

103°

Medini | Johor | Malaysia

The Free Commercial Zone



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About Equalbase

We leverage cutting-edge building technology and deep expertise in supply chain real estate to offer sustainable, customer-centric solutions tailored for industrial development and investment, ensuring long-term growth and adaptability. Our commitment to sustainability, reliability, and agility positions us as a leader in creating value and addressing the evolving needs of our stakeholders, contributing to a sustainable future for generations to come.

Our Mission

Providing world-class sustainable industrial real estate solutions through building sustainable innovation

Introducing 103°

103°, a free commercial zone aims at boosting regional trade and logistics. Developing modern Grade A warehouses within this zone, covering a total development area of 6,800,000 sqft. The warehouses are designed to function as an

extension of Singapore, the facility offers businesses a practical and strategic opportunity with easy access to the top ports and airports in Singapore. Discover the location that combines connectivity with top-tier infrastructure, brought to you by Equalbase.



Sectors

Catering to FMCG, 3PL's, Retail, Ecommerce, Manufacturing, Pharmaceuticals and Automotive



Quality

- Green building certifications LEED Gold and equivalent
- Grade A modern warehouse
- Solar roofs



Optimized Operational Efficiency

Our state-of-the-art building design is tailored to ensure maximum operational efficiency for our tenants. This includes optimised storage solutions that exceed local standards, ensuring businesses can operate at peak performance



People Power

Our integration with Sunway city ensures easy access to a skilled local workforce, enhancing operational productivity and reducing manpower challenges



Delivery

Phase I will be completed in the fourth quarter of 2025, with the remaining phases scheduled for completion in the following years



Logistical Advantage

Leveraging its strategic location, 103° offers unparalleled connectivity to major ports and airports in Singapore, making it an ideal hub for businesses looking to streamline their logistics and distribution channels

103° Logistical Advantages



Superior connectivity

Directly linked to major highways enhancing logistical efficiency



Unrestricted operations

No penalties or restrictions on goods throughput, maximising operational flexibility



Enhanced security

The enhanced security in the free commercial zone boosts operational efficiency



Strategically located

The closest free zone to Singapore in Johor for seamless business operations



Dual-Port advantage

Benefits from both Singapore's port and airport connectivity for streamlined trade



Competitive timing

Export and import timelines on par with Singapore, ensuring fast market access



Streamlined customs

Minimal customs formalities with green lane access to PTP, and Singapore's port and airport



Cost-effective

Save approximately 30-50% on operations including rentals, electricity, and manpower



Senai international airport

Seamless Connectivity

Equalbase Sunway 103°



Woodlands
checkpoint



Johor port



Port of Tanjung Pelepas



Tuas checkpoint



Tuas port



Changi international airport

2.6 km

Distance to E3
expressway

5.1km

Distance to Malaysia
Checkpoint

8.0 km

Distance to Port of
Tanjung Pelepas

24 km

Distance to port of
Singapore

35 km

Distance to Senai
International Airport

58 km

Distance to Changi
International Airport

Aerial View



LEGOLAND

Sunway Big Box Retail Park

Emerald Lake View

X Park Sunway Iskandar

Johor Checkpoint

Second Link Bridge

Tuas Checkpoint

103°

Malaysia

Singapore



Green Building

Integrating solar panels, low carbon construction, energy-efficient systems, and electrical charging infrastructure, our buildings offer unparalleled sustainability and eco-friendliness



International Grade A

Meeting all your operational requirements, we uphold the highest quality warehouse standards



Direct Truck Access

Trucks have direct access to all levels, ensuring smooth movement within the industrial facility



Attractive Workplace

The facility prioritises employee well-being with ergonomic workstations, natural light, and advanced ventilation. Communal areas, green spaces, and recreational amenities foster relaxation and community

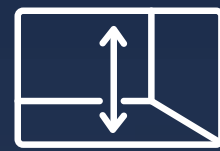
Features of Grade A 103° Industrial Facility

Development Attributes



Sprinkler System

Advanced fire fighting provisions
NFPA standards include the ESFR
sprinkler system



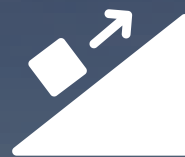
Clear Racking Height

With 10-meter clear racking heights on both the
ground and first floors, our building maximises
vertical storage space, allowing for more efficient
inventory management and increased
operational capacity



Utilities

Our warehouse uses energy-saving technologies
and sustainable practices such as optimised
lighting, efficient HVAC systems, and intelligent
water management to reduce electricity and water
consumption, resulting in cost savings and
improved performance



Direct Ramp

The ramp is designed with a 4.75
meters headroom clearance,
allowing for easy maneuvering of a
40 ft truck



