Pahang Aerospace City

Pahang Aerospace City Development Berhad

Pahang Aerospace City, Malaysia
AI Hyperscale Data Center, Digital Infrastructure Platform
& AI Technology Park Development Project



AI-Driven | Hyperscale Data Center | Digital Infrastructure Platform | Tech Park Development | Green & Sustainable Development | Collaborative Future

August 2026

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PART 01

Project Overview & Strategic Context

Present Focus, Strategic Direction, New Growth Chapter

Clear Direction, Core Focus, Strategic Opportunities

Trend Insights, Industry Analysis, Future Outlook

Synergistic Growth, Industry Integration, Collaborative Ecosystem

Future Co-creation, Innovation-Driven, Value Leadership

Project Name & Positioning

PROJECT NAME & POSITIONING

01 Full Project Name

Pahang Aerospace City: AI Hyperscale Data Center, Digital Infrastructure & AI Tech Park. A benchmark digital economy project integrating computing power infrastructure, digital platforms, and industrial parks to bridge regional computing gaps and drive intelligent upgrades.



02 Strategic Positioning: Southeast Asia's New Digital Economy Engine

Regional Computing Power Hub

Leveraging PAC's location and infrastructure to build high-spec AI supercomputing centers as the core computing power foundation for Malaysia and SE Asia.

Digital Ecosystem Complex

Integrating infrastructure and tech parks to create a full chain of computing power supply, R&D, and industrial application, building a collaborative...

AI innovation ecosystem.

International Industrial Hub

Align with Malaysia's MD2030 blueprint to attract global AI supply chains, building a competitive digital cluster and talent hub.

A hyperscale AI computing hub integrating industrial parks and green tech to drive the digital economy and lead SE Asia's digital transformation.

Pahang Aerospace City (PAC), Malaysia

Located in Pahang near Kuantan, PAC is a government-backed 11,328.56-acre hub integrating aerospace manufacturing, MRO, and AI digital technology. Connected by the ECRL (operational late 2026), it features sea-based satellite launches, advanced chip manufacturing, and global aerospace partnerships. The project includes an international airport, residential, and commercial zones, creating a world-class 21st-century aerospace and AI digital city.



Pahang Aerospace City (PAC)

Total Area

11,328.56 Acres (approx. 4,580 Ha)
±3,000 Acres for Development

New International Airport

11,328.56
Total Area (Acres)

International Airport
Advanced Aviation Facilities

Offshore Satellite Launch
Aerospace Capabilities

AI Data Economy Sector
Digital Tech Engine

Strategic Positioning

A world-class innovation hub integrating aerospace, digital tech, advanced manufacturing, and smart living

A core growth engine for ASEAN industrial upgrading

Aerospace Manufacturing & Aviation Economy
Global Aerospace Industrial Hub

Digital Tech & AI Economy
AI Data Hub & Smart Park

Advanced Transport & Amenities
Integrated transport systems and lifestyle facilities

Global Collaboration & Innovation
Leveraging global resources for a world-class aerospace city

Pahang Aerospace City

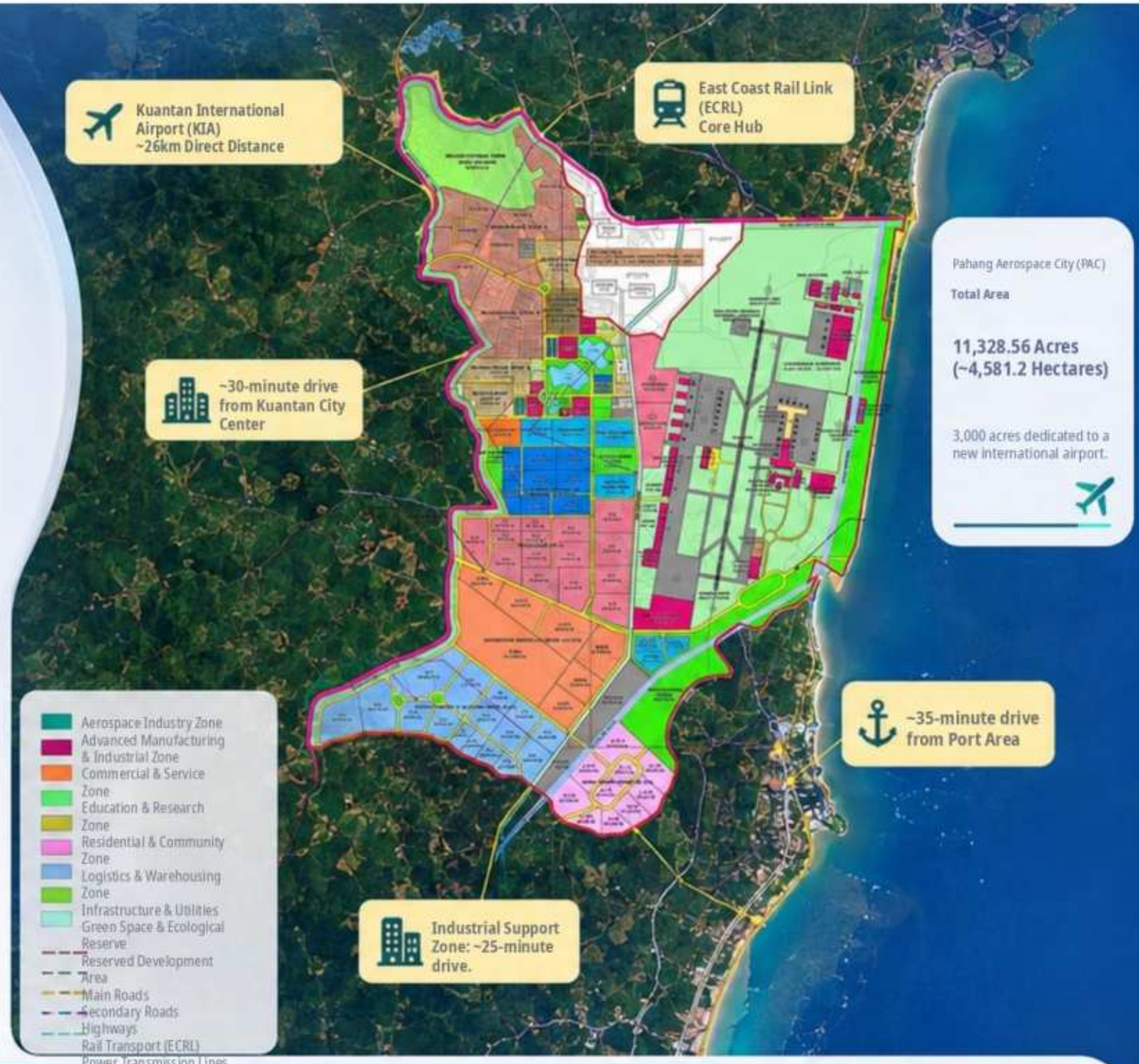
Pahang Aerospace City Development Berhad

Pahang Aerospace City Master Plan

Pahang Aerospace City is a comprehensive Special Economic Zone integrating aerospace hubs, high-tech, modern logistics, and smart city development, designed as a new economic engine for Malaysia's East Coast and ASEAN.

Strategic Vision:

Driven by innovation and sustainability to build a world-class aerospace ecosystem and drive regional industrial upgrading and transformation.



Digital Infrastructure Core

Hyperscale green data center cluster: The computing power foundation and smart hub for the regional digital economy.

High-end Manufacturing Hub

Focusing on aerospace component manufacturing and MRO to build a premier aerospace industry cluster for ASEAN.

Cluster.

Future Tech Engine

Focus on AsiaSpaceCity & advanced mobility; exploring aerospace, satellite applications, and smart mobility.

Strategic Vision.

Industry-city integration: Transforming from a transport hub to an SEZ, creating jobs and boosting regional competitiveness.

Driving regional growth: Creating high-quality jobs and boosting regional GDP.

Attracting global investment & talent: Gathering international resources to spark innovation.

Green & sustainable development: Implementing low-carbon concepts for a green future city.

Connecting ASEAN & global markets: Strengthening hub advantages and expanding international influence.

Strategic Location of Pahang Aerospace City (PAC).

LOCATION ADVANTAGES OF PAHANG AEROSPACE CITY (PAC)





Integrated Multi-modal Transport Network

Proximity to Kuantan Port and ECRL ensures rapid access to SE Asia and global markets. Efficient logistics reduce costs, supporting data center development and operations.

Infrastructure support.

Rare large-scale land reserves

Vast, level land for hyperscale data center clusters. Ample space avoids resource bottlenecks and secures future expansion

Development hinterland.

Competitive Policy Incentives

A key Special Economic Zone (SEZ) with tax incentives, investment subsidies, and streamlined approvals. A stable, transparent environment ensuring long-term growth for investors.

Pahang Aerospace City (PAC): Leveraging strategic location, transport hubs, and policy incentives to build an ASEAN aerospace and digital hub, driving regional economic growth.





Overview

Pahang Aerospace City

Project Overview

The State Government Of Pahang Has Awarded **Gading Group Berhad** by establishing SPV ; **Pahang Aerospace City Development Berhad** , to develop more than **11,328.55 Acres** Of land In Kuantan, which comprises Of **5 Main Development** ;,

Kuantan Airport Development Berhad	AMP	THE SPACE CITY ©	CUMULUS	M.I.C.E
Airport & MRO Industries	Advance Mobility Park	The Malaysia Space City, Space Operations	A.I. Data Centre Tech park	MICE, Hospitality Development

1 High Impact Development & New Economy potential

An economic catalyst in the Eastern Conurbation and attracting the influx of potential investors - leveraging in New Space Economy

2 Response to RFN-4, RMK12 & Malaysia Space Exploration 2030 blueprint

RFN-4 and RMK12 states the development of Kuantan Airport City by 2030 and Malaysia Space Exploration 2030 blueprint mentioned of Space City Development

3 Urgency of replacing the commercial operation from the current airport (LTSAS)

Separation of the main functions of LTSAS for the military operational field due to new asset procured by MINDEF by 2028



Overview

Pahang Aerospace City

Project Overview

LAND OWNER	:	**Kerajaan Negeri Pahang** **Government of the State of Pahang** **(Pahang State Secretary Corporation – PSK)**
DEVELOPER	:	**SPV : Pahang Aerospace City**
LOCAL AUTHORITY (PBT)	:	**Kuantan City Council (MBK)**
SUBDISTRICT / DISTRICT		MukimSungaiKarang/Kuantan District
STATE CONSTITUENCY		N12Beserah
PARLIAMENTARY CONSTITUENCY	:	**P 82 Indera Mahkota**
LOT NUMBER		H.S.(D)64152PT26840)&H.S.(D)64153(PT26841)
LAND AREA	:	4074.96Hectares 10,069.43 acres) H.S.(D)64152(PT26840) ***&*** ***509.563 hectares (1,259.15 acres)*** *H.S.(D) 64153 (PT 26841)*
PROJECT PROPOSAL	:	**Kuantan International Airport and Pahang Aerospace City Development**

Official Higher Documents

Pahang Aerospace City

APPROVAL LETTERS FROM FEDERAL & STATE GOVERNMENT

SIGNED JV AGREEMENT & POWER OF ATTORNEY BETWEEN STATE GOVERNMENT OF PAHANG & GADING GROUP BERHAD



KETUA PENGARAH
PLANMalaysia
(Jabatan Perancangan Bandar dan Desa)
Kementerian Perumahan dan Kerajaan Tempatan
Aras 5, Blok F3, Parcel F,
Pusat Pentadbiran Kerajaan Persek
62250 PUTRAJAYA
MALAYSIA
Tel: 03-8891 6000
Faks: 03-8891 6800
Laman Web: www.townplan.gov.my

SULIT

Rujukan Kami: (PRD)JPPR05/SG/611 Jld.36 (V)
Tarikh : 18 November 2014
(26 Rabiul Akhir 1436)

Pengarah
PLANMalaysia@Pahang
Tingkat 4, Kompleks Tun Razak
Bandar Indera Mahkota
25200 Kuantan, Pahang

Tuan,

KEPUTUSAN MESYUARAT MAJLIS PERANCANGAN FIZIKAL NEGARA (MPFN) KE-35 (BIL.3/2021)

Adalah saya dengan hormatnya merujuk kepada perkara di atas.

2. [redacted] bersidang pada 21 Oktober 2021 telah membuat keputusan termasuk permohonan yang dikemukakan oleh pihak tuan untuk mentaspatkan nasihat MPFN seperti mana diperuntukkan di bawah perenggan 2.2(b)(iv) Akta 172, iaitu **Cadangan Pemajuan Projek Lapangan Terbang Antarabangsa Kuantan dan Bandar Berasaskan Pahang di kawasan Seluas 4,954.52 hektar (11,338.55 Ekar) Mukim Sungai Karang, Daerah Kuantan, Pahang untuk Kerajaan Negeri Pahang.**

3. Mesyuarat telah membincangkan perkara-perkara seperti berikut:

I. YAB Menteri Besar Pahang memaklumkan perkara-perkara berikut:

a) Kuantan telah dikenal pasti dalam Rancangan Fizikal Negara Ke-3 sebagai pusat Konurbasi Negara bagi kawasan pantai timur namun masih belum mempunyai lapangan terbang antarabangsa sendiri.

SULIT .../2



قاريه سنڤاڠ ڤهڠ الحراسات ڤهڠ
PEJABAT SETIAUSAHA KERAJAAN PAHANG
WISMA SRI PAHANG
25523 KUANTAN
JUNPID (SPC, IC, MMKMUR

Maju/TeruaPahang #Pahang1st

Rujukan Kami: SUK/MPN/1.700-5130 Jld.3(3)
Tarikh: 11Ogos2020

Pengarah
Gading Group Berhad
Suite 6C, 6th Floor, Riverside,
Jalan Lim Ming Seong (Jalan
Sultan Ahamad, 30300 Ipoh,
Seberang Darul Ehsan,
Wilayah Dkn. /

CADANGAN BANDAR AEROANGKASA (AEROCITY) NEGERI PAHANG

Dengan segala hormatnya saya diarahkan merujuk kepada perkara yang di atas.

