

# INFORMATION MEMORANDUM CYBERJAYA, MALAYSIA JANUARY 2020

- 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
<b>Total</b>	<b>3,645</b>
<b>Reserved for public amenities and greenery</b>	<b>3,315</b>

Description	From inception 1997 up to 2004*	From 2005 up to 2011*	2019* (as at 12/2019)
Population	20,000	50,000	144,771
Companies and other business entities	-	-	<b>1,977</b> (982 non-MSC companies, 429 Startups, 43 govt/GLC & 523 MSC + ICT companies)
Completed offices	2.7 mil sqft	11.1 mil sqft	13.80 mil sqft
Completed shops	8	263	1,601
Completed Residential/ SOHO/ Serviced Apartment Units	2,000	3,200	26,224
Schools	3	4	9
Universities/ Colleges	2	5	8

\* Based on data collected and agreed by Cyberjaya Stakeholders

Year	Investment*	Revenue*
<b>2018</b>	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.
- 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

- 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 has the following facilities:  
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 and TGV Cinemas as anchor tenants
- Tamarind Square – Largest 24 hours Book Store (BookXcess), Village Grocers
- Hotels - Cyberview Resort & Spa, Fox Lite 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, 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) 4Fingers Crispy Chicken	s) Subway
j) Kiraku Japanese Restaurant	t) A&W

## POPULATION

Population		12/2019*
Knowledge Workers		40,911
Students		26,089
Population - Others		
Gov't, GLC & Major Local Companies, MSC support staff	41,782	
Commercial	6,874	
Unique Residents	29,115	77,771
<b>Total Population</b>		<b>144,771</b>

\*Based on data collected and agreed by Cyberjaya Stakeholders

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

## EDUCATION INSTITUTIONS

- Four (5) Universities
  - Multimedia University (MMU)
  - Limkokwing University of Creative Technology
  - Universiti Islam Malaysia (UIM)
  - University Malaysia Of Computer Science and Engineering (UniMY)
  - University of Cyberjaya (UoC), formerly known as Cyberjaya University College of Medical Science (CUCMS)
- UniKOP College
- Cyberjaya International Skills College
- FTMS Global College
- ELC International School
- SK & SMK Cyberjaya and a Secondary Smart Boarding School (Seri Puteri School)
- SJK (C) Union School
- Abedeen School
- Mutiara Aman School
- King Henry VIII College
- Brainy Bunch School

## OFFICE SPACE

More than 99 buildings with 13.80 million sqft of office space completed

## MAJOR ON-GOING DEVELOPMENTS

### Residential

- Mulia by EMKAY
- Setia Eco-Glades (SP Setia) – 2,400 units of mix residential houses in phases
- Setia Safiro (SP Setia) – 288 units of houses
- Lake Point Residence (Eastern Corridor) – Balance 606 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

### Commercial Development / Facilities Development

- Cyberjaya Hospital – 288 Beds

## FUTURE DEVELOPMENTS

### Residential

- Block 16 Housing by Setia Haruman Sdn Bhd

### Mixed Development

- Angkasa Icon City

### Commercial/Office Development

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



## MAJOR LOCAL COMPANIES/ PLC/ GLC'S/ GOVERNMENT AGENCIES

1	Agensi Inovasi Malaysia (AIM)
2	ALLO Technology Sdn Bhd
4	Astro
5	Bank Negara Malaysia (BNM)
6	Basis Bay Capital Management Sdn Bhd
7	CryoCord Sdn Bhd
8	CSF Group
9	Cyberview Resort & Spa
10	Cyberview Sdn Bhd
11	Dagang Net Technologies Sdn Bhd
12	Datasonic Group Berhad
13	DreamEDGE Sdn Bhd
14	GITN Sdn Bhd
15	Institut Keusahawanan Negara (INSKEN)
16	Jabatan Pengangkutan Jalan (JPJ)
17	Jabatan Standards Malaysia
18	Jobsmalaysia, Kementerian Sumber Manusia
19	Kementerian Pelajaran Malaysia (KPM)
20	Koperasi Khazanah Suria KL Berhad (KKSB)
21	Kumpulan Wang Pesara (KWAP)
22	Lembaga Hasil Dalam Negeri (LHDN)
23	Lembaga Promosi Kesihatan Malaysia
24	Majlis Perbandaran Sepang
25	Malaysia Automotive, Robotics & IoT Institute (MARii)
26	Malaysian Administrative Modernization and Management Planning Unit (MAMPU)
27	Malaysian Global Innovation & Creativity Centre (MaGIC)
28	Malaysian Industry-Government Group for High Technology (MIGHT)
29	Measat Satellite Systems Sdn Bhd
30	Malaysia Digital Economy Corporation (MDEC)
31	MYTelehaus Sdn Bhd
32	MyTV Broadcasting Sdn Bhd
33	Pendinginan Megajana Sdn Bhd
34	Pestariang Berhad
35	ProtectHealth
36	SKALI DC Sdn Bhd
37	Suruhanjaya Komunikasi dan Multimedia Malaysia (SKMM)
38	Suruhanjaya Perkhidmatan Air Negara (SPAN)
39	SWCorp Malaysia
40	Telekom Research & Development Sdn Bhd
41	TS Global Network Sdn Bhd
42	UEM Edgenta Sdn Bhd
43	VentureTECH Sdn Bhd

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

## COMERCIAL / MIXED DEVELOPMENT AREAS

	Major Completed Projects
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	Third Avenue
23	Kenwingston
24	Pan'gaea
25	RekaScape

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