Power and Energy

Experience reliable and sustainable energy
solutions tailored to meet the demands of
modern industrial operations while
supporting your environmental goals



Mechanically Ventilated

The building is resilient and future-proof,
designed to withstand diverse weather
conditions and easily upgraded with advanced
air conditioning systems



Renewable infrastructure

- Solar panels for renewable energy
- International (LEED Gold) and/or local building certification
- Electrical charging infrastructure
- Intelligent automated LED warehouse lighting



Resource recycling and reuse

- Integrated landscaping
- Rainwater harvesting and water retention design
- Efficient water fittings system



Efficient design principles

- Smart planning and densification through multi-storey design
- Low carbon building materials
- Digital metering system



Phase I - Specifications

Phase 1 includes three warehouses: Warehouse 1, 2, and 3. Warehouse 1 and 2 are connected and share a yard on both the ground and upper levels. Access to the upper floor is provided through a shared ramp next to Warehouse 1.

Gross Floor Area

Go Live

Power

2,321,700 sqft

2026

4.5 MW

Storey	Floor loading	Clear height	Loading bays	Column grid
Warehouse 1 — 871,100 sqft*				
Ground floor	30kN/sqm	10 m	30	11.4 m X 11.4 m
Ground floor Mezzanine	2.5kN/sqm	2.6 m	-	-
First floor	25kN/sqm	10 m	30	22.8 m X 11.4 m
First floor Mezzanine	2.5kN/sqm	2.6 m	-	-
Warehouse 2 — 719,300 sqft*				
Ground floor	30kN/sqm	10 m	30	11.4 m X 11.4 m
Ground floor Mezzanine	2.5kN/sqm	2.6 m	-	-
First floor	25kN/sqm	10 m	25	22.8 m X 11.4 m
First floor Mezzanine	2.5kN/sqm	2.6 m	-	-
Warehouse 3 — 731,300 sqft*				
Ground floor	30kN/sqm	10 m	24	11.4 m X 11.4 m
Ground floor Mezzanine	2.5kN/sqm	2.6 m	-	-
First floor	25kN/sqm	10 m	29	22.8 m X 11.4 m
First floor Mezzanine	2.5kN/sqm	2.6 m	-	-