2. Merujuk kepada surat tuan/bertarikh 25 Jun 2020 rujukan GSGB-3972020 (2) Jld/2020 (Bil-2) GSGB dan sehubungan dengan/2020 rujukan GSGB-03 bertarikh berkaitan isu berkaitan projek cadangan bandar aeroangkasa Negeri Pahang

3. Kerajaan memandang serius mengenai perkara-perkara yang telah dusahakan
3. termasuk cadangan dari pihak tuan seperti berikut:

i. Pemerintahmenta tapak seluas 5,8[illegible] Hektar Tambak yang berasaz [illegible]

ii. Penubuhan EHB atau Konsortium di bawah pasukan Cadangan Negeri diwakili ma [illegible]

iii. Penubuhan Trog [illegible]

iv. [redacted]



DATE 1st MAC 2022

BETWEEN

PERBADANAN SETIAUSAHA KERAJAAN PAHANG

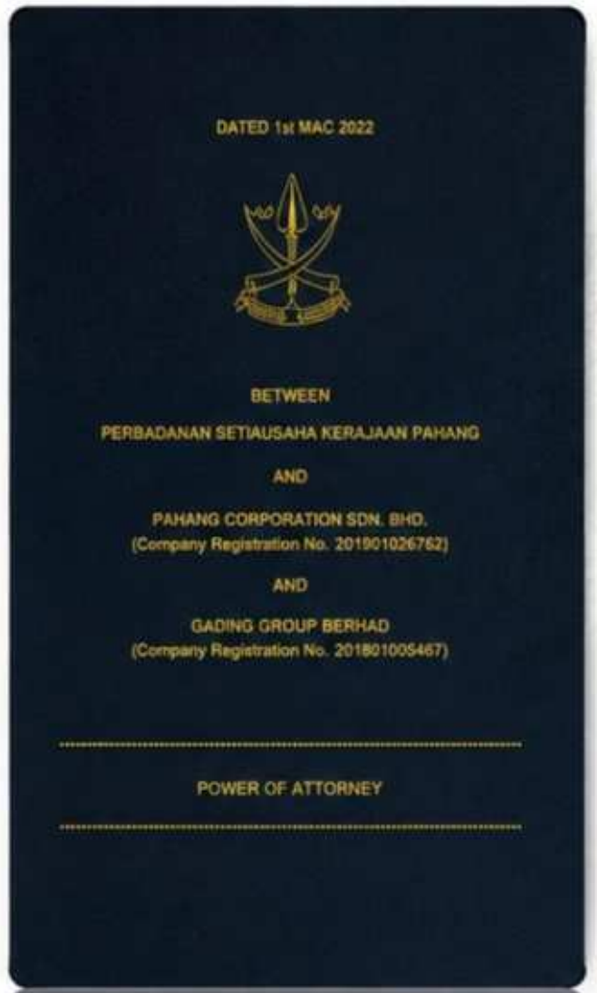
AND

PAHANG CORPORATION SDN. BHD.
(Company Registration No. 201901026762)

AND

GADING GROUP BERHAD
(Company Registration No. 201801005467)

MEMORANDUM OF AGREEMENT



DATED 1st MAC 2022

BETWEEN

PERBADANAN SETIAUSAHA KERAJAAN PAHANG

AND

PAHANG CORPORATION SDN. BHD.
(Company Registration No. 201901026762)

AND

GADING GROUP BERHAD
(Company Registration No. 201801005467)

POWER OF ATTORNEY

Land Titles

Pahang Aerospace City

DHKK

Kanun Tanah Negara
Borang 11AK
(Sekyen 97)

HAKMILIK SEMENTARA
BERSAMAAN DENGAN HAKMILIK PEJABAT TANAH

No.	H.S.(D) - 64152	Cukai Tahunan : RM112.38 (27.70 ek)

Negeri	:	PAHANG
Daerah	:	KUANTAN
Mukim / Pekan / Mukim	:	MUKIM SUNGAI KARANG
No. PT / Lot PT / Lot	:	PT 26640
Luas Sementara	:	100.69 Ek ⌂⌂⌂⌂
Kategori Penggunaan Tanah	:	PA 85
No. Lembaran Piawai	:	PA 85
No. Pelan Diperakui	:	26/2021
Tarikh Pelan Diperakui	:	24 SEPTEMBER 2021

PENDAFTARAN PERTAMA

No. Dokumen : **1505/2022**
Tarikh : 9 November 2022
Sebab-Sebab : Pemberimilikan

Pada menjalankan hakmilik ini adalah tertakluk kepada peruntukan-peruntukan dalam Kanun Tanah Negara.

Didaftarkan pada 28 Mac 2022

T.M.

Pendaftar

Dokumen hakmilik keluaran dikeluarkan pada 28 Mac 2022

T.M.

Pendaftar

Pelan Tanah,surat ukur, Plan dikepilkan atau disimpan dalam Depositori ini.

SYARAT-SYARAT KHAS MENGENAI HAKMILIK SEMENTARA

1. Hakmilik adalah tertakluk kepada peruntukan-peruntukan Kanun Tanah Ngni kepada syarat-syarat, sekatan-sekatan dan syarat-syarat nyata yang berikut:

Tanah
Didaftarkan H.S.(D) 64152
Hakmilik sementara ini
dikeluarkan pada
28 Mac 2022
Mukus Surat : 1 / 2

P.F.145464

DHKK

SYARAT-SYARAT NYATA

1. Tanah ini hendaklah digunakan untuk tujuan pertanian sahaja.
2. Tanah ini tidak boleh dipindahmilik, dipajak, digadai melainkan setelah mendapat kebenaran daripada
3. Pihak Berkuasa Negeri.

[Dalat, tanah ini tidak boleh dibagi bahagikan, dipecah semula, melainkan.
3. dengan kebenaran Pihak Berkuasa Negeri.

Tarikh mula sebut dan tarikh tamat sesuatu tempoh sebagaimana berikut:

Tarikh mula sebut :
Tarikh tamat :
(Tempoh selama : tahun)

REKOD KETUANPUNYAAN

PERBADANAN SETIAUSAHA KERAJAAN PAHANG
⌂NO.DOKUMEN:109/2002⌂

TUNGGAL YANG DIDAFTARKAN PADA 28 MAC 2022

REKOD URUSAN

PERKARA LAIN YANG MELIBATKAN HAKMILIK

Pendaftar

Tanah
Didaftarkan H.S.(D) 64152
Hakmilik sementara ini
dikeluarkan pada
28 Mac 2022
Mukus Surat : 2 / 2

Kanun Tanah Negara
Borang B2
(Sekyen 222)

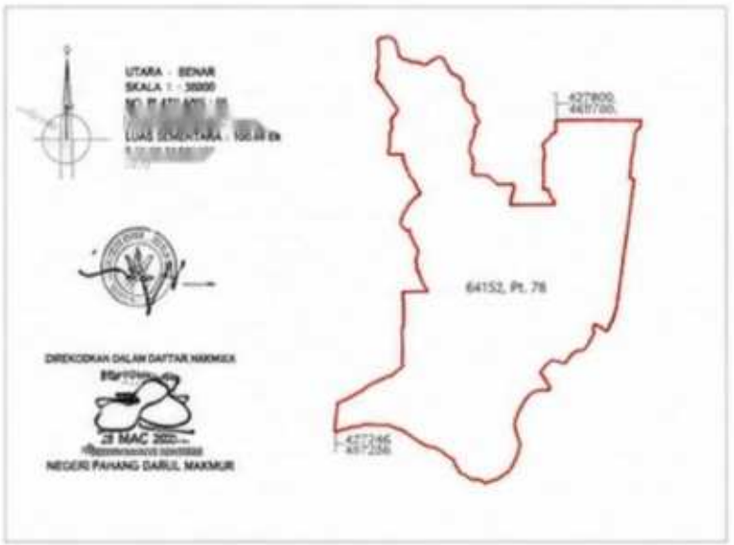
DHKK

PELAN TANAH
(Pelan Akhir)

Saya mengesahkan bahawa pelan/pelan yang dikepilkan ini adalah salinan benar "pelan/pelan ⌂⌂⌂⌂⌂" di atas. Butiran hakmilik adalah seperti berikut :

H.S.(D) 64152	:	PAHANG
Negeri	:	PAHANG
Daerah :	:	KUANTAN
Mukim / Pekan / Mukim	:	MUKIM SUNGAI KARANG
No. PT / Lot PT / Lot	:	⌂PT 26640⌂
Luas Sementara	:	⌂100.69 Ek⌂
No. Pelan Diperakui	:	⌂PT 125-20/08/2021

2. Dalam pelan yang di bawah ini, sempadan yang ditunjukkan dengan warna merah, belum ditetapkan secara ukur, adalah sementara sahaja.



Bertarikh pada 30 JUN 2021

Pendaftar

Land Titles

Pahang Aerospace City

DHKK

Kanun Tanah Negara
Borang 11AK
(Seksyen 97A)

HAKMILIK SEMENTARA

BERSAMAAN DENGAN HAKMILIK PEJABAT PENDAFTARAN

No.	H.S.(D) : 64152	Cukai Tahunan : RM112.38 (27.70 ek)

Negeri	: PAHANG
Daerah	: KUANTAN
Mukim / Pekan / Mukim	: MUKIM SUNGAI KARANG
No. PT / Lot PT	: [illegible]
Luas Sementara	: [illegible] Hektar
Kategori Penggunaan Tanah	: H.S.(D)
No. Lembaran Piawai	: PA 85
No. Pelantar Piawai	: 26/2021
Tarikh Pelan Diperkui	: 24 SEPTEMBER 2021

PENDAFTARAN PERTAMA

No. Dokumen : 1563/2022
Tarikh : 1 November 2012
Sebab-Sebab : Pemberimilikan

Pada menjalankan hakmiliki ini adalah tertakluk kepada peruntukan-peruntukan dalam Kanun Tanah Negara.

Didaftarkan pada **28 Mac 2022** **T.M.**
Pendaftar

Dokumen hakmilik keluaran dikeluarkan pada **28 Mac 2022**
T.M. **T.M.**
Pendaftar

Pelan Tanah,surat ukur, Plan dikepilkan atau disimpan dalam Depositori ini.

SYARAT-SYARAT KHAS MENGENAI HAKMILIK SEMENTARA

1. Hakmilik ini adalah tertakluk kepada peruntukan-peruntukan Kanun Tanah Negara dan/ta syarat, sekatan-sekatan dan syarat-syarat nyata yang berikut:

Tanah
Didaftarkan H.S.(D) 64152
Hakmilik sementara ini
dikeluarkan pada
26 Mac 2022
Muka Surat : **1 / 2**

P.F.145464

DHKK

1. Tanah ini tidak boleh digunakan untuk tujuan pertanian sahaja, ini tidak boleh dipindahmilik, dipajak, digadai melainkan setelah mendapat kebenaran daripada Pihak Berkuasa Negeri.
2. Dalam pelan yang di bawah ini, sempadan yang ditunjukkan dengan warna merah, belum ditetapkan secara ukur, adalah sementara sahaja.
3. Dengan syarat juga bahawa, sekiranya dari semasa ke semasa, didapati keluasan tanah hakmilik ditetapkan secara ukur adalah kurang daripada keluasan yang tercatat dalam hakmilik ini, Pihak Berkuasa Negeri berhak mengubah keluasan yang tercatat itu.

REKOD KETUANPUNYAAN

PERBADANAN SETIAUSAHA KERAJAAN PAHANG
(NO. DOKUMEN : 109/2002)

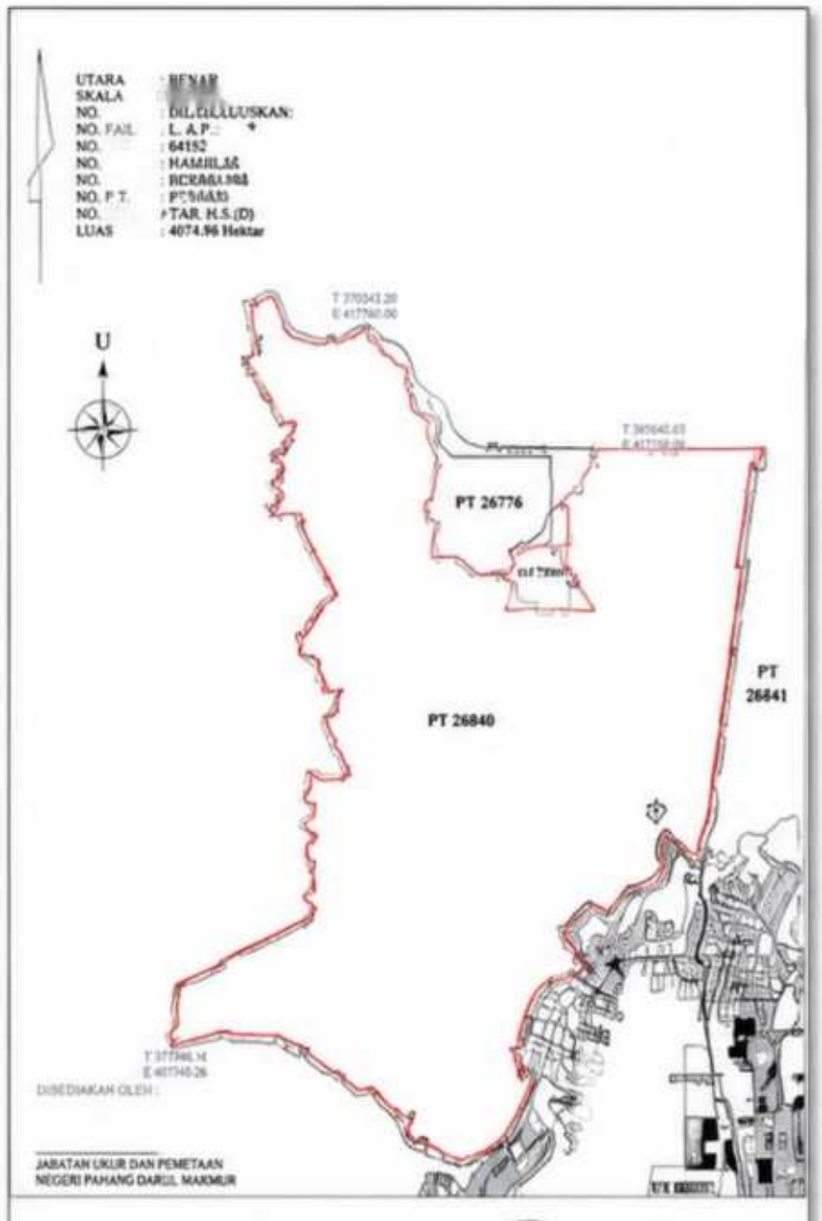
TUNGGAL YANG DIDAFTARKAN PADA **28 MAC 2022**

