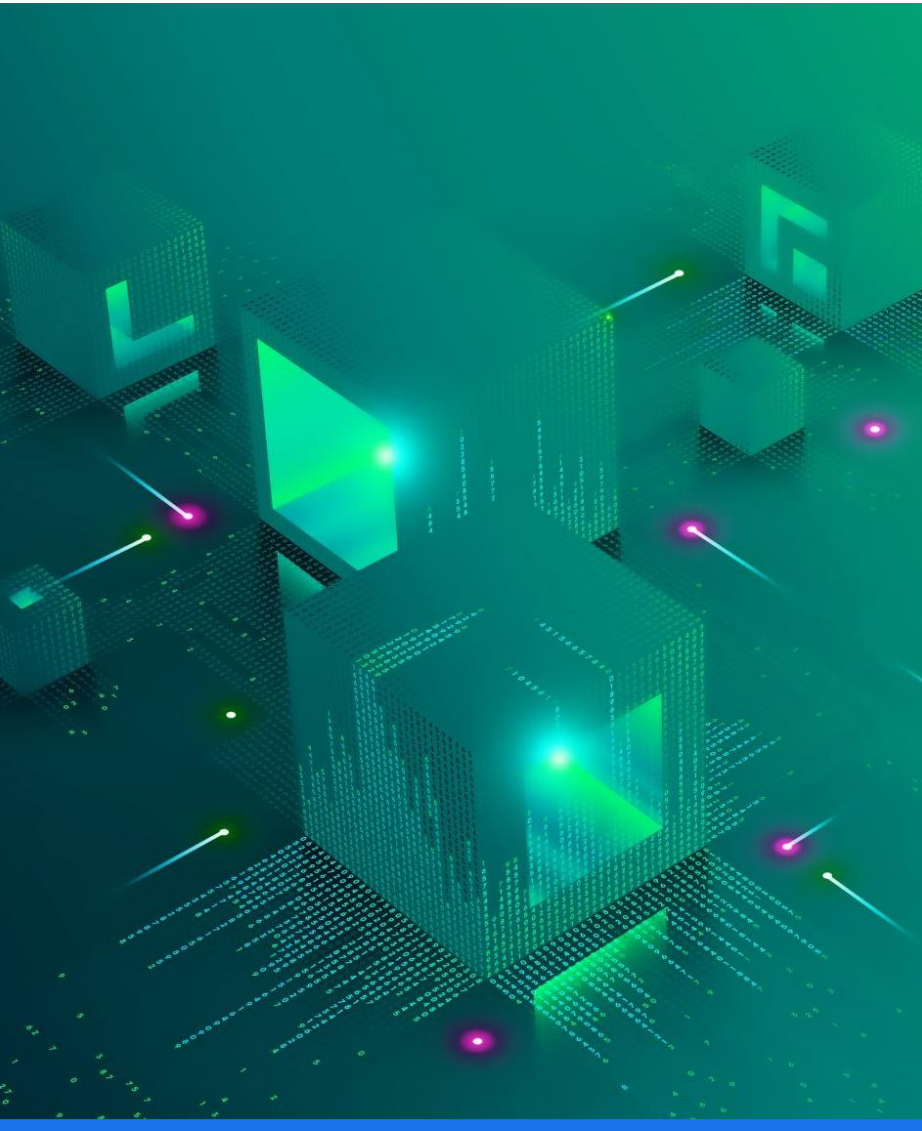


Phase	Duration	Activities	Estimated Headcount
Pre-Construction	Month 1-3	Planning, Design, Permitting	23-45 people
Site Preparation & Excavation	Month 4-5	Clearing, Excavation, Utility Setup	33-52 people
Foundation & Structural Work	Month 6-9	Foundation, Superstructure	50-80 people
Superstructure & Building Systems Installation	Month 10-15	Superstructure, MEP, Roofing	85-150 people
Interior Fit-Out & Finalization	Month 16-19	Interior finishes, IT setup, Landscaping	50-85 people

Jadual Pelaksanaan Projek (Perbatuan atau Gantt Chart)



Month	Milestones	Key Activities
1	Pre-Planning & Feasibility	Land survey, soil tests, zoning check, project scope, team selection
2-3	Design & Permitting	Schematic design, engineering, cost estimation, permit applications
3-4	Site Preparation	Land clearing, grading, utilities layout, temporary site office setup
4-5	Foundation Construction	Excavation, rebar placement, concrete pour, waterproofing
5-7	Structural Framing	Steel or concrete frame erection, floor slabs, stairwells, roofing base
6-8	Exterior Enclosure	Façade, windows, weatherproofing, insulation
7-9	MEP Installation	Electrical, plumbing, HVAC rough-ins, vertical transportation (elevators)
8-10	Interior Finishes	Drywall, ceilings, flooring, painting, fixture installation
10-11	Landscaping & Site Works	Parking lots, drainage, paving, green zones, lighting
11	Final Testing & Inspections	Safety systems, building code compliance, occupancy inspections
12	Handover & Move-In	Final cleaning, furniture install, client walkthrough, project handover



Kajian Pasaran Sektor Semasa

Current Integrated Circuit Sector Market Study For Occupied
The Land 62.05 Acres In Chuping, Perlis

The 62.05-acre land parcel in Chuping, Perlis, situated within the Chuping Valley Industrial Area (CVIA), presents a promising opportunity for development in the integrated circuit (IC) sector. CVIA is a strategic industrial park developed by the Northern Corridor Implementation Authority (NCIA) and the Perlis state government, focusing on green manufacturing and renewable energy.