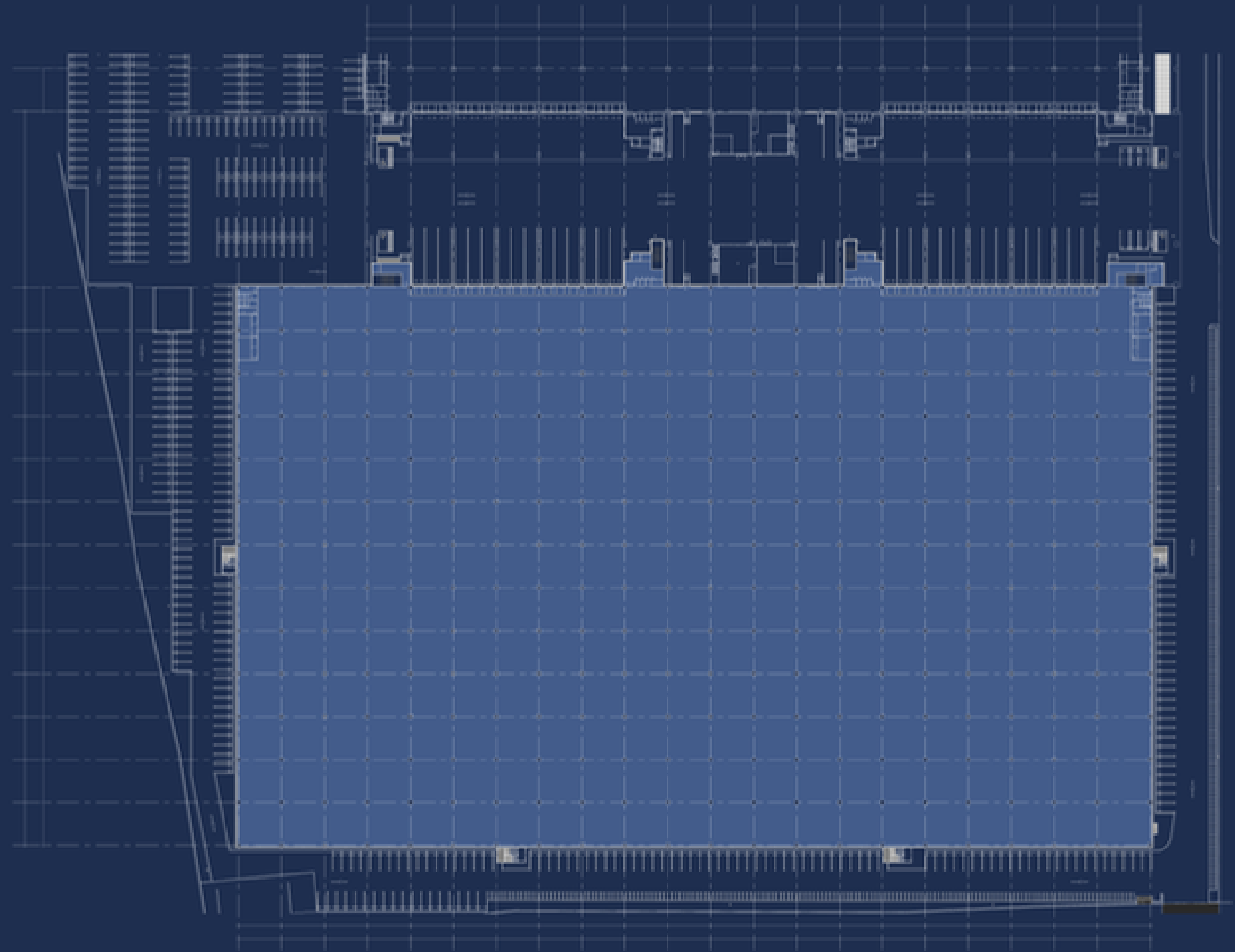
* Subject to Authority Approval

Warehouse 1

Ground floor

Warehouse — 388,800 sqft

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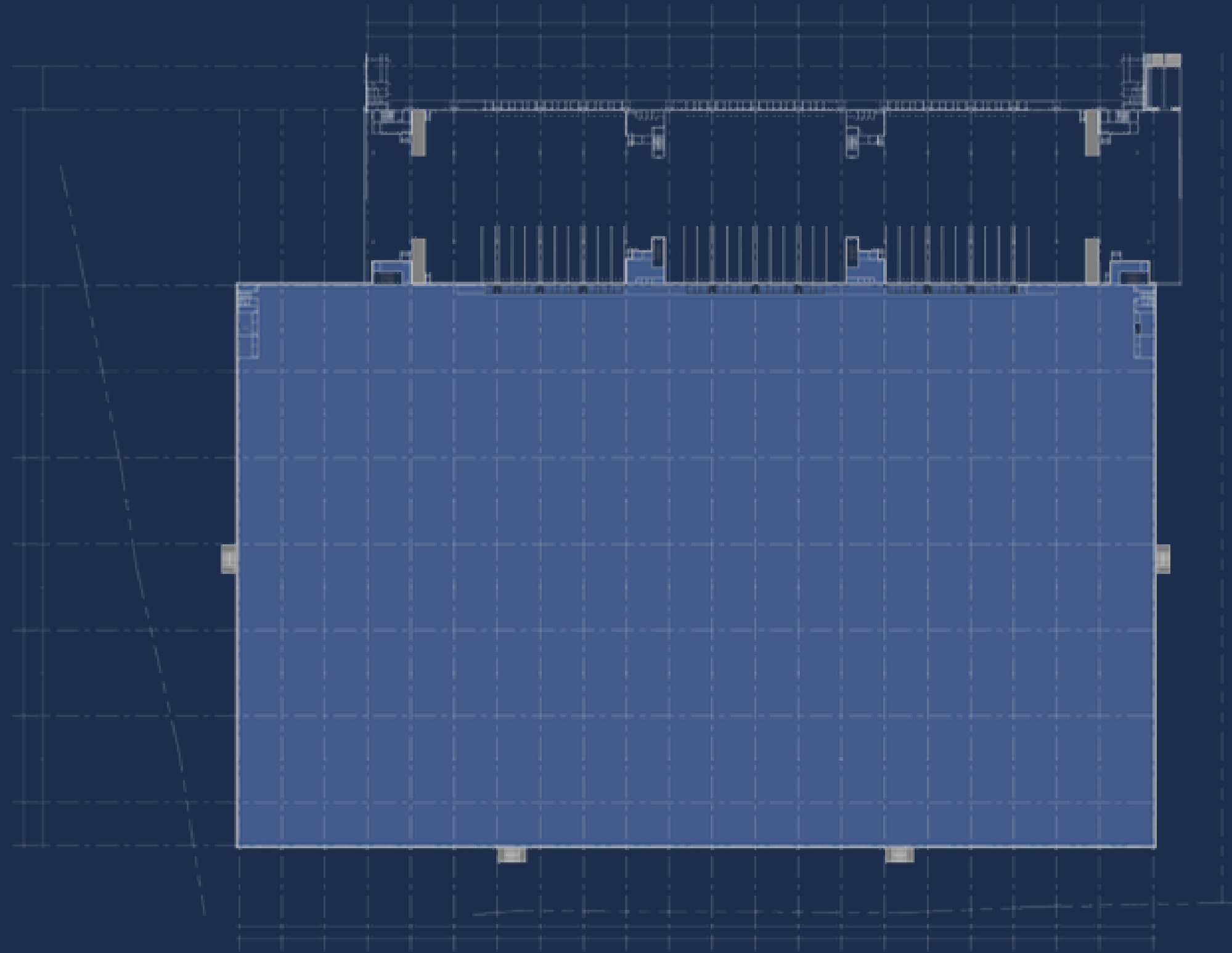