REKOD URUSAN

PERKARA LAIN YANG MELIBATKAN HAKMILIK

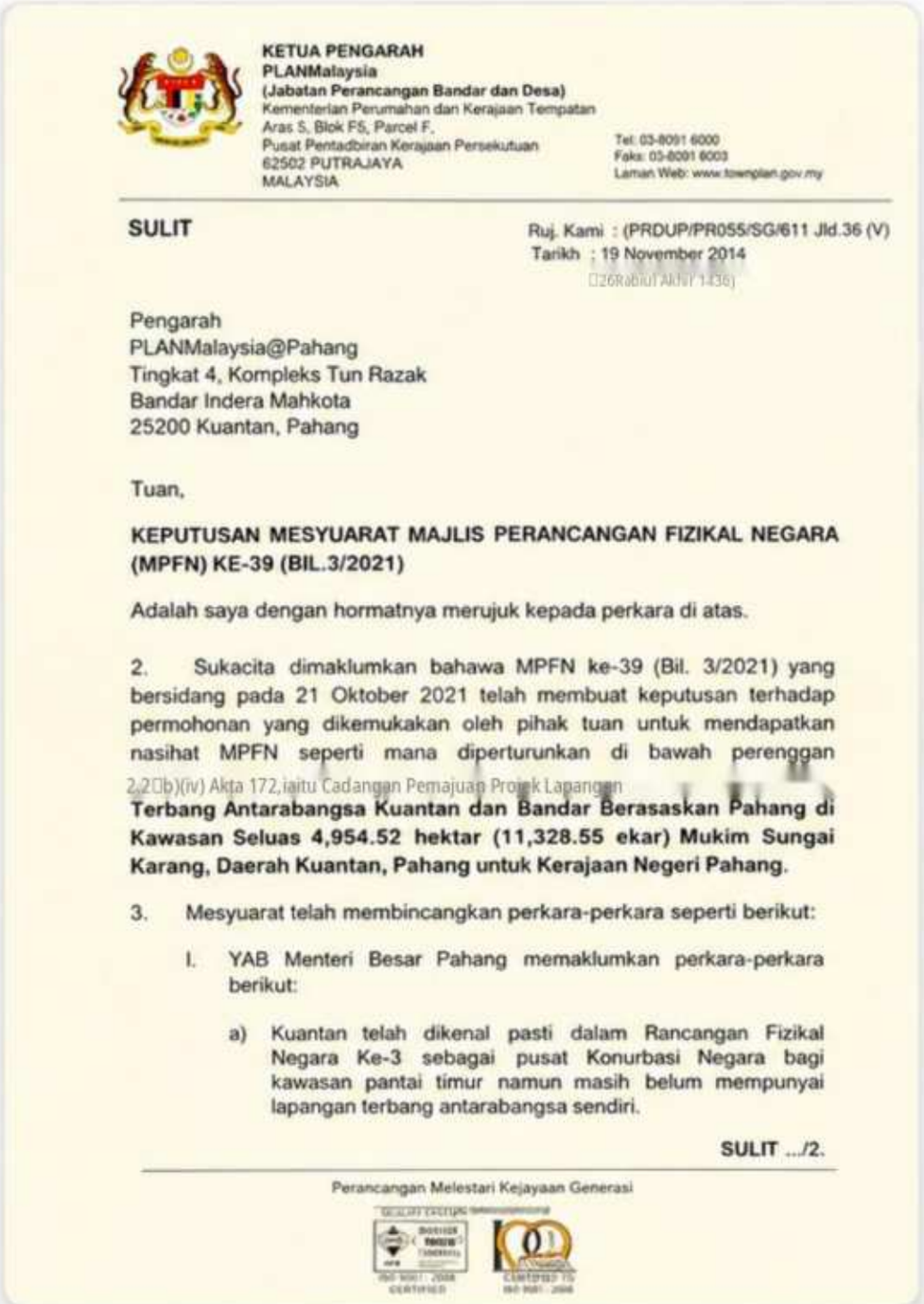
Pendaftar

Tanah
Didaftarkan H.S.(D) 64152
Hakmilik sementara ini
dikeluarkan pada
28 Mac 2022
Muka Surat : **2 / 2**



National Physical Planning Council (NPPC) –

Pahang Aerospace City



KETUA PENGARAH
PLANMalaysia
(Jabatan Perancangan Bandar dan Desa)
Kementerian Perumahan dan Kerajaan Tempatan
Aras 5, Blok F5, Parcel F,
Pusat Pentadbiran Kerajaan Persekutuan
62502 PUTRAJAYA
MALAYSIA

Tel: 03-8091 6000
Faks: 03-8091 6003
Laman Web: www.townplan.gov.my

SULIT

Ruj. Kami : (PRDUP/PR055/SG/611 Jld.36 (V)
Tarikh : 19 November 2014
□26Rabiul Akhir 1436)

Pengarah
PLANMalaysia@Pahang
Tingkat 4, Kompleks Tun Razak
Bandar Indera Mahkota
25200 Kuantan, Pahang

Tuan,

KEPUTUSAN MESYUARAT MAJLIS PERANCANGAN FIZIKAL NEGARA (MPFN) KE-39 (BIL.3/2021)

Adalah saya dengan hormatnya merujuk kepada perkara di atas.

2. Sukacita dimaklumkan bahawa MPFN ke-39 (Bil. 3/2021) yang bersidang pada 21 Oktober 2021 telah membuat keputusan terhadap permohonan yang dikemukakan oleh pihak tuan untuk mendapatkan nasihat MPFN seperti mana diperturunkan di bawah perenggan 2.2□b)(iv) Akta 172,iaitu Cadangan Pemajuan Projek Lapangan **Terbang Antarabangsa Kuantan dan Bandar Berasaskan Pahang di Kawasan Seluas 4,954.52 hektar (11,328.55 ekar) Mukim Sungai Karang, Daerah Kuantan, Pahang untuk Kerajaan Negeri Pahang.**

3. Mesyuarat telah membincangkan perkara-perkara seperti berikut:

I. YAB Menteri Besar Pahang memaklumkan perkara-perkara berikut:

a) Kuantan telah dikenal pasti dalam Rancangan Fizikal Negara Ke-3 sebagai pusat Konurbasi Negara bagi kawasan pantai timur namun masih belum mempunyai lapangan terbang antarabangsa sendiri.

SULIT .../2.

Perancangan Melestari Kejayaan Generasi

Approved by MPFN with conditions

viii. **Laporan-laporan** yang perlu disediakan sekiranya permohonan ini dikemukakan **ke peringkat selanjutnya** adalah:

a) Laporan Penilaian Impak Alam Sekeliling (EIA);

b) Laporan Penilaian Kesan Sosial (SIA);

c) Laporan Penilaian Kesan Lalulintas (TIA);

d) Laporan Audit Keselamatan Jalanraya (RSA);

e) Laporan Pemetaan Geologi Terrain;

f) Laporan Penilaian Geoteknikal;

g) Laporan kajian Gempa dan Potensi Seismik;

h) Laporan Kajian Potensi Mineral;

i) Laporan Siasatan Tapak (*Site Investigation*);

j□ Kajian Hidraulik, Hidrologi dan Sumber Air; dan

k) Lain-lain laporan atau kajian mengikut keperluan.

Pahang Aerospace City Development Berhad (PACDB)

Pahang Aerospace City

ANNEX A
LAND ACTIVATION – TWO PHASE APPROACH (REVISED)

Pahang Aerospace City (PAC)
Indicative Land Activation Framework

ennova
ICT Singapore Pte. Ltd.
Empowering Cities

Executive Summary & Core Values

01 Vision: Capturing AI Computing Power & Digital Economy Opportunities

Developing 300MW+ AI hyperscale data centers to capture Southeast Asia's 20%+ annual digital growth and surging global AI computing power demand.

Dual-core drive: 'Computing Infrastructure + Industrial Park' to bridge the high-end supply gap and build a global digital infrastructure hub.

Providing core momentum for industrial intelligence and high-quality digital growth

PHASE 1 PRECINCT 1 ACTIVATION (FIRST ACTIVATION – C2 & C3 ONLY)

Initial land activation within Precinct 1 (Transit-Oriented Development) through collaboration with Baiyuzen Holdings Sdn. Bhd. (Precinct Developer) for Digital Infrastructure / Datacentre development.



FIRST ACTIVATION (Only C2 & C3 Parcels)

- Strategically located along ECRL corridor with strong connectivity.
- Ideal for digital infraestructure, datacentre and innovation facilities.
- Supports early investment and accelerates delivery of Precinct 1 vision.

PHASE 1 – LAND SUMMARY (PRECINCT 1)

Component	Area (Acres)	% of Precinct 1 (961.34 acres)
C2	107.44	11.18%
C3	146.30	15.22%
TOTAL (PHASE 1)	253.74	26.40%

KEY FEATURES (PHASE 1)

- Activation limited to Parcel C2 and C3 (253.74 acres) only.
- Ennova ICT Singapore Pte. Ltd. to develop digital infrastructure / datacentre facilities in line with agreed terms.
- All developments subject to final survey, master plan, engineering validation and regulatory approvals.

TOTAL LAND FOR PHASE 1 ACTIVATION

253.74 ACRES

~ 26.40% OF PRECINCT 1 (961.34 ACRES)

PHASE 2 – PRECINCT 4 DEVELOPMENT (NEXT ACTIVATION)

Ennova ICT Singapore Pte. Ltd. is invited to participate in the evaluation process for the proposed Precinct 4 – Digital Infrastructure & AI Technology Park.



PHASE 2 – LAND SUMMARY (PRECINCT 4)

Component	Area (Acres)
Datacentre Land (D.C)	779.32
Open Space	91.29
Utility (Reserved Land)	45.42
TOTAL (PRECINCT 4)	916.03*

KEY FEATURES (PHASE 2)

- Development of full Precinct 4 (916.03 acres) as a Digital Infrastructure & AI Technology Park.
- Large-scale datacentre campus with supporting open space and utilities.
- Integrated infrastructure, high connectivity and future-ready master plan.
- Subject to final survey, master plan, engineering validation and regulatory approvals.

TOTAL LAND FOR PHASE 2 ACTIVATION

916.03 ACRES

~ 100% OF PRECINCT 4

* Final acreage subject to approved master plan and cadastral survey.

02 Core Values: Four Pillars of Competitive Advantage

STRUCTURE & NEXT STEPS (TWO PHASE APPROACH)

PACDB (MASTER DEVELOPER)
Provides oversight, policy alignment & governance.

→

BAIYUZEN HOLDINGS SDN BHD (PRECINCT 1 DEVELOPER)
Leads Phase 1 activation (Only C2 & C3 – 253.74 acres).

→

ENNOVA ICT SINGAPORE PTE. LTD. (STRATEGIC PARTNER)
Develops digital infrastructure / datacentre in C2 & C3.

→

PROJECT SPV (TO BE ESTABLISHED)
To hold and implement each precinct development.

→

NEXT STEPS (PHASE 1 & 2)

- Final Master Plan & Technical Studies
- Regulatory Approvals & Land Matters
- Detailed Commercial Structure
- Project Implementation Roadmap

For and on behalf of
Pahang Aerospace City Development Berhad (PACDB)

Adj. Prof. Muhamad Nurazmi Bin Abas
Managing Director

Date: 10 July 2026

Market Dividends & Value-Added Development

Regional CAGR > 20%; $100B+ digital capacity shifting to SE Asia.
Primary development integrating land & energy: 5-8x value appreciation.
Billions in projected returns.

Value-added gains

High-Yield Operations & Tech Empowerment

- Projected IRR: 16%–22.4%
- AI service premiums up to 2x domestic rates
- 1.16 PUE via immersion cooling; green policy compliant
- Optimized for high-density AI deployment

Requirements

Digital Hubs & Industry Clusters

Establish a premier AI computing hub in SE Asia to attract global tech giants and industry clusters.
Drive regional digital transformation through an integrated "Computing + Campus + Ecosystem" model.

Industrial Hub & Momentum

Strategic Foresight & Sustainability

Aligned with "East Data, West Computing" and ASEAN Digital Economy Corridor strategies. Leveraging policy and capital dividends to build low-carbon, smart, and sustainable digital infrastructure with long-term value and global competitiveness.

Competitiveness

A hyperscale AI computing hub integrating industrial parks and green tech to drive the digital economy and lead SE Asia's digital transformation.

Core Objectives

Focusing on computing infrastructure, innovation, and green development to build future-ready AI hyperscale clusters and drive regional digital economy growth.



01 Computing Power Hub

Hyperscale AI data center with 300MW+ IT load, serving as a regional hub for massive AI training and inference.

02 Digital Foundation

National AI cloud and Exascale supercomputing platforms with high-speed fiber networks to anchor the digital economy.

03 Industrial Engine

A vibrant AI tech park attracting global leaders and talent, fostering a fully integrated innovation ecosystem.

04 Green Benchmark

Powered by wind and solar energy with immersion cooling; PUE < 1.2, setting a global benchmark for sustainable data centers.

A hyperscale AI computing hub integrating industrial parks and green tech to drive the digital economy and lead SE Asia's digital transformation.

Partners: A Strategic Four-Party Alliance

Complementary Strengths · Shared Resources · Synergistic Growth · Future Innovation

01 Party A: Pahang Aerospace City Development Co., Ltd. (PACDB)

Role: Master Developer & Government Liaison

Oversees strategic planning, government coordination, and infrastructure delivery; provides expedited approvals and policy support to drive project implementation.

Solid Foundation

02 Party B: Pekan Holdings Sdn Bhd (Baiyuzen)

Role: Designated Developer & Project Lead, District 1

Led Phase I development and construction. Established a local management team to oversee site execution and ensure on-time, high-quality delivery of project objectives.

03 Party C: Ennova ICT (Ennova)

Strategic Investor & Core Technology Enabler

Attract strategic investment, build AI computing power ecosystems, and drive high-tech clustering to power digital and intelligent growth.

04 Party D Consortium: Radiant (China) Holdings & Wai Chin Bio-Technology (HK:0660)

Role: Capital Operations & Professional Support

Provide diverse capital support, efficient financing, and expert consulting to ensure full-cycle funding and intellectual security.

Four-Party Collaboration

Co-creating the Future

Uniting Strengths to Build World-Class AI Data Center Clusters



Shared Vision

Four-party collaboration to build future-ready AI hyperscale data centers and digital infrastructure, driving regional digital growth and sustainability.



Partner Profile: Party A - Pahang Aerospace City Development Berhad (PACDB)

Pahang Aerospace City

Pahang Aerospace City Development Berhad

Role

Strategic Role:

Official master developer of Pahang Aerospace City; core hub for project coordination and resource integration.



01 Master Planning & Top-Level Design

Lead spatial planning, industrial layout, and development timelines to establish a forward-looking top-level architecture and implementation blueprint.

02 Government Relations Coordination

Leverage government ties to coordinate with Federal, State, and local authorities, clearing administrative barriers for project advancement.

Ensure smooth policy implementation.

03 Infrastructure Implementation

Coordinate with TNB, water, and telecom providers to synchronize infrastructure planning and prioritize delivery for tenant readiness.

04 Policy Approval & Investment Empowerment

Expedite development and environmental permits.
Secure government funding and tax incentives to minimize investment costs.

Optimize costs and accelerate delivery.

Core Values

PACDB's government backing and coordination expertise provide the strategic foundation for risk mitigation, policy incentives, and sustainable growth.

Partner Profile: Baiyuzen Holdings Pte. Ltd. (Party B)

Unload / Uninstall

Role: Designated Developer, District 1

As the designated developer for District 1, Baiyuzen leads project development and execution to deliver a high-standard demonstration zone integrating industry and urban living.



01 District-led Development

Led Zone 1 master planning and execution. Coordinated land preparation, design, and delivery to ensure integrated, systematic development.

Advance

02 Local Project Management

Localized PM support and efficient on-site execution for high-standard, high-quality, and timely project delivery.

Implementation

03 Engineering Coordination

- Coordinate regional infrastructure and stakeholder liaison.
- Align utilities and road networks with the main project.

Fully Synchronized.