- **Strategic Advantages for IC Sector Development**

1. **Government Support and Investment Incentives:** Malaysia aims to become a global semiconductor hub, targeting over \$100 billion in investments to enhance its standing in the industry. The government offers fiscal support and incentives to attract global tech companies, with plans to establish local firms with significant revenues in the semiconductor sector.



Kajian Pasaran Sektor Semasa

Strategic Advantages for IC Sector Development

2. Infrastructure and Utilities: CVIA provides robust infrastructure, including 76.81 MVA electricity capacity, 19.14 million liters per day of industrial water supply, and comprehensive telecommunication infrastructure. The presence of the Perlis Inland Port enhances logistics and cross-border trade potential, especially with neighboring Thailand.

3. Talent Development: NCIA has established collaborations with universities to produce and deploy test engineers in the semiconductor field, aiming to create an expert ecosystem in the northern part of Malaysia.

4. Strategic Location: CVIA's proximity to the border town of Padang Besar facilitates cross-border trade and access to a diverse commercial environment, benefiting from surrounding establishments in Kedah and Pulau Pinang

Kajian Pasaran Sektor Semasa

Potential Development Opportunities

- **IC Design and Testing Facilities:** Leveraging the existing training center and government support, establishing IC design and testing facilities can capitalize on the growing demand for semiconductors.
- **Advanced Packaging and Assembly Plants:** With Malaysia's contribution to 13% of global semiconductor testing and packaging, setting up advanced packaging and assembly plants aligns with national industry strengths.
- **Research and Development Centers:** Collaborating with local universities and research institutions to establish R&D centers can foster innovation in semiconductor technologies.



Kajian Pasaran Sektor Semasa

Potential Development Opportunities

- **Considerations**
- **Talent Availability:** While initiatives are in place to develop skilled engineers, ensuring a steady pipeline of talent is crucial for sustained operations.
- **Supply Chain Integration:** Integrating with existing supply chains in Malaysia and the broader ASEAN region can enhance operational efficiency.
- **Environmental Compliance:** Adhering to environmental regulations and sustainable practices is essential, especially given CVIA's focus on green industries.



Sumbangan Terhadap Ekonomi Negeri



Area	Contribution
Job Creation	Hundreds of jobs during construction and later for operations (admin, maintenance, security, tech, etc.)
Local Business Boost	Nearby suppliers, service providers, and hospitality benefit from increased activity
Tax Revenue	Property tax, business tax, payroll tax, and sales tax from onsite businesses
Attracting Investment	Increases the area's visibility for future commercial and residential investment
Increased Land Value	Surrounding property values typically rise, improving municipal tax base

Jadual SWOT Projek – 62.05 ekar Pembangunan

Strength



Area	Description
Ample Land Area	62.05 acres offers flexibility for office space, green zones, parking, and future expansion
Low Land Cost (Relative to Urban KL)	Perlis offers more affordable land than major cities, reducing upfront costs
Strategic Border Location	Proximity to Thailand creates cross-border business potential and logistics advantages
Government Support	Potential for state-backed incentives for rural development, investment, and job creation
Low Competition	Less saturation compared to Selangor or Penang; a first-mover can capture local and regional demand

Jadual SWOT Projek – 62.05 ekar Pembangunan

Weaknesses



Area	Description
Limited Urban Infrastructure	Perlis may have slower internet, fewer transport options, and limited skilled workforce
Small Local Market	Low population density could mean limited direct demand for large-scale office space
Talent Drain	Professionals often migrate to KL or Penang, posing staffing and retention challenges
Weather Risks	Northern Malaysia may experience floods or heavy rains affecting construction timelines

Jadual SWOT Projek – 62.05 ekar Pembangunan

Opportunities



Area	Description
Tech or Logistics Hub	Can position the site as a cross-border logistics, data center, or remote work hub
Tourism & Eco-Design	Leverage eco-tourism by integrating sustainable building practices and public amenities
Educational Partnerships	Collaborate with UniMAP (Universiti Malaysia Perlis) for training, internships, and innovation labs
Attract Federal Investment	Apply for state/federal grants under Malaysia's rural and northern corridor development programs

Jadual SWOT Projek – 62.05 ekar Pembangunan

Threats

Area	Description
Market Volatility	Economic downturns may delay tenant demand or leasing uptake
Policy Shifts	Changes in foreign investment policy, land use zoning, or tax laws could disrupt plans
Infrastructure Delays	If surrounding road, power, or water systems aren't upgraded, it may slow full activation
Competition from Urban Zones	Tenants might still prefer KL, Penang, or Johor for connectivity and talent access





Prepared by:

CEO : Lin Wenhai

Abigaier Universal Sdn Bhd &
Xiamen Abigaier Capital Co., Ltd

Date : 25 April 2025

[Confidential – For Discussion
Purposes Only]