Warehouse 1

First floor

Warehouse — 388,800 sqft

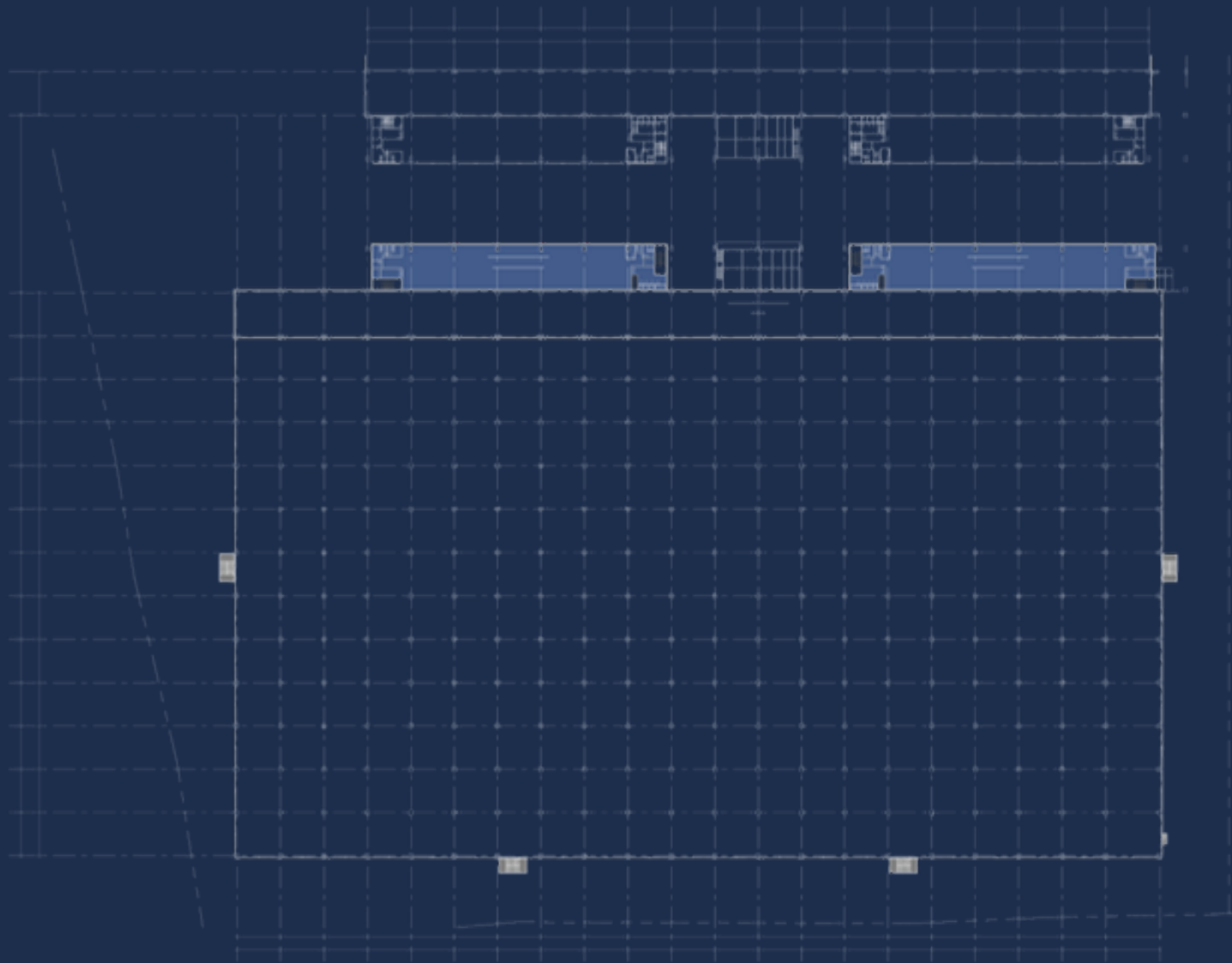
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