04 Business & Legal Negotiations

Negotiated Phase I commercial and legal terms, ensuring compliance and fairness to drive project progress.

Legal Fundamentals

Core Values

Baiyuzen's strong local integration and efficient execution ensure Phase I's rapid start and on-time delivery.

Partner Profile: Ennova ICT Singapore Pte Ltd.

Tech-Driven | Resource Integration | Value Co-Creation | Win-Win Future



Core Role: Strategic investor, anchor tenant, and tech partner providing full-chain support from capital to implementation.

01 AI Computing Power Ecosystem Construction

Leading GPU & AI ecosystem development to provide a stable, high-efficiency computing power foundation for hyperscale clusters.

02 Comprehensive Technical Planning

Developing data center business plans and technical solutions, ensuring precise control over standards, architecture, and execution.

03 Planning Application & Compliance

Coordinating planning submissions as the core technical lead to ensure regulatory compliance and efficient approval processes.

04 Industrial Resources & Targeted Investment

Leveraging global networks to optimize technical roadmaps and attract key enterprises to enhance industrial clustering.

Value Empowerment

Ennova leverages its deep technical expertise and global resources to drive the project, ensuring technological leadership and industry appeal.

Partner Profile: Party D – Radiant (China) Holdings & Wai Chin Bio-Technology (HK:0660)

Professional Empowerment | Capital Driven | Global Vision | Win-Win Future



Core Role: Professional Services & Capital Support. Leveraging capital expertise and global networks to provide funding and market resources as a solid foundation for growth.

Strategic Partner

01 Capital Operations & Financing Planning

Fundraising and institutional investment; identifying strategic investors. Tailored capital strategies and financing structures to ensure financial stability and exit paths.

02 Technical Planning & Professional Consulting

- AI Roadmap Consulting
- HPC & Data Center Design
- Green Computing Optimization
- Technical Excellence Assurance

Leading Technical Roadmap

03 Compute Market Channel Expansion

Partner with top cloud and AI leaders to build a computing power supply chain, securing stable core clients and long-term partnerships.

Partners

04 Global Industry Resource Integration

Leveraging a global network to integrate world-class technology, talent, and investment, driving international expansion and sustainable growth.

Sustainable Development

Core Values

Radiant empowers projects across their full lifecycle through an integrated "Capital + Resources + Consulting" model, bridging capital, technology, and markets.

Aligned with Malaysia Digital (MD2030)

Aligned with Malaysia Digital 2030 (MD2030) to accelerate AI and digital technology adoption.

Core: Universal Penetration. Aim: Transform Malaysia through policy guidance, infrastructure upgrades, and ecosystem synergy.

Positioning Malaysia as a global benchmark for an inclusive, innovative, and sustainable digital economy.

Aligned with national vision, leveraging tech innovation as a strategic engine.

Providing critical support for national strategic objectives.



Economic Contribution Growth

30%

Increasing digital economy share of GDP as a primary growth driver.

Core Growth Engine

Digital Employment Expansion

500,000+

Creating high-value, high-tech digital economy jobs.

E-Government Service Upgrades

95%

End-to-end digital government services to enhance efficiency and experience.

Global Competitiveness

TOP25

Top-tier IMD World Digital Competitiveness ranking, setting a global benchmark.

Driving Growth with Intelligence, Reshaping the Future with Digital. Empowering Malaysia's Inclusive, Innovative, and Sustainable Digital Economy.

Strategic Alignment: Driving MD2030 Goals



MD2030 (Malaysia Digital 2030)
National blueprint to establish Malaysia as a digital powerhouse.
* **Focus:** Digital economy, innovation, and sustainability.
* **Goals:** Enhance competitiveness, improve quality of life, and drive inclusive prosperity.

AI Infrastructure Development

Build hyperscale AI and supercomputing platforms to align with MD2030 "National AI Infrastructure" goals and fortify the digital economy foundation.

Compute Foundation



Industrial Digital Transformation

Empowering local enterprises with robust AI computing to drive industrial upgrades and accelerate digital transformation across manufacturing and services, revitalizing the local economy.

Economic Innovation Vitality



Attract Global Investment

Establish a world-class digital infrastructure benchmark to enhance Malaysia's global strategic appeal and position it as Southeast Asia's premier hub for AI and tech giants.

Premier Destination.

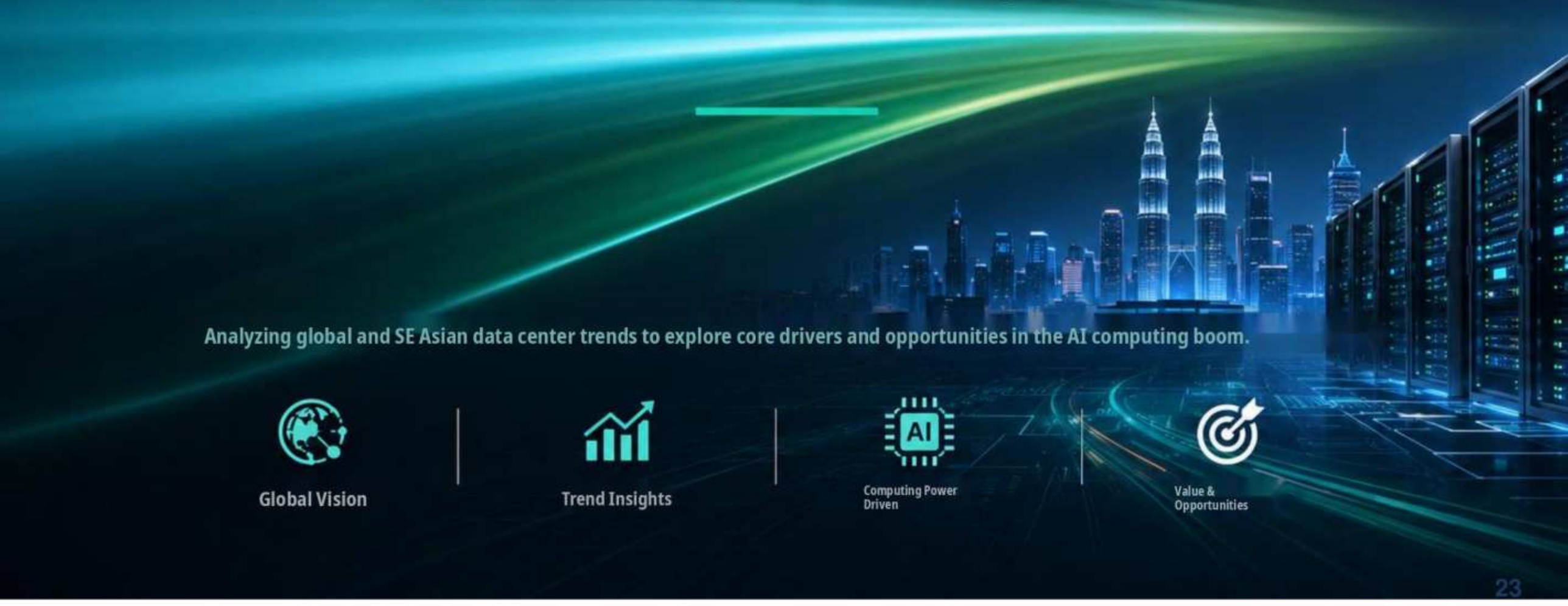


Core Values

Empowering national strategy with robust computing power to drive the digital economy through technological foundations, industrial renewal, and global synergy for multi-dimensional value creation.

PART 02

Market Analysis & Insights



Analyzing global and SE Asian data center trends to explore core drivers and opportunities in the AI computing boom.

Global Vision

Trend Insights

Computing Power Driven

Value & Opportunities

Global Data Center Market Trends

Accelerated digital transformation and surging AI demand are driving rapid global market growth. High density, sustainability, and edge computing are pushing facilities toward higher performance, lower energy use,

and smarter collaboration.



AI-Driven Demand Surge

Exponential growth in computing power for LLM training and inference drives urgent demand for hyperscale, high-density AI data centers and high-performance infrastructure.



Sustainability as a Core Requirement

Under carbon neutrality goals, PUE and WUE are key benchmarks. Efficient cooling (e.g., liquid cooling) is now mandatory, making low-carbon development a core requirement.



Accelerating Rise of Edge Computing

Accelerated edge deployment for low latency creates a 'Center + Edge' synergy, with hyperscale data centers remaining the unshakable core computing power hubs.



Core Values

Supporting national strategy with core computing power to drive the digital economy and achieve multi-dimensional value through technical foundations, industrial renewal, and global synergy.

Southeast Asia Data Center Market Insights

Driven by a large population and digital transformation, Southeast Asia is emerging as the world's fastest-growing data center market with strong investment potential.



Covering core ASEAN markets including Singapore, Indonesia, and Vietnam

Building a Regional Digital Foundation

Rapid Industry Expansion

14.32%

2025-2031 CAGR Forecast

Sustained market expansion

Hundred-Billion-Level Market Scale

$15.2 Billion

Projected 2026 ASEAN market surge compared to 2024

Diverse Demand Drivers

3 Major Engines

Synergy of AI/Cloud adoption, data compliance, and government investment

01 Surge in Computing Power Demand

AI/Cloud adoption and user growth driving exponential demand for high-performance data centers



02 Regulatory & Policy Drivers

Data localization laws in Indonesia and Vietnam driving local data center investment



03 Digital Economy Strategy

National strategies accelerating data center deployment via policy support and investment



Core Values

Southeast Asia: A high-growth strategic hub for global digital infrastructure, driven by market potential and policy dividends.



Rapid Growth in Malaysia's Data Center Market



Malaysia: Poised for a digital economy boom, the data center market exhibits...

...immense growth potential. Core drivers include enterprise...

...cloud acceleration, robust government policy support, and rising global data localization demands.

Synergistic factors are propelling the industry into a 'Golden Age' of rapid expansion and efficiency, with a promising outlook.

2026 Market Size

$6.87 Billion

Steady Market Growth Building a Solid Foundation

CAGR

20.53%

Leading Southeast Asia with Strong Growth Momentum

2035 Market Size

$36.88 Billion

Decade of Expansion with Vast Growth Potential

Core Growth Drivers

Synergistic Growth Drivers

Driven by Cloud Adoption, Policy Support, and Data Localization

Promising Outlook and Future Potential

Driven by policy, tech, and demand, Malaysia's data center market will unlock vast potential as a key digital economy engine.



Digital Capacity Migration Wave in Southeast Asia

Fueled by demographic dividends and policy support, Southeast Asia is the core destination for digital investment and capacity transfer.



Global Expansion Strategies of Tech Giants

Tech giants (ByteDance, Alibaba Cloud, Tencent Cloud) are investing billions in SE Asia to build local data centers and cloud nodes, securing regional digital leadership and global computing power networks.



Core Drivers of Capacity Migration

Driven by domestic saturation, compliance, and AI computing power needs, enterprises are shifting digital capacity to SE Asia to support LLM training and global growth.



Core Potential of Regional Markets

With a young demographic, rising internet penetration, and low costs, SE Asia's booming digital economy and policy incentives make it the ideal hub for global digital capacity transfer.

Ideal destination.



Core Values

Capitalizing on SE Asia's digital migration and cost advantages to build a new infrastructure hub, fostering a win-win ecosystem for global tech expansion and local digitalization.

Driven by explosive AI computing power demand

Generative AI drives computing demand. As LLM parameters scale from billions to trillions, demand for underlying power explodes, pushing data centers toward higher performance and density.



Exponential growth in model parameters

From GPT-4's 1.8T parameters to trillion-scale models, training and inference needs rise exponentially, demanding unprecedented chip performance and cluster scale.

High-end GPU clusters as standard configuration

Flagship AI chips (NVIDIA H200, GB200, B300, GB300) anchor hyperscale data centers, with clusters of thousands of GPUs enabling massive parallel computing.

Liquid cooling: The inevitable choice

Rack density reaching 90-120kW exceeds air cooling limits. Liquid cooling is the only viable solution for high-power computing clusters due to superior heat exchange and efficiency.

Core Values

Capturing SE Asia's digital migration to build a cross-border infrastructure hub. Leveraging cost advantages and tech giant presence to foster a win-win ecosystem for global expansion and local transformation.

Malaysia's Strategic Advantages as a Data Center Hub

Leveraging its central location, political stability, competitive power costs, and national support, Malaysia is rapidly becoming a regional hyperscale data center hub and a cornerstone of the digital economy.

Geographic Heart of Southeast Asia



Strategic ASEAN Digital Bridge
* Central link to the Asia-Pacific economic circle.
* Low-latency, high-stability cross-border connectivity.
* Regional traffic exchange hub.

Key Milestones

Stable Business Environment



- Long-term political stability
- International-standard legal framework
- Strict IP and data protection
- Strong economic fundamentals
- Solid foundation for investment

Obstacles

Highly Competitive Electricity Rates



Stable grid supply & CRESS green connectivity.
Industrial rates: MYR 0.365–0.595/kWh.
Significantly lower than Singapore, drastically reducing data center operating costs.

Green & Low-Carbon Energy Endowment



Leveraging abundant solar and hydropower, Pengtingzhou promotes green data centers to help enterprises achieve carbon neutrality, aligning with global ESG trends and sustainability standards.

National Strategy & Policy Dividends



Malaysia Digital 2030 (MD2030) prioritizes digital infrastructure, offering tax, land, and fast-track incentives to accelerate data center cluster growth and upgrading.

Core Values

Leveraging strategic location, energy, policy, and green advantages, Malaysia is the premier data center hub for global tech expansion and local digitalization, unlocking immense growth potential.

Tech Trend: Liquid Cooling—Essential for the AI Era



Core Insight: Surging AI computing power demands extreme cooling. As air cooling hits its limit, immersion cooling is essential for next-gen hyperscale data centers due to superior efficiency.

01 Technical Bottlenecks of Air Cooling

ASEAN Average PUE 1.25



Tropical climates slash air cooling efficiency, raising costs and failing high-density GPU clusters—a major barrier to scaling AI computing

Core Obstacle.

Current Pain Points

As AI chip density rises, air cooling hits physical limits, causing inefficiency and thermal throttling, failing to support hyperscale

Computing Center Infrastructure Requirements

02

Core Advantages of Immersion Cooling: PUE 1.18 | 5.6% Energy Savings



Immersion cooling enables precise heat dissipation and a 1.18 PUE. It supports high-density stacking for AI training, balancing sustainability and technical

Adaptability.

Technical Value

Overcoming air cooling limits meets high-density AI demands and aligns with green trends, setting the standard for future intelligent infrastructure.

Value Proposition of Liquid Cooling

- Lower Energy Consumption: Significantly reduces DC power usage and OPEX
- Enhanced Cooling: Overcomes thermal limits for high-density computing power
- Stability & Reliability: Prevents thermal throttling for long-term uptime
- Greener & Sustainable: Reduces carbon footprint to support ESG goals

Competitive Landscape Analysis (vs. Singapore, Indonesia, etc.)



Strategic Opportunity: Singapore's constraints create a prime window for Malaysia to absorb computing power demand. By leveraging cost/policy advantages and high-speed connectivity, this project will capture Singapore's spillover and become a key SE Asian digital hub.

