

INFORMATION MEMORANDUM CYBERJAYA, MALAYSIA JUNE 2018

- Cyberjaya – launched in May 1997
- Cyberjaya Flagship Zone (CFZ) is about 2,817 hectares (6,960 acres) which Setia Haruman Sdn Bhd is the Master Developer

Land Use	Nett Area (acres)
Enterprise	1,202
Commercial	382
Mixed	239
Residential	1,496
Institution	316
Light Industry	10
Total	3,645
Reserved for public amenities and greenery	3,315

Description	From inception 1997 up to 2004*	From 2005 up to 2011*	2018* (as at 6/2018)
Population	20,000	50,000	113,348
Companies and other business entities	-	-	1,681 (711 companies, 429 Startups, 35 govt/GLC & 506 MSC companies)
Completed offices	2.7 mil sqft	11.1 mil sqft	13.53 mil sqft
Completed shops	8	263	1,506
Completed Residential/ SOHO/ Serviced Apartment Units	2,000	3,200	20,213
Schools	3	4	7
Universities/ Colleges	2	5	8

* Based on data collected and agreed by Cyberjaya Stakeholders

Year	Investment*	Revenue*
2018	RM 8.22 bil	RM 13.24 bil

* Based on data issued by MDEC for Investment and Revenue generated (MSC companies only)

ACCESSIBILITY

- Highways and expressways:
 - The Lebuhraya Damansara-Puchong (LDP)
 - The North-South Expressway Central Link (PLUS)
 - Maju Expressway (MEX)
 - Expressway Lingkaran Tengah (ELITE)
 - South Klang Valley Expressway (SKVE)
- Travel time - KL city center is 20-30 minutes & KLIA is 20-30 minutes
- Rail – KLIA Transit (Putrajaya/Cyberjaya Station) (ERL- Express Rail Link)
- Nadi Putra provides bus services through Cyberjaya with it's T520, T521 routes from the Cyberjaya Transport Terminal (CTT) and 520, 503 and BET15 routes from Putrajaya Sentral . "Selangorku" buses provide free service connecting Salak Tinggi and Dengkil to Cyberjaya
- Transportation hub of Putrajaya Sentral provides conventional bus routes. The routes conducted by MyRapid are as follows:
 - Express Bus Route from Terminal Jalan Sultan Mohamad, Kuala Lumpur (E1) to Putrajaya Sentral
 - Bandar Utama (U43) and Serdang KTM Komuter (U42) to Putrajaya Sentral
 - Local Bus (U429) as a feeder service from Putrajaya Sentral to Cyberjaya

PUBLIC FACILITIES AND AMENITIES

- Transportation Terminal at Street Mall – Host "Selangorku" free buses for passengers from Salak Tinggi, Jenderam, Dengkil and Cyberjaya. Nadiputra provide Cyberjaya city internal bus service and connection to Putrajaya Sentral. A food outlet with 16 food stalls are located here
- Dedicated Transportation System (DTS) with 41 multi-type vehicles servicing 24 hours, 7 days a week to and from 7 destinations in Klang Valley and Seremban to Cyberjaya. The destinations include KL Sentral, Terminal Putra LRT Gombak, Terminal Bersepadu Selatan, Kepong, Klang Parade, Seremban and Shah Alam
- Modern Fire Station

- State-of-the-Art – Police Station / CCTV for the entire city. Cyberjaya has 32 CCTVs that link up with the Malaysian Emergency Response System (MERS 999)
- The Cyberjaya Lake Garden is a 400-acre 'green lung' for Cyberjaya. About 86 acres of the land has been developed with facilities including Visitor's Information Centre, Boardwalk, Look-Out Tower, children's playground, 15 acres of main lake and 29 acres of natural and wetland
- Cyberjaya Community Club

Indoor recreational facilities:

Two (2) futsal courts, two (2) badminton courts, a gymnasium and two (2) squash courts;

Outdoor recreational facilities :

A basketball court, two (2) tennis courts, a swimming pool, a paint-ball facility and a golf driving range