01 Singapore: Mature Hub



Advantages: World-leading network infrastructure and core subsea cable hub

Stable and transparent political and legal environment.

Challenges: Extreme land scarcity and high power costs.

Stringent approval process for new projects.

02 Malaysia: Emerging Powerhouse



Pros: Significant land/power cost advantages; tax incentives.

Strong policy support/exemptions; proximity to Singapore.

Challenges: International bandwidth and stability need improvement.

Shortage of high-end technical talent.

03 Indonesia: Blue Ocean Market



Pros: SE Asia's largest population dividend; digital penetration.

Rapid growth; data localization policies driving demand.

Challenge A: Unstable Power Infrastructure & Regulatory Hurdles

Uncertain dynamics and incomplete supply chain support.

04 Vietnam: Rapidly Catching Up



Pros: High economic growth; manufacturing digital transformation.

High demand driving sustained foreign investment.

Challenge: Ongoing data center infrastructure development and cross-border constraints

Data flow regulations are evolving.

Malaysia's cost, policy, and location advantages position it to become a strategic computing hub in Southeast Asia, provided network and talent gaps are addressed.

PART 03

Master Plan & Core Sectors

Top-level design

Technological Innovation

Quality

8 Core Sectors

Maximize Value

Building eight core business systems through top-level design and technological innovation.

Maximizing Project Value & Sustainability

Overall Project Framework (Phase I & II)



Per the MOU, a phased development strategy will be adopted. Phase I focuses on rapid demonstration and operational launch; Phase II targets large-scale expansion and full industry chain integration to ensure investment security and sustainability.

01 Phase I: Benchmark Demonstration & Launch

Core Site Selection

Located in Zone 1 of Pahang Aerospace City (253.74 acres). Leverages existing infrastructure as a primary engine for rapid launch.

Development Objectives

Establish AI industry hub with 300MW+ IT load; deploy high-density GPU clusters and supercomputing centers for a robust computing power foundation.

Strategic Significance

Achieve rapid results within launch year; establish regional digital economy benchmark; validate Phase II model and solidify market foundation.

02 Phase II: Full-scale Expansion

Site Planning

Located in Zone 4 of Pahang Aerospace City (916.03 acres). Features extensive space to support long-term large-scale expansion.

Functional Positioning

Core hub for data center clusters, sovereign cloud platforms, and high-tech digital industries, creating a full-chain digital economy ecosystem.

Prerequisites

Completion of Phase I acceptance and operational assessment; acquisition of official planning approvals and required permits.

Strategic Significance

Scale expansion and ecosystem integration to drive regional digital growth and enhance national digital sovereignty and security.

Overall Objectives

Phased development of a secure, green, and sustainable hyperscale data center hub; a key engine for Southeast Asia's digital economy and long-term value.

Core Elements of Primary Development



Core advantage: Secured five key primary development elements through government cooperation, ensuring rapid launch and sustainable growth.

Land Resources

01

Secured 1,200 acres of prime land with infrastructure, offering significant value-add and cost advantages.

Power Supply Guarantee

02

Secured 300MW stable power with a 20-year preferential PPA, ensuring long-term energy cost stability.

Water Resources

03

Secured preferential water supply agreements, providing a stable, low-cost foundation and solid foundational support.

Government Approvals



Key preliminary approvals completed, removing administrative hurdles and paving the way forward.

Policy Incentives

Eligible for Malaysian FDI incentives and tax exemptions, reducing costs and enhancing ROI.

Core Values

Supported by five core pillars, the project ensures rapid deployment, efficient operations, and sustainable growth, setting a regional benchmark for digital economy value and social impact.

Eight Core Sectors Overview - 1

01 AI Hyperscale Data Center

Core foundation with 300MW design load. Features industry-leading liquid cooling and modular design for peak efficiency and rapid deployment, ensuring stable processing and storage of massive data.

Total Design Load

300MW

- Full Liquid Cooling Technology
  Peak Efficiency, Stable & Reliable
- Modular Data Center Design
  Flexible Expansion, Rapid Deployment
- High Availability & Security
  Multi-layered protection for stable operations

Energy Efficiency Design
PUE ⩽ 1.18

High Reliability
SLA ⩾ 99.99%

High Density
Power Density per Rack
56kW

Green & Low-Carbon Energy Saving & Emission Reduction



Total Land Area
Silicon 250,000 m²
~61.8 Acres

High-Density AI Racks
~6,000 units

Total IT Load
336MW

Network Bandwidth
⩾ 400Tbps

Construction Timeline
Phased development for rapid delivery

8 Core Sectors Overview (1/2)



Synergizing 8 core sectors to build SE Asia's premier digital infrastructure. Powered by computing power to drive high-quality digital economy growth.

01 AI Hyperscale Data Center

Core foundation with □300MW IT load. Features industry-leading liquid cooling and modular design for high efficiency, rapid deployment, and stable data processing.



- ⩾300MW Total IT Load
- Full Liquid Cooling. PUE ⩽ 1.18
- Modular Design & Rapid Deployment.

02 GPU Computing Infrastructure

Deploying high-density NVIDIA GPU clusters for a robust parallel computing foundation. Provides continuous computing power for AI training, inference, and rendering to accelerate intelligent applications.

Rapid Iteration.



- High-Density GPU Clusters & Advanced NVIDIA Architecture.
- High Parallel Computing & Powerful Computing Power.
- Rapid Iteration to Accelerate AI Applications.

03 AI Supercomputing Platform.

Integrated HPC and AI supercomputing platform to eliminate computing bottlenecks. Supports scientific research, weather forecasting, and drug R&D to accelerate industrial innovation.



- HPC & AI Integration: Overcoming Computing Power Bottlenecks
- Multi-Domain Applications Driven by Research & Innovation.
- Accelerated Upgrades & Industrial Empowerment

04 National AI Cloud Platform.

Sovereign cloud infrastructure aligned with Malaysia's National Digital Policy. Offers secure, compliant, and scalable services to drive digital transformation and ensure data sovereignty.



- Security & Compliance: Ensuring Data Sovereignty
- Elastic Scaling & On-Demand Services
- Data Security: Multi-Layered Protection

- Security & Compliance: Multi-Layered Data Sovereignty
- Energy Efficiency: PUE □ 1.18 & Low-Carbon
- High-Performance Computing: Powerful & Scalable
- Open Ecosystem: Collaborative & Compatible
- Empowering the Future: Innovation-Driven Growth

8 Core Sectors: Detailed Overview (Part 2)



02 GPU Computing Infrastructure

High-density NVIDIA GPU clusters for a powerful parallel computing foundation. Continuous computing power for AI training, deep learning inference, and high-concurrency rendering.

Accelerating rapid iteration of AI applications.

- High-Density Deployment
  Power Density per Rack
  > 56kW
- High-Performance Computing
  Single-Card Computing Power up to
  > 9 PFLOPS
- High-Speed Interconnect
  NVLink + InfiniBand
  Low Latency, High Bandwidth
- Stable & Reliable Multi-Redundancy Architecture
  24/7 Continuous Operation
- Green & Energy-Efficient Full Liquid Cooling Technology
  PUE ⩽ 1.18
- Intelligent Scheduling
  AI-Driven Resource Allocation
  Optimized Utilization



- GPU Cluster Scale:
  >17,000 B300 Units
- Total AI Computing Power
  > 153 EFLOPS
- Network Bandwidth
  > 400 Tbps
- Data Security Level
  National Standards
- Service Availability
  SLA ⩾ 99.99%



03 AI Supercomputing Platform.

Integrated HPC & AI platform for training and inference, supporting scientific research, meteorology, drug R&D, genomics, and industrial simulation.

Theoretical Peak AI Computing Power	Heterogeneous Computing Architecture	High-Speed Interconnect	Massive Storage	High Availability	Green & Energy Efficient
1.17 ZFLOPS (FP8)	CPU / GPU / DPU	800 Gbps	10 EB	SLA ≥99.99%	PUE ≤1.18



Key Application Scenarios

1.
2. R&D Innovation: Large-scale computing, simulation & tech transfer
   Precision Meteorology: High-res forecasting & extreme weather analysis
3. Life Sciences: Drug R&D, genomics & bioinformatics
   Industrial Simulation: Digital twins, engineering optimization & advanced manufacturing
4.

Cloud Service Instances	B300 GPU Scale	Total Switching Capacity	Est. IT Load	Est. Total Facility Load
Up to ~170,000 Units	Up to ~130,000 Units	Planned: >800 Tbps	~236MW	~278MW

Scope: 130,000 B300 GPUs; FP8 peak est. 9 PFLOPS/GPU; Total load est. at PUE 1.18. Final metrics subject to equipment selection, power allocation, and phased construction.

8 Core Sectors Detail - 4

04

National AI Cloud Platform.

Build local sovereign cloud infrastructure aligned with Malaysia's National Digital Policy. Providing secure, scalable cloud services to drive digital transformation and ensure data sovereignty.

- Data Sovereignty: Localized Storage & Security
- Elastic Scalability: On-demand Resources & Flexible Expansion
- Compliance & Reliability: National Security Standards & Multi-tier DR
- Intelligent O&M: AI-driven Efficiency
- Open Ecosystem: Open APIs & Partner Empowerment
- Green & Low Carbon
  PUE 1.18
  Liquid Cooling & Green Energy



- Data Sovereignty: Local Infrastructure & Controllable Processing
- Multi-layer Security: Physical, Network & Application Protection
- High Availability: 24/7 Uninterrupted Operation
  SLA > 99.99%。
- Cost Optimization: Lower TCO & Higher ROI

- B300 GPU Scale: 170,000 Units | 21,250 DGX B300 Systems
- Peak AI Computing Power
  Sparse FP8: 1.53 ZFLOPS
  Dense FP8: 0.765 ZFLOPS
- Raw Port Rate
  136 Pbps
- Storage Planning
  Local DGX Cache: 652.8PB
  External Storage Target: 10EB
- Load Planning
  IT Load: 308.1MW
  Total Facility Load: 363.6MW
- PUE
  1.18

8 Core Sectors Detailed - 5



05 Green Energy Infrastructure

Integrated solar PV, energy storage, and renewables. Green power procurement via PPA to build a low-carbon supply system, achieving full lifecycle carbon neutrality.

- **Clean Energy Supply**
  Large-scale Solar PV
  Clean, Low-carbon, Reliable
- **Energy Storage Systems**
  Smart Peak Shaving
  Optimized Energy Efficiency
- **Green Power Procurement**
  PPA-based Sourcing
  Long-term Supply Stability
- **Low-Carbon Energy System**
  Building a low-carbon supply chain to achieve carbon neutrality
- **Smart Energy Management**
  AI-driven monitoring & dispatch for optimized efficiency
- **Green Ecosystem Integration**
  PV + Landscaping + Building BIPV
  Sustainable Development



Solar PV Capacity
Total capacity □50MW
Annual generation ~56M kWh

Energy Storage System
Capacity □20MWh
Peak shaving for stable power supply

Annual Carbon Reduction
~42,000 tons CO2
Driving carbon neutrality goals

Green Energy Ratio
100% clean energy coverage

Solar PV Capacity	Energy Storage Capacity	Annual Power Generation	Annual Carbon Reduction	Green Energy Ratio
≥ 50 MWp	≥ 20 MWh	~56M kWh	42,000 tons CO2	≥ 100 %

Core Sector 6: Detailed Overview



06

Fiber Optic Communication Network

High-bandwidth, low-latency, carrier-neutral optical network seamlessly connected to international subsea cable landing stations. Establishes a global digital highway for stable, high-speed data transmission.

- **Ultra-High Bandwidth:** 400G/800G backbone network designed for the next decade.
- **Ultra-Low Latency:** <1ms end-to-end latency for real-time service excellence.
- **High Reliability:** 99.99%+ availability with dual-route redundancy.
- **Global Connectivity:** Direct access to subsea cable landing stations covering major global regions.
- **AI-Driven O&M:** Real-time monitoring and self-healing network management.
- **Secure & Trusted:** End-to-end encryption ensuring data security and stability.



- **Subsea Cable Direct Link:** Seamless global interoperability via direct landing station connections.
- **High-Speed Data Channels**
  All-Optical Architecture
  10Tbps+ Transmission Capacity
- **Multi-Layer Redundancy**
  Dual-Route Core Links
  Device & Link-Level Redundancy
- **Future-Proof Scalability**
  Modular Architecture
  Seamless Growth & Evolution

Backbone Bandwidth	Network Latency	Network Availability	International Nodes	Fiber Mileage	Service Capacity
≥ 400 Gbps	< 1 ms	≥ 99.99%	□15	> 5,000 km	> 10 Tbps

Core Sector 7: Detailed Overview

07 Digital Infrastructure Investment Platform

Establish market-driven investment platforms to integrate social capital and industrial funds for data and computing centers.

Provide diversified funding and financial services for digital infrastructure projects.



Diversified Funding
Integrate social capital and industrial funds to provide multi-channel financing.

Professional Financial Services
Advisory, asset management, and risk control services.

Project Implementation Support
Facilitate efficient delivery of data and computing power centers.

Industrial Development
Empower the digital ecosystem to drive clustering and industrial upgrades.

Shared Value Creation
Collaborate with partners to share digital economy dividends.

Build an open, collaborative investment ecosystem to establish Pahang Aerospace City as Southeast Asia's premier digital economy hub.

8 Core Sectors Detailed - 8

08 AI Technology Park



A modern smart park integrating R&D, premium offices, talent housing, and leisure facilities, focusing on AI chips, algorithms, and applications to drive industrial clustering.



AI R&D Innovation Cluster
Focusing on AI chips, algorithms, and core tech to build an innovation hub.

Premium Business Offices
International smart workspaces empowering efficient corporate growth.

Talent Apartments & Amenities
Creating a live-work community with high-quality

lifestyle services.

Green Smart Park
Low-carbon architecture and smart energy management for a sustainable future.

Core Strengths

- Innovation-Driven Leading Industrial Upgrades
- Talent Hub Building an Innovation Ecosystem
- Efficient Operations Enhancing Park Value
- Green & Low-Carbon Building a Sustainable Park

AI Tech Park Master Plan: Urban-Industrial Integration & Eco-Symbiosis



Inspired by global benchmarks, this project integrates industry, city, and ecology into a smart tech hub. It unifies R&D, commercial, and residential spaces to foster a premier live-work innovation ecosystem.



Park Vision

Integrating nature with modern tech architecture to create a green, low-carbon smart park model for sustainable regional economic growth.

01 Core R&D Zone

Establish Corporate HQs & National Labs
Attract Top Research Talent
Build Frontier Tech Innovation Hub

Origin.

02 Pilot Incubation Zone

Accelerating lab-to-market transition for startups through pilot facilities and full-cycle incubation.

Market

03 Technology Transfer Zone

Build standardized smart facilities to industrialize mature technologies and bridge the R&D-to-production gap.

Conversion Funnel

04 Business Support Zone

5A Grade-A offices, international conference center, and premium commercial complex; efficient business services for corporate exhibition and networking.

Requirements

05 Eco-Service Zone

High-quality talent apartments, international schools, and hospitals; integrated central park and leisure blocks for a "15-minute living circle" work-life balance.

Industry-City Integration: Deep synergy between industrial development and urban functions.

Eco-Symbiosis: Green, low-carbon harmony between humanity and nature.

Innovation-Driven: Dual engines of technological innovation and commercialization.

Open Collaboration: An open, shared innovation ecosystem for collaborative growth.

Smart Future: Intelligent operations and management leading future lifestyles.

AI Tech Park Planning: Infrastructure & Facilities



High-standard infrastructure providing a smart, green, secure, and efficient foundation to empower AI development and drive innovation.

01 Smart Energy Network

Integrated 'Source-Grid-Load-Storage' design for smart scheduling and peak shaving, building a clean and low-carbon green energy supply system.



- Integrated Source-Grid-Load-Storage
- Smart Scheduling
- Efficient Energy Storage
- Green & Low Carbon

02 High-Speed Communication Network

Full gigabit fiber and 5G/5G-A coverage providing low-latency, high-reliability infrastructure for AI computing power, IoT, and remote collaboration.



- Full Gigabit Fiber Coverage
- City-wide 5G/5G-A Coverage
- Low Latency & High Reliability
- High Speed Information Channels

03 Smart Security System

Integrated "Sky-Net + Ground-Net" defense system utilizing HD monitoring, AI, and IoT for 24/7 surveillance, anomaly alerts, and coordinated emergency response.



- Multi-dimensional "Sky-Net + Ground-Net" Defense
- AI Recognition & Alerts
- 24/7 Surveillance
- Coordinated Emergency Response

04 Green Ecological Landscape

Implements "Sponge City" concepts via rainwater harvesting and vertical greening, merging nature and technology for a low-carbon, sustainable environment.



- Rainwater Harvesting & Reuse
- Ecological Water Circulation
- Vertical Greening
- Low-Carbon & Eco-Friendly

Secure & Reliable City-wide Protection Campus Security

Green & Low-Carbon Clean Energy Advancing Dual Carbon Goals

Intelligent Efficiency Smart O&M Enhanced Operational Efficiency

Open Sharing Resource Connectivity Empowering Enterprise Innovation

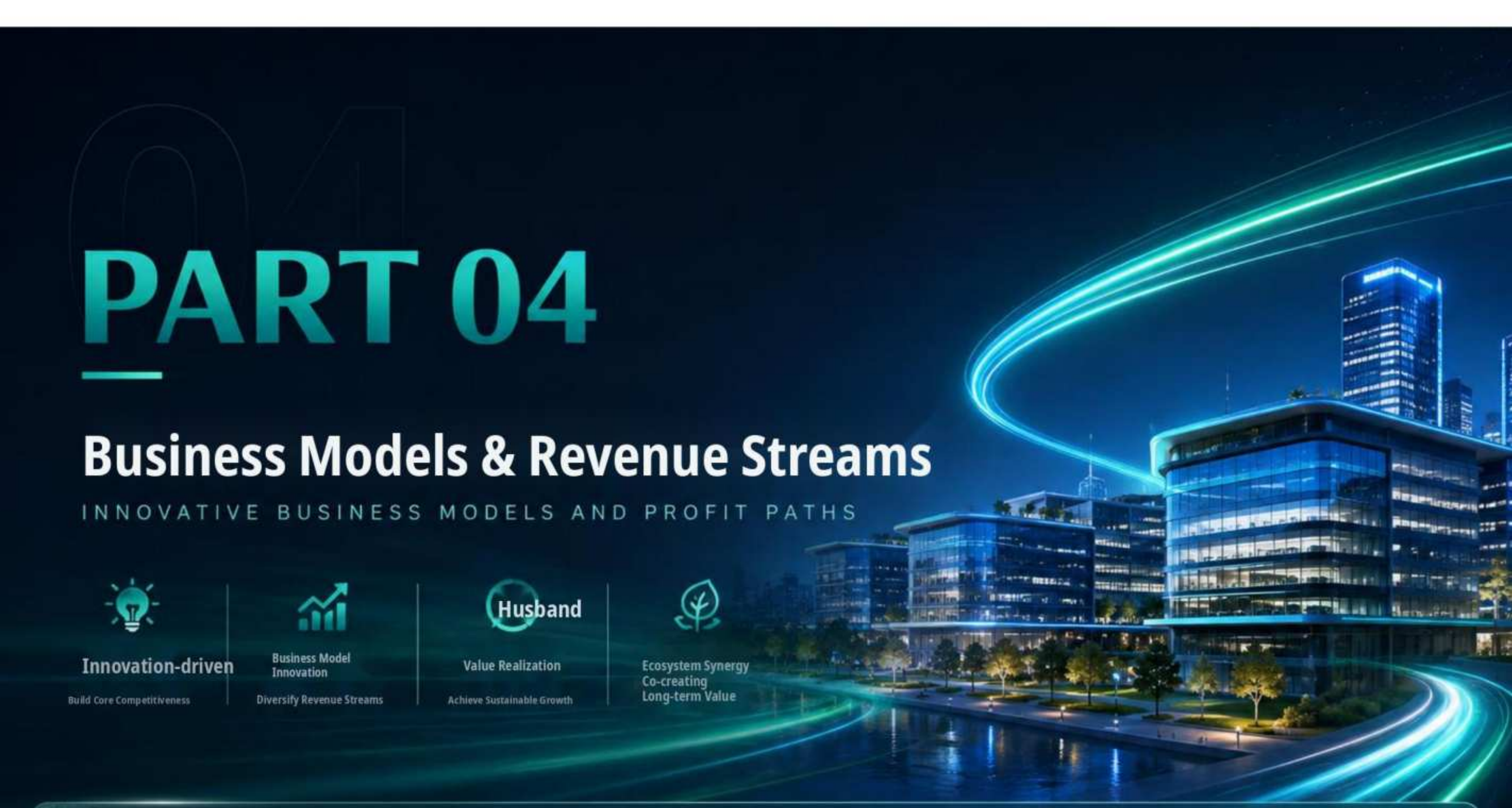
Eco-Livability Green Environment Enhanced Quality of Life

Sustainable Growth Sustainable Operations Driving Long-term Value

PART 04

Business Models & Revenue Streams

INNOVATIVE BUSINESS MODELS AND PROFIT PATHS



Innovation-driven

Build Core Competitiveness

Business Model Innovation

Diversify Revenue Streams

Husband

Value Realization

Achieve Sustainable Growth

Ecosystem Synergy Co-creating Long-term Value

"

Diversify Revenue Models & Build Sustainable Ecosystem

Focus on Core Value & Market Alignment

Establish Business Closed-Loop

Optimize Operational Efficiency

Diversified Growth & Profit Resilience

Risk Mitigation for Long-term Growth

Value Creation Path 1: Land Appreciation



Core Value: Primary development transforms raw land into high-value serviced plots via infrastructure upgrades, driving leapfrog asset growth and a solid project foundation.



Primary Development: The Core Driver of Land Value Appreciation

Transform raw land into shovel-ready industrial sites through infrastructure development to unlock maximum value.

01

Initial Land Value Injection

1,200 acres of prime land acquired at highly competitive costs. Integrated with PAC infrastructure, offering significant upside and profit potential.

02

Value-Add via Primary Development

Systematic primary development addresses infrastructure gaps and optimizes spatial patterns, transforming land attributes to drive exponential value growth.

Growth

Expected Value Multiple

Value Leap

Aerospace City industrial growth: Driving land value appreciation.

Raw land conversion to prime industrial/commercial plots: 5-8x projected value growth and significant asset appreciation.

Estimated Total Value

Post-appreciation valuation: RMB 3–4.5 billion. Creates a robust high-quality asset pool to drive financing, industrial attraction, and ongoing operations.

Production Support

Value Creation Path: From Raw Land to High-Value Asset

Land Acquisition: Securing Core Resources at Low Cost › Infrastructure Development: Roads, Energy & Water Utilities › Land Rezoning: Meeting Industrial & Commercial Standards › Value Appreciation: Exponential Growth in Asset Value

Value Creation Path II: IDC Development & Operations



Core Insights

Benchmarking IDC/AIDC leaders like Range Technology; integrated 'Dev-Build-Ops' model for digital infrastructure; customized services for long-term returns, asset appreciation, and stable cash flow.

01 Dev-Ops Model

Hybrid Lease-Sale + Customization

Operational Strategy

Flexible "Sale + Lease" or "Long-term Lease" models; integrated services from rack customization to turnkey construction for Internet and Finance sectors.

computing power deployment and asset holding requirements.



Note: Model balances short-term cash flow and long-term returns; sale-lease ratios are adjustable to optimize turnover and asset value.

02 Internal Rate of Return (IRR)

13.5% - 22.4%



Financial Evaluation

Based on public data of listed IDC firms, IRR for similar projects remains at

the industry's upper range.

Note: Based on mature IDC metrics; actual returns depend on cost control, occupancy rates, and market rent levels.

Dual Value Drivers: Capital Appreciation & Cash Flow

- Stable Cash Flow: Long-term leases ensuring steady returns
- Asset Appreciation: Simultaneous growth in land and DC asset value
- Controlled Risk: Diverse client base and long-term contracts
- Efficient Operations: Professional teams enhancing asset efficiency
- Ecosystem Synergy: Industry integration enhancing client stickiness

Model 1: Global AI Computing Services



Leveraging Malaysia's policy and cost advantages to build a globally cost-competitive AI computing hub. Driven by compliant architecture and high-performance power, we maximize margins and establish a strategic stronghold for Southeast Asian computing exports.

01 Operating Entity Innovation Compliant & Robust · Globally Trusted

Leveraging neutral corporate structures to mitigate geopolitical and compliance risks, ensuring stable cross-border computing operations and a robust foundation for global service delivery.

Safety Foundation

- International Compliance
- Geopolitical Risk Mitigation
- Business Continuity
- Global Customer Trust



02 Core Compute Cluster Top-tier Compute · High-Efficiency Cluster

Leveraging regional policy and cost advantages to build high-density, high-concurrency AI clusters through large-scale NVIDIA GPU procurement. Delivering stable, scalable computing power to meet global AI training and inference demands.

- High-end NVIDIA B200/B300 GPUs
- High-density deployment, peak compute efficiency
- Elastic scaling and on-demand allocation
- Supports training, inference, and diverse workloads



03 Ultimate Cost Advantage High Value · Strong Margins

European compute prices (2x China) vs. Malaysian costs (1/3 China) yield high margins, driving a competitive and sustainable business model.

Profitability Moats

- Low Power & Land Costs
- Policy & Tax Incentives
- Significant Cost Advantage
- Attractive Profit Margins



Core Value
World-Leading Cost-Effective AI Computing Hub

- Policy Dividends Compliance & Tax Advantages
- High-Performance Computing Elite GPU Clusters
- Global Service Multi-Market Coverage
- High Profitability Margin-Driven Returns
- Sustainability Building Long-Term Competitive Moats

Model 2: Specialized Hardware Supply Chain Solutions



Core Value: Capturing high-end computing demand via compliant supply chains to break resource barriers, tap billion-dollar markets, and deliver dual commercial and industrial value.

01 Urgent Market Demand

High demand for NVIDIA H200 and high-end chips in China. Export controls create supply shortages and computing power bottlenecks, driving urgent need for compliant supply chain solutions.

- Surging AI training/inference demand; Limited high-end GPU supply and widening gaps; Computing power shortages hindering innovation; Compliant supply chains as a critical pillar.

02 Compliant Channel Operations

Establishing compliant overseas procurement via SPVs to secure supply and cross-border turnover, ensuring stable channels from global supply to domestic demand.

Compliant delivery of computing power.

- Compliant overseas procurement and vetting; SPV structures for operational compliance; Cross-border logistics and customs management; Domestic delivery and after-sales support.

03 High Profit Potential

Strong profit potential with 2-3x margins. Domestic demand for high-end computing power exceeds hundreds of billions of RMB, offering high ROI and market scarcity.

High-growth opportunity.

- 2-3x profit margins; Annual demand reaching hundreds of billions of RMB; High market scarcity and entry barriers; High ROI and capital efficiency.

End-to-end core value; Building a compliant, stable, and efficient supply chain system.

Global Procurement Network / Securing Premium Supply

Compliant architecture; Mitigating trade risks.

Cross-border logistics channels; Efficient and secure turnover.

Domestic Delivery / Meeting Computing Power Demand

Commercial Value Realization / Win-Win

Husband nue & Empowerment

Value Summary

Driven by compliance, resources, and operations to bridge global high-end computing power with domestic demand, building sustainable and replicable hardware supply chain solutions.

Maximizing Commercial Returns & Long-term Industrial Value

Risk & Compliance Considerations



Amid surging global AI computing power demand and tightening regulations, a robust, compliant, and sustainable hardware supply chain is vital for long-term project success.

01 Key External Risks

Potential Challenge: Tightening US export controls on high-end GPUs and AI chips may disrupt cross-border hardware flow, posing a major external uncertainty.

Strategy: Establish policy monitoring and early warning systems; collaborate with think tanks to analyze trends; develop flexible computing power architectures to adapt to policy shifts.



02 End-to-End Compliance Assurance

Potential Challenge: Multi-jurisdictional legal complexities in cross-border trade risk legal disputes or business disruption. Strategy: Engage international sanctions and export control experts for end-to-end compliance reviews, ensuring adherence to US, EU, and ASEAN regulations.



03 Supply Chain Diversification

Challenge: Over-reliance on single-brand or single-region suppliers increases vulnerability to disruptions and price hikes.

Strategy: Expand global procurement and explore diverse computing chip applications; build a 'multi-brand, multi-region, multi-tech' supply chain

matrix to reduce single-source dependency.



04 Strategic Business Priorities

Challenge: Vague positioning and fragmented resources weaken core competitiveness. Strategy: Focus on 'AI Computing Services' as the core business; treat hardware supply as a supplementary, service-oriented segment.



Core Value: Leveraging compliance and resources to deliver commercial returns and industrial empowerment.

Robust Compliance: End-to-end compliance to mitigate legal and policy risks.

Global Footprint: Diversified supply chain network to enhance risk resilience.

Tech Leadership: Compatible with diverse computing power hardware to support technological iteration.

Value-Focused: Prioritizing Core Business & Maximizing ROI

Sustainable Development: Building long-term competitive advantages for sustainable growth.

PART 05

Hyperscale Data Center Technical Solutions

High-Reliability Power Supply | High-Efficiency Cooling | High-Speed Interconnect | Converged Architecture

Deep Dive: Converged Architecture for Power, Cooling & Interconnect

Next-Gen Computing Power Hub: Low-Carbon & Scalable

High-Reliability Power Supply

Multi-Level Redundancy: Ensuring 24/7 Continuous Operations

High-Efficiency Cooling

Hybrid Cooling (Liquid + Air): PUE < 1.18 for Green Efficiency

High-Speed Interconnect

High-Bandwidth, Low-Latency Network for 10k-GPU Clusters

Converged Architecture: Integrated Compute, Storage & Network; Agile & Scalable

Technical Roadmap

Benchmarked against international standards, referencing Siemens '100MW Hyperscale AI Blueprint' and Supermicro SuperCluster. Delivers advanced, reliable, and efficient AI infrastructure across computing power, cooling, power, and networking.