- Sports Arena – Football Mini Stadium, A tennis court , a basketball court , two (2) futsal courts
- MPSP Football Stadium- astro turf FIFA standard field
- Dpulze Shopping Center has Jaya Grocers, TGV Cinemas and Bowling Alley as anchor tenants
- Tamarind Square – Largest 24 hours Book Store (BookXcess), Village Grocers
- Hotels - Cyberview Resort & Spa, Tune Hotel, Citadines Serviced Apartments, Shaftsbury Serviced Suites, Tan'yaa Hotel, Z-Hotel, Dashbox Hotel, EV World Hotel, Hotel Hilal
- Banks – Maybank, Maybank Islamic Bank, CIMB, HSBC Amanah, Bank Islam, Affin Bank, Bank Rakyat, RHB Easy, Hong Leong Islamic Bank
- More than 300 food & beverage outlets. Amongst the famous F&B outlets are as follows:

a) McDonald's	k) Mr Dakgalbi
b) Burger King	l) Old Town White Coffee
c) Chatime	m) Sushi Zanmai
d) Coffee Bean and Tea Leaf	n) Pizza Hut
e) Domino's Pizza	o) Seoul Garden
f) Nando's	p) Saba Restaurant
g) Kenny Rogers Roasters	q) Secret Recipe
h) KFC	r) Starbucks Coffee
i) Go Noodle House	s) Subway
j) Kiraku Japanese Restaurant	t) A&W

POPULATION

Population		6/2018*
Knowledge Workers		40,637
Students		29,178
Population - Others		
Gov't, GLC & Major Local Companies	10,500	
Commercial	7,110	
Unique Residents	25,923	43,533
Total Population		113,348

*Based on data collected and agreed by Cyberjaya Stakeholders

* Notes: 40% of University students in Cyberjaya are foreigners

EDUCATION INSTITUTIONS

- Five (5) Universities
 - Multimedia University
 - Limkokwing University of Creative Technology
 - Universiti Islam Malaysia
 - Asia Metropolitan University
 - UniMY (University Malaysia Of Computer Science and Engineering)
- FTMS Global College
- Cyberjaya University College of Medical Sciences
- Malaysia Automotive Institute
- ELC International School
- Smart School (Cyberjaya Primary & Secondary) and a Secondary Smart Boarding School (Seri Puteri Girls)
- SJK (C) Union School
- Abedeen School
- Mutiara Aman School

OFFICE SPACE

More than 99 buildings with 13.53 million sqft of office space completed

MAJOR ON-GOING DEVELOPMENTS

Residential

- Setia Eco-Glades (SP Setia) – 2,400 units of mix residential houses in phases
- Lake Point Residence (Eastern Corridor) – Balance 452 of condominiums
- 3rd Avenue (Tee Land Ltd) – 701 units of condominiums
- Mansion Park & Sawtelle (Country Heights) – 72 units of landed houses and 241 units of condominiums
- Lakefront (MCT) – 606 units of condominiums and 110 units of bungalows + PRIMA homes apartments
- SPNB Aspirasi Affordable Homes – Total of 2,720 units
- Laman View (Gadang/Cyberview) – PRIMA homes apartment and 194 units of terrace houses

Mixed Development

- Sky Park (MCT) – 250,000 sq ft office space/Hotel/SOHO/Commercial (Retail)
- Tamarind Square & Suites (Tujuan Gemilang) – Balance 670 units of SOFO
- Square Garden (Kenwingston) - SOHO: 912 units of residences, 28 units of retail lots and 208 units of offices
- L57 by Seri Mutiara - King Henry VIII School and facilities

Commercial Development / Facilities Development

- Cyberjaya Hospital – 288 Beds
- Cyberjaya City Center – Convention Center (200,000 sqft), Hotel (359 rooms) – Phase 1A

FUTURE DEVELOPMENTS

Residential

- West Link
- Central Link

Mixed Development

- Angkasa Icon City

Commercial/Office Development

- DXN International - Headquarters
- Mydin Mall – Headquarters and Flagship Store

SIGNIFICANT AWARDS AND ACHIEVEMENTS

2004 : The FIABCI Malaysia Property Award for Best Resort Development

2006 : The FIABCI Malaysia Property Award for Best Office Development Category

2007 : The Prix d'Excellence FIABCI Global Property Award under the Office/Industry Category

2007 : The Energy Efficient Building under the ASEAN Energy Awards and Tropical Building Category organized by ASEAN Centre for Energy (ACE) for Street Mall

2010 : Selected as the Pioneer City to adopt Green Technology agenda by the Prime Minister

2011 : Malaysia's first LEED Gold Building for Bangunan Lestari Kumpulan EMKAY (BLKE) which marked an important milestone for the Group in its quest towards green development in Cyberjaya

2011 : Selected as one of the model "Future Cities" by the Japanese Government to share the City's leading practices in the field of sustainable city development to the world

2012 : The FIABCI Malaysia Property Award for Sustainable Development for Bangunan Lestari Kumpulan EMKAY (BLKE)

2014 : Malaysian Reserve Property Press Award 2014 for Most Successful Vision City Builder for Cyberjaya

2016 : Malaysia Architecture Landscape Awards 2015 for the following categories; Project of the Year 2015 and Excellence Award : Developer Category, Property Developer Award

LIST OF MULTINATIONAL COMPANIES / ORGANIZATIONS

1	Advanced Micro Devices Global Services (M) Sdn Bhd
2	AIA Shared Services Sdn Bhd
3	AIG Global Services (Malaysia) Sdn Bhd
4	Amway IT Services Sdn Bhd
5	Ansell Services Asia Sdn Bhd
6	Asia-Pacific Information Services (DHL) Sdn Bhd
7	AT & T Communication Services (M) Sdn Bhd
8	Atos Services (M) Sdn Bhd
9	BMW Asia Technology Centre Sdn Bhd
10	Cofely Malaysia Sdn Bhd
11	Cogdev Malaysia Sdn Bhd
12	Dell Global Business Center Sdn Bhd
13	DXC Technology
14	e2 Power Sdn Bhd
15	ECENTA Malaysia Sdn Bhd
16	Emerio (Malaysia) Sdn Bhd
17	Experian Marketing Services (Malaysia) Sdn Bhd
18	Fujitsu (Malaysia) Sdn Bhd
19	Fujitsu Telecommunication Asia Sdn Bhd
20	HSBC Electronic Data Processing (Malaysia) Sdn Bhd
21	HSBC Global Operations Company Limited
22	HTC Global Services MSC Sdn Bhd
23	Huawei Malaysia Global Training Centre
24	IBM Regional Contact Center
25	IBM Global Delivery Centre (Malaysia) Sdn Bhd
26	Infobip Asia Pacific Sdn Bhd
27	Infotech Cargo Services Sdn Bhd
28	Kenexa Technologies Sdn Bhd
29	Logicalis Asia Pacific MSC Sdn Bhd
30	Media Monitors (Malaysia) Sdn Bhd
31	MIKI Shared Service Centre Sdn Bhd
32	NTT MSC Sdn Bhd
33	OLM Studio
34	P2i Online Sdn Bhd
35	PGS Data Processing & Technology Sdn Bhd
36	Prudential Services Asia Sdn Bhd
37	RBC Dexia Investor Services (Malaysia) Sdn Bhd
38	Shell Business Service Centre Sdn Bhd
39	Shell Global Solutions (Malaysia) Sdn Bhd
40	T-Systems Malaysia Sdn Bhd
41	Tech Mahindra Malaysia
42	World Health Organization (WHO)
43	United Nations Development Programme (UNDP)