Computing Foundation: Next-Gen AI Clusters

Built on NVIDIA GB300 NVL72 or equivalent next-gen platforms with HBM4. Delivers superior computing power for parallel training and inference of 100B+ parameter models.

Efficient Cooling: Full Liquid Cooling Coverage

Primary cold-plate liquid cooling improves efficiency by 90%+ over air cooling. Reserved space for immersion cooling to support future high-density upgrades.

Stable Power: High-Voltage Direct Supply

275kV high-voltage direct supply reduces transmission loss. N+1 redundant architecture ensures 99.999% reliability under extreme conditions

continuous power availability.

High-Speed Interconnect: Lossless Ethernet Clusters

3-layer Clos architecture IB lossless Ethernet for non-blocking exchange. Single-node bandwidth exceeds 400G, eliminating GPU data bottlenecks.

Maximize Cluster Communication Efficiency.

Peak Efficiency: Ultra-Low PUE Benchmark

Smart thermal control, natural cooling, and efficient power modules achieve design PUE □1.18 and annual PUE □1.25, significantly reducing lifecycle OPEX.

Green-Driven Future: A resilient, sustainable, and responsible model for low-carbon, high-efficiency data centers.

Enhanced Cooling Efficiency	PUE Value	Reduced Carbon Emissions	Power Supply Reliability
90%+ ↑	≤ 1.18 ↓	CO_2 70%+ ↓	99.999% ↑

Global Benchmarking: Aligned with international standards and best practices.

Modular Architecture: Flexible, scalable, and future-ready.

Intelligent O&M: AI-driven efficiency and reliability.

Secure & Trustworthy: End-to-end security framework.

Open Ecosystem: Compatible with global partners and standards.

Green Data Center Solutions

Building green, sustainable data centers via low-carbon efficiency and smart O&M, providing reliable, high-performance computing power for the AI era.



01 Core Tech: Immersion Cooling Revolutionizing Energy Efficiency

Replacing air cooling with Liquid Immersion Cooling (LIC) to boost efficiency by 90%+. Maintaining PUE < 1.16 to create a high-density, low-carbon computing foundation for AI supercomputing.



02 Triple Value: Core Tech, Policy Incentives & Sustainability

Superior Efficiency: LIC technology breaks cooling bottlenecks, keeping PUE < 1.16 for high-density, low-energy, and stable computing.

Stable Operations.

PUE ≤ 1.16 | 90%+ Efficiency Gain

MIDA Green Incentives: Utilizing Malaysia's MIDA policies (ITA & ITE) to significantly reduce CAPEX/OPEX and enhance ROI.

Efficiency

Tax Incentives | Enhanced ROI

Sustainable Ecosystem: Utilizing solar and wind power to create a zero-carbon benchmark, aligning with global ESG trends and brand sustainability.

100% Renewable Energy | Net-Zero Target

Green Data Center: Efficient, Low-Carbon, Sustainable

Immersion Liquid Cooling
PUE ≤ 1.16

Clean Energy: Solar & Wind

Carbon Neutrality: Zero Emission Target

High Reliability: 24/7 Stable Operation

Win-Win Ecosystem: Green Branding & Global Collaboration

Power System Solution: Access & Architecture

Reliable · Resilient · Efficient · Scalable



Advanced GIS Substation
* **Compact & Resilient:** Small footprint with high environmental adaptability.
* **Stable & Secure:** Provides a robust power foundation to ensure data center continuity and reliability.

Operations-driven

275kV

01

275kV EHV Direct Connection

Direct 275kV connection to TNB grid to meet >350MW peak load, ensuring reliable power supply.

Supply Adequacy and Delivery Efficiency



33kV

02

Efficient Multi-stage Pressure Reduction System

Dual 275kV circuits feed an on-site GIS substation, stepping down to 33kV and 415V. This reliable power hierarchy is precisely tailored to meet IT equipment requirements.



Tier III

03

Tier III High Availability

Tier III compliant power systems with full-link N+1 redundancy. Eliminates single points of failure to ensure uninterrupted business continuity during equipment faults.



Value Proposition

Peak Load Support	Power Supply Reliability	Enhanced Power Efficiency	Reduced Footprint	Optimized O&M Response
375MW+	99.999%	15%+	Fuel 60%+	30%+
Meets Hyperscale Computing Demand	Ensures Business Continuity	High Efficiency & Energy Savings	Compact GIS Layout	Intelligent O&M & Rapid Response

Power Solution: Backup & Efficiency

Reliable · Resilient · Efficient · Scalable



01

HVDC UPS System

Reduces conversion loss vs. traditional AC UPS; >96% efficiency significantly lowers PUE for long-term sustainability.

02

High-Efficiency Power Transformer Clusters

Tier-1 energy-efficient transformers with optimized electromagnetic design to minimize copper/iron loss and energy waste at the source.

Enhancing overall power supply efficiency.

01

Core Emergency Backup: High-capacity diesel generators ensure millisecond seamless switching during outages, providing stable power for zero-interruption critical operations.

- Millisecond Switching for Business Continuity
- High-Capacity Redundancy for Peak Demand
- Intelligent Monitoring & Real-time Awareness
- Regular Drills for Reliable Operation

02

Intelligent BMS Energy Management System

Digital platform for real-time monitoring of power loads and consumption, dynamically optimizing supply distribution and equipment status for precise resource management.

- Real-time Monitoring & Global Visualization
- Smart Scheduling
- Energy Consumption Analysis
- Precision Management

Dynamic Optimization for Energy Savings & Efficiency

03

Significant Green Energy Savings

Multi-dimensional synergy significantly reduces energy consumption and carbon emissions, achieving higher efficiency and sustainability goals.

96%+	30%+	Low PUE: Significant Reduction	Green Operations
Enhanced System Efficiency	Reduced Total Energy Consumption		Low-Carbon & Sustainable

- High Reliability: Multi-Redundancy for 24/7 Stability
- Low Operating Costs: Energy-efficient architecture to reduce long-term OPEX.
- Green & Low-Carbon: Optimizing energy efficiency to achieve sustainability goals.
- Flexible Expansion: Modular design for rapid deployment and seamless growth.
- Secure & Reliable: Comprehensive monitoring and protection for system integrity.

Cooling Solutions: Addressing High-Density Challenges. Reliable, Efficient, Scalable, Smart O&M.

As AI chips hit air-cooling limits, liquid cooling is essential for stable computing power and...

...the only viable path to peak energy efficiency.



01

Direct-to-Chip Cooling: Heat Absorption at Source.

Custom cold plates fit GPU/CPU cores to remove heat directly, resolving high-density computing power bottlenecks and preventing rack heat buildup.



02

Efficient & Flexible: Minimal architecture changes with PUE < 1.15, significantly reducing energy costs while ensuring stability via mature O&M.



03

Quality

Integrated Closed-Loop System: Server cold plates, in-row CDUs, and outdoor dry coolers form a sealed circuit, optimizing thermal efficiency and operational safety.



Enhanced System Efficiency 96%+

Total Energy Reduction 30%+

PUE Value ≤1.15

Reduced Carbon Emissions 40%+

Guaranteed Availability 99.999%

High Reliability

Redundant design with hot backups for 24/7 stable operation.

Low Energy Loss

High-efficiency heat exchange reduces energy loss and enhances overall efficiency.

Scalable

Modular architecture supports on-demand expansion to meet rapid business growth.

Intelligent O&M

Real-time BMS monitoring & predictive maintenance to simplify O&M.

Cooling Solutions: Future-Ready Technology

Efficient Cooling • Green & Low Carbon • Smart O&M • Future-Oriented



High-efficiency liquid cooling provides silent, extreme thermal management for high-density computing power.

Key Technology for Next-Gen Data Centers

Immersion Liquid Cooling: Evolution of Peak Energy Efficiency

01

Submerging server cores in dielectric coolant leverages high specific heat capacity for heat removal. Achieves industry-leading PUE □ 1.05. Fanless design eliminates noise and supports future kW-level high-power chips.

- High Specific Heat Capacity
- Fanless Design
- Ultra-Low PUE
- Silent Operation

WUE Optimization: Low-Carbon Water Recycling

02

Dry cooling minimizes evaporation. Rainwater harvesting and reclaimed water systems ensure sustainable use, targeting WUE □ 1.2m²/MWh.

Building an Eco-Friendly Data Center

- Dry Cooling
- Water Recycling
- Precise Control
- Eco-Friendly

Core Values

- Extreme Energy Efficiency — PUE ≤ 1.05 — Industry-Leading Standards
- Green & Energy Efficient: 30%+ Savings, Reduced Carbon Footprint
- Silent Operation: 90%+ Noise Reduction, Fanless Design
- High-Density Compatibility: kW-level Chip Support, Future-Proof Scaling
- Secure & Reliable — 99.999% — Stable System Operation
- Smart O&M: Full Lifecycle Management & Real-time BMS Monitoring

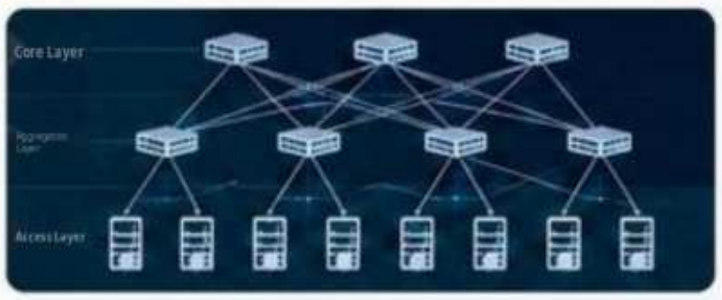
Network Architecture: Computing Network



High-Availability, Scalable Computing Power Foundation: Data 'Main Artery' for Peak AI Performance

01 Architectural Design

3-tier Clos non-blocking topology eliminates bandwidth bottlenecks, ensuring high-speed forwarding and low packet loss for large-scale GPU clusters.



- Non-Blocking Topology | Full-Mesh Architecture
- Ultra-low Packet Loss: < 10^{-6}
- High Concurrency: Supporting Millions of Connections
- Stable & Reliable: 99.999%

02 Communication Protocols

InfiniBand deployment for low-latency, high-throughput networking. RDMA bypasses CPU to meet strict distributed training demands.



- Low Latency: < 1 μs
- High Throughput: 400Gbps+
- RDMA Acceleration: Zero-Copy CPU
- Distributed-Friendly | Linear Scaling

03 Ultra-High Bandwidth

400G/800G access and 1.6T high-density core switches meet current computing needs and provide bandwidth headroom for future expansion.



- Access Bandwidth: 400G/800G
- Core Bandwidth: 1.6T
- Scalable Architecture | Smooth Evolution
- Bandwidth Redundancy | Ample Capacity

High Availability Design
Multi-Link Redundancy: Sub-Second Failover for Business Continuity

Smart Scheduling
Dynamic Traffic Optimization: Maximized Resource Utilization

Observable O&M
End-to-end monitoring & rapid fault localization

Future-Proof
High bandwidth & support for tech evolution

Network Architecture: External Connectivity

High-Speed Interconnect • Flexible Choice • Stable & Efficient

A stable, open, and efficient network ecosystem built on high-speed connectivity and flexibility to power a data-driven intelligent future.



01 Global Connectivity

Dedicated fiber links to key subsea cable landing stations in Penang and Johor, enabling a global information highway with high-speed, low-latency cross-border data transmission.



- High-Speed Direct Low Latency
- Dedicated & Highly Reliable
- Global Coverage & Extensive Connectivity
- Global Business Enablement

02 Local Services

Strategic partnerships with major Malaysian carriers for diverse broadband, leased lines, and custom networking tailored to bandwidth, stability, and cost requirements.



- Diverse Access & Flexibility
- High Stability & Low Jitter
- Cost-Effective & Optimized
- Dedicated Rapid Response

03 Carrier Neutrality

Strict carrier neutrality ensures an open environment where clients choose their preferred providers, avoiding vendor lock-in and maintaining competitive, technology-neutral services.



- Open & Fair Choice
- Neutral & Transparent Protection
- Competitive & Premium Service
- Secure, Compliant & Trusted

- Ultra-Low Latency ≤ 10 ms International Link Latency
- Ultra-High Bandwidth Tbps-Scale Elastic Scaling
- High Availability 99.999% Network Reliability
- Global Connectivity 30+ Countries & Regions Seamless Interconnection
- Ecosystem Synergy Multi-party Collaboration Shared Success

Data Center Technical Specifications Summary

High Performance · High Reliability · High Efficiency · Low Carbon · Intelligent O&M



Building a Future-Ready Intelligent Data Center

Delivering high-performance, reliable, and sustainable computing power infrastructure through advanced architecture and efficient resource utilization to empower AI innovation.

Total IT Load > 375MW
Phased construction with elastic scaling to meet computing power demands for the next 5-8 years.

Water Usage Effectiveness (WUE) □ 1.2m³/MWh

Dry cooler free cooling combined with rainwater harvesting and reclaimed water recycling

Water-efficient campus development.

90-120kW rack density. Modular power design with future-proof scalability for high-density computing power. Optimized for AI clusters.

Tier III reliability. Dual-path N+1 utility power with diesel backup. 99.98% availability.

Design PUE □1.18. Cold-plate liquid cooling & indirect evaporative cooling to minimize energy loss.

High-performance lossless IB/Ethernet. 3-layer CLOS architecture for non-blocking east-west traffic. Optimized for AI communication.

Operational PUE □1.25. Lifecycle energy optimization via smart monitoring and environmental management.

All-optical interconnect: 400G/800G/1.6T bandwidth.

400G access layer, 1.6T core interconnect. Supports massive real-time data exchange.

High Efficiency. PUE ≤ 1.18 Industry-Leading Standards

High Reliability 99.98% Power Supply Reliability

Green & Low Carbon WUE ≤ 1.2 Water-efficient campus.

High-Speed Interconnect 1.6T Core Connectivity

Elastic expansion. Supports 5-8 years of computing power growth.

Smart O&M. Lifecycle intelligent monitoring & management.

PART 06

Investment & Financial Analysis

Systematic ROI modeling and data-driven financial projections,

Providing a solid foundation for commercial value and sustainability

Precise Calculation
Data-Driven
Decisions

Value Assessment
Quantifying
Business Value

Risk Control
Securing
Investment

Sustainability
Driving Long-Term
Growth

CAPEX Breakdown (300MW Scale Estimate)



Hyperscale data centers are asset-heavy; CAPEX is infrastructure-driven, focusing on high-reliability power and cooling.

Power Systems (Core)

40% | c. RMB 2B

Electrical: HV/LV distribution, diesel generators, and cabling for power stability.



Cooling Systems

25% | c. RMB 1.25B

Cooling: Chillers, cooling towers, precision AC, and ventilation for climate control.



Civil Works

15% | c. RMB 750M

Civil Works: Main structure, facilities, foundation, and site infrastructure.



Network Equipment & Others

20% | c. RMB 1B

Network (10%): Switches/fiber for high-speed connectivity; Others & Contingency (10%).



Total Investment & Unit Metrics

~50 RMB 100M | Unit Cost: RMB 16.67M/MW

Industry-leading cost advantage driven by economies of scale.



Note: Based on 300MW preliminary static estimate; actual costs subject to site conditions, equipment selection, and market fluctuations.

Land costs excluded; typically supported by local government incentives.

OPEX Breakdown Analysis

OPEX is the primary lifecycle expense; electricity is the largest component and key focus for cost optimization.



Electricity Costs

~75% | Approx. ¥1.36B / Year

Electricity is the primary OPEX driver, covering IT equipment, cooling, and lighting.



Labor Costs

~10% | Approx. ¥180M / Year

Labor costs for O&M, tech support, and management.



Maintenance & Repairs

~10% | Approx. ¥180M / Year

Maintenance, spare parts, upgrades, and compliance.



Network Bandwidth Fees

~3% | ~RMB 0.05B/year

Internet bandwidth, leased lines, and network services.



Miscellaneous Expenses

~2% | ~RMB 0.04B/year

Office expenses, insurance, taxes, utilities, and admin costs.



Husband – Estimated Total Annual Cost

100% | ~RMB 1.81B/year

Estimated annual OPEX based on current scale and operations.



Note: Electricity based on PUE 1.18 and rate of MYR 0.365/kWh (~RMB 0.57/kWh).

Estimated data; actual costs subject to market electricity prices and operational efficiency.

PUE Metric ≤ 1.18

Electricity Price: RMB 0.57/kWh

AI Data-Driven Decisions Continuous Cost Optimization

Revenue Forecast & Profitability Model

Core Value: High-barrier profit model driven by economies of scale and operational excellence, ensuring rapid ROI.

Consistent long-term asset appreciation.



High-spec facility with redundant power and precision cooling for 24/7 stable computing power operations.

01

Wholesale Custody Model

Asset-light, high-efficiency model: Client-supplied hardware with standardized infrastructure, high-speed networking, and professional O&M.

Business Model

02

Market Rent Benchmark

Benchmarked against SE Asia IDC rates, the estimated rent of RMB 150-180/kW/month offers a significant cost advantage and market appeal.

Power.

03

Est. Annual Colocation Revenue

RMB 5.76 Billion / Year

Based on 300MW full-load at RMB 160/kW/month; ensures significant revenue and stable cash flow.

04

Core Profitability

68.6% Gross Margin

Est. annual gross profit of RMB 3.95 Billion shows strong profitability and ROI potential.

Total Investment:
~300MW Hyperscale Data Center Construction

Unit Cost
RMB 16.67M/MW
Incl. Civil, M&E & Infrastructure

Payback Period:
4.5–5.5 Years
(Short projected cycle)

IRR (Internal Rate of Return)
>15%
Strong ROI Potential

Asset Appreciation Potential
Long-term Stability
Sustained Value Growth

Note: Electricity cost based on PUE 1.18 and MYR 0.365/kWh (~RMB 0.57/kWh). Estimates subject to market price and operational efficiency fluctuations.

Financial Analysis



Core Insight: Strong financial performance combining high liquidity (short payback) and long-term growth (high IRR). Highly attractive among capital-intensive projects.

01

Static Payback Period 1.27 Years

Logic: Total Investment / Annual Gross Profit = 50 / 39.5. Demonstrates rapid capital recovery and excellent liquidity under ideal conditions.

Short-term profit efficiency.

Note: Static theoretical values; excludes construction, ramp-up, and financing costs. Actual payback depends on implementation pace.

Dynamic Adjustment

02

Internal Rate of Return (IRR)

15%~22.4%

Valuation: High after-tax IRR exceeds cost of capital, reflecting robust long-term profitability and risk resilience.

Capabilities

Note: Projections based on rigorous financial modeling, accounting for construction cycles, D&A, tax incentives, and financing structure impacts on cash flow.

Flow Impact

Total Investment: ~RMB 5 Billion Asset-heavy Data Center Project

Husband

Cash Flow Performance
Short Payback Period
Strong Liquidity Advantage

ROI Range
15%~22.4%
Post-tax IRR Range

Risk Resilience: Strong
Stable & Reliable
Long-term Returns

Investment Value Assessment
Highly Attractive
Superior to Peers

Note: Electricity cost based on PUE 1.18 and MYR 0.365/kWh (~RMB 0.57/kWh). Estimates subject to market price and operational efficiency fluctuations.

PART 07

Implementation & Cooperation Models

Define Roadmap • Deepen Synergy • Build Implementation Foundation

- Public-Private Synergy & Win-Win Partnership
- Efficient Delivery & Standardized Execution
- Green Sustainability & Low-Carbon Efficiency
- Value Co-creation & Long-term Growth

Project Development Timeline



Within 30 Days of Effective Date

Establish Joint Working Group (JWG) and regular communication mechanism to coordinate project progress.

Preparatory Works

Within 30 Days of Effective Date

Finalize Development Agreement, defining scope, roles, responsibilities, and core commercial terms.

Within 60 Days of Effective Date

Both parties (Ennova) to complete and submit project planning materials for safety review, ensuring compliance and completeness.

Within 60 Days of Effective Date: Phase II Preparation Launch

Launch Phase II financial modeling, technical feasibility, and market research to establish a foundation for long-term development.



Core Objective: Within 60 Days of Effective Date

Signing of Phase I Agreement: Transitioning from preparation to implementation and launching a new chapter of cooperation.



Joint Working Group (JWG) Responsibilities



The JWG is the core coordination hub formed by four parties. Led by Party A, it manages the full lifecycle from planning and design to operational implementation.

Fror

01

Integrated Planning

Lead master planning and top-level technical architecture; coordinate solutions to ensure clear goals, feasibility, and unified standards.

02

Resource Integration

Secure utilities (PPA power, water, telecom) and infrastructure to meet project resource requirements.

03

Investment Promotion

Coordinate capital injection and computing power client acquisition; build a gov-enterprise platform to foster a synergistic industrial ecosystem and regional cluster.

Synergistic effects.

04

Financing Execution

Develop diversified financing plans; engage financial institutions for loans and attract private capital to secure project funding.

Supply chain security and sufficiency.



05

Regulatory Approvals

Manage government approvals (EIA, land use, construction permits) to ensure compliance and drive project milestones.

Efficient implementation of procedures.



Project Special Purpose Vehicle (SPV) Structure



Establish a joint SPV in Malaysia as the core vehicle for development, asset holding, and operations, ensuring risk isolation and professional management.

Legal and organizational foundation.

01 Equity Structure

Equity stakes negotiated based on capital, technology, industry resources, and government relations to ensure a fair, risk-sharing, and mutually beneficial mechanism.

02 Governance Structure

Modern governance with a Board and professional management to define roles and ensure market-driven, efficient operations.

03 Regulatory Compliance

Strict adherence to Malaysian laws on foreign investment, licensing, tax, and forex to ensure legal and sustainable operations.

Compliance First · Professional Operations · Risk Isolation: Building a Sustainable International Project Vehicle

Risk Isolation
Independent Legal Entity
Mitigating Legal & Operational Risks

Professional Operations
Expert Management Team
Enhancing Efficiency & Standards

Long-term Stability
Standardized Governance
Ensuring Sustainable Growth

Balanced Interests
Fair & Equitable Mechanism
Maximizing Win-Win Value

International Expansion
Compliance-Based Foundation
Supporting Global Growth

Government Relations & Policy Advocacy



Project success relies on federal and local policy support. We will engage with authorities to secure core incentives in tax, energy, land, funding, and talent to build competitive advantages.

01
Tax Exemptions & Incentives

Apply for MSC Malaysia status to secure corporate tax exemptions (0%-10%) and import duty waivers, significantly reducing operating costs.

02
Energy Cost Stabilization

Sign long-term PPAs with TNB to lock in 10-year preferential rates; secure fast-track approvals for grid expansion to ensure stable power supply.

03
Industrial Land Incentives

Secure preferential land pricing or long-term low-rent leases within Iskandar or tech corridors to reduce CAPEX and initial startup costs.

04
Special Funds & Subsidies

Apply for Malaysia's National Investment Incentives and Digital Economy Fund to secure equipment subsidies, R&D grants, and green energy loans.

Lower Capital Costs

05
International Talent Facilitation

Fast-track Professional Visit Passes for foreign experts and executives; implement income tax reductions to facilitate cross-border talent mobility.

Housing & Education Support

Public-Private Synergy • Policy Support • Shared Success

- Risk Isolation
  Independent Legal Entity
  Mitigating Legal & Operational Risks
- Professional Operations
  Expert Management
  Optimized Efficiency & Standards
- Long-term Stability
  Standardized Governance
  Ensuring Sustainable Growth
- Balanced Interests
  Fair & Equitable Mechanism
  Maximizing Win-Win Value
- International Expansion
  Compliance-Based Foundation
  Supporting Global Growth

PART 08

Risk Assessment & Mitigation

Comprehensive Risk Identification & Tiered Mitigation Strategies

Safeguarding Project Security

Risk Identification

Systematic Risk Identification
Comprehensive Impact Assessment

Risk Assessment

Scientific Risk Assessment & Severity Classification

Contingency Planning

Tiered Emergency Planning & Enhanced Response

Mitigation Measures

Effective Mitigation to Minimize Risk Probability

Continuous Monitoring

Monitoring & Early Warning for Risk Control

Risk Assessment & Mitigation



Comprehensive risk identification and targeted strategies to safeguard stable implementation and long-term operations.

01 Technical Risks

Challenge: Rapid tech iteration and potential architectural misalignment.

Or hardware compatibility delays.

Solution: Modular design with high compatibility; strategic partnerships with NVIDIA/AMD; reserved capacity for computing power upgrades.

Technical Deployment Space

02 Market Risks

Challenge: Increased regional competition affecting yields and leasing cycles.
Solution: Secure anchor tenants via pre-orders, leverage ultra-low PUE/green energy, and target SE Asia e-commerce & AI firms.

High-Retention Customer Base

03 Financial Risks

Challenges: Construction cost overruns, interest rate volatility, and MYR exchange rate fluctuations affecting ROI.
Mitigation: Diversified funding (syndicated loans & equity), lifecycle cost control, and financial hedging for currency risks.

04 Policy & Compliance Risks

Challenges: Uncertainties in Malaysia FDI policies, tax incentives, and ASEAN cross-border data regulations.

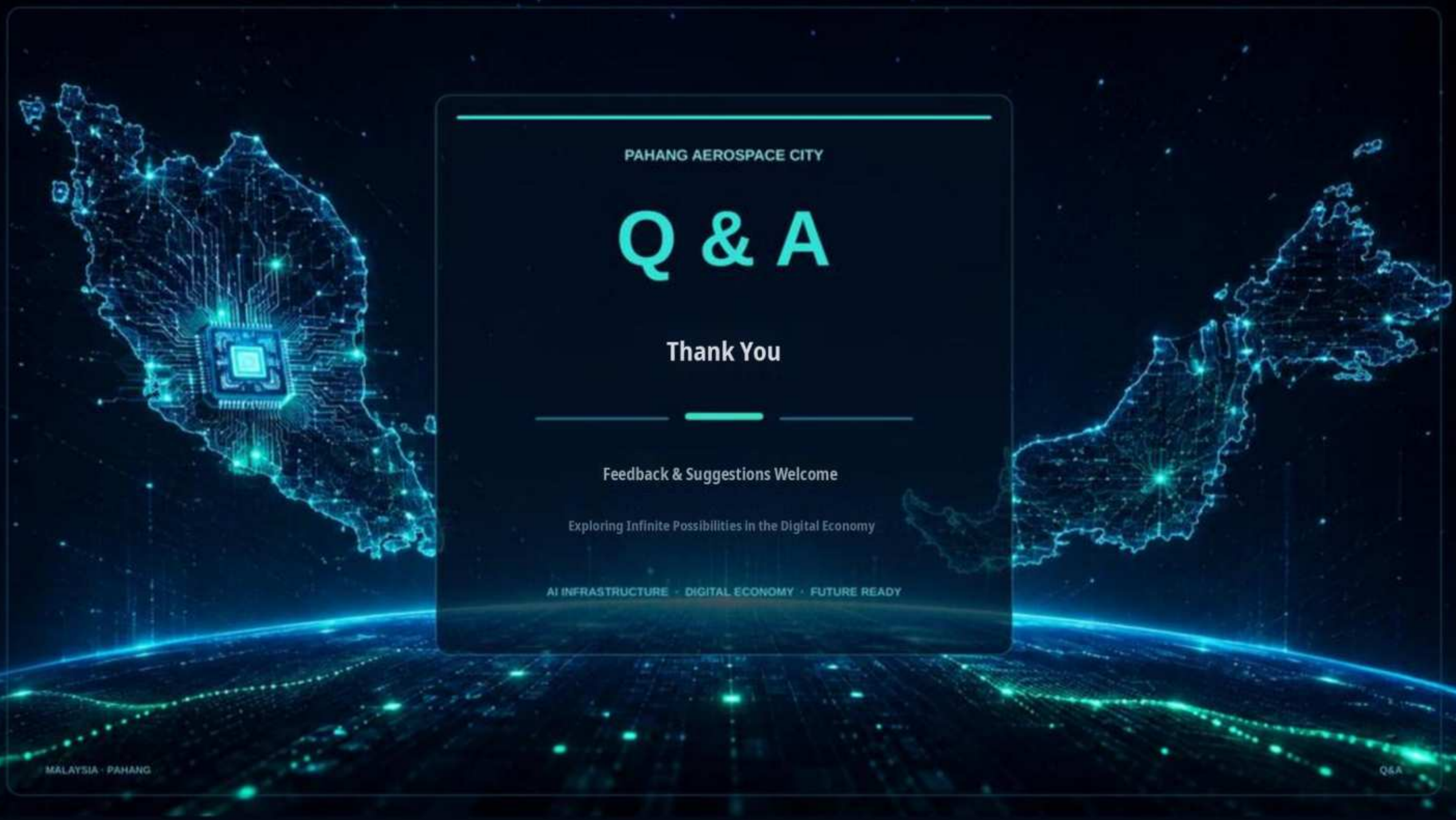
Mitigation: Engage local legal/tax experts, maintain MIDA/government relations, formalize incentives in agreements, and foster high-level diplomatic ties.

Comprehensive Identification: Multi-dimensional risk scanning and proactive prevention.

Precise Assessment: Quantifying risk impact and defining priorities.

Rapid Response: Developing contingency plans and enhancing response capabilities.

Continuous Optimization: Dynamic monitoring and adjustment for long-term stability.


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Q & A
Thank You
Feedback & Suggestions Welcome
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MALAYSIA · PAHANG
Q&A