MAJOR LOCAL COMPANIES/ GLC'S/ GOVERNMENT AGENCIES

1	Astro
2	Basis Bay Capital Management Sdn Bhd
3	CryoCord Sdn Bhd
4	CSF Group
5	Cyberview Resort & Spa
6	Al Hijrah Big Studio
7	Measat Satellite Systems Sdn Bhd
8	MYTelehaus Sdn Bhd
9	DreamEDGE Sdn Bhd
10	Setia Haruman Technology Sdn Bhd
11	SKALI DC Sdn Bhd
12	Cyberview Sdn Bhd
13	GITN Sdn Bhd
14	Pendinginan Megajana Sdn Bhd
15	UEM Edgenta Sdn Bhd
16	Telekom Research & Development Sdn Bhd
17	Agensi Inovasi Malaysia (AIM)
18	Bank Negara Malaysia (BNM)
19	Jabatan Kemajuan Islam Malaysia (JAKIM)
20	Jabatan Pengangkutan Jalan (JPJ)
21	Jabatan Standards Malaysia
22	Jobsmalaysia, Kementerian Sumber Manusia
23	Kementerian Pelajaran Malaysia (KPM)
24	Lembaga Hasil Dalam Negeri (LHDN)
25	Majlis Perbandaran Sepang
26	Malaysia Automotive Institute (MAI)
27	Malaysian Global Innovation & Creativity Centre (MaGIC)
28	Malaysian Industry-Government Group for High Technology (MIGHT)
29	Malaysian Administrative Modernization and Management Planning Unit (MAMPU)
30	Multimedia Development Corporation (MDEC)
31	MyTV Broadcasting Sdn Bhd
32	ProtectHealth
33	Suruhanjaya Komunikasi dan Multimedia Malaysia (SKMM)
34	Suruhanjaya Perkhidmatan Awam Negara (SPAN)
35	TS Global Network Sdn Bhd
36	Institut Perakaunan Negara
37	Institut Keusahawanan Negara (INSKEN)

PROPERTY DEVELOPERS

	Developers	Project Status
1	Andaman Property Management Sdn Bhd	Completed
2	Areca Properties Sdn Bhd	Under Planning
3	Binastra Sdn Bhd	Completed
4	BND Global Development (Roponggi)	Under Construction
5	Country Heights Holdings Berhad	Under Construction
6	Crystalville Sdn Bhd	Under Construction
7	Cyberview Sdn Bhd/Gadang	Under Construction
8	Cyberview Sdn Bhd/MRCB Land	Under Construction
9	D'Pulze Ventures Sdn Bhd	Completed
10	Eastern Corridor Sdn Bhd (Yanjian Group)	Under Construction
11	Emkay Group of Companies	Under Construction
12	Glomac Berhad	Completed
13	Ikhasas Sdn Bhd	Completed
14	Kimlun Sdn Bhd (Post Atlantic)	Completed
15	Kenwingston Square Garden	Under Construction
16	Mah Sing Group Berhad	Completed
17	MCT Consortium Berhad	Under Construction
19	Nadayu Properties Berhad	Under Construction
20	Nexgram Land Sdn Bhd (Angkasa Icon City)	Under Planning
21	OSK Property Holdings Berhad	Completed
22	Paramount Corporation Berhad	Under Construction
23	Prima Properties Management Sdn Bhd/ Suntrack Dev.	Completed
24	Seri Mutiara Sdn Bhd	Under Construction
25	Setia Haruman Sdn Bhd	Under Construction
26	SP Setia Berhad	Under Construction
27	SPNB Aspirasi Sdn Bhd	Under Construction
28	Sterling Prima Sdn Bhd	Completed
29	Suntrack Development Sdn Bhd (Summer Glades)	Completed
30	Tee Resources Sdn Bhd	Under Construction
31	Tim Development and Construction Sdn Bhd	Completed
32	Tujuan Gemilang Sdn Bhd	Under Construction
33	UEM Sunrise Berhad	Completed
34	Villamas Sdn Bhd	Completed
35	HCK Capital Group	Under Construction

COMERCIAL AREAS

Completed	
1	Autoville (Light Industrial Area)
2	CBD Perdana, CBD Perdana 2
3	Cottage Walk
4	D'Pulze Shopping Center
5	Glomac, Glomac 2
6	Neo Cyber
7	Prima 11
8	Prima Avenue
9	Shaftsbury Square
10	Street Mall
11	Centrus, CBD Perdana 3
12	Galleria
13	The Place
14	Gem-In Mall
15	Tamarind Square
16	Radius
17	Vita
18	FIESTA @Cybersquare
19	Kanvas
20	Star Central
21	Nadayu 99
22	Garden Boulevard
23	Pan'gaea

Under Construction	
1	Edusphere
2	Sky Park
3	Vita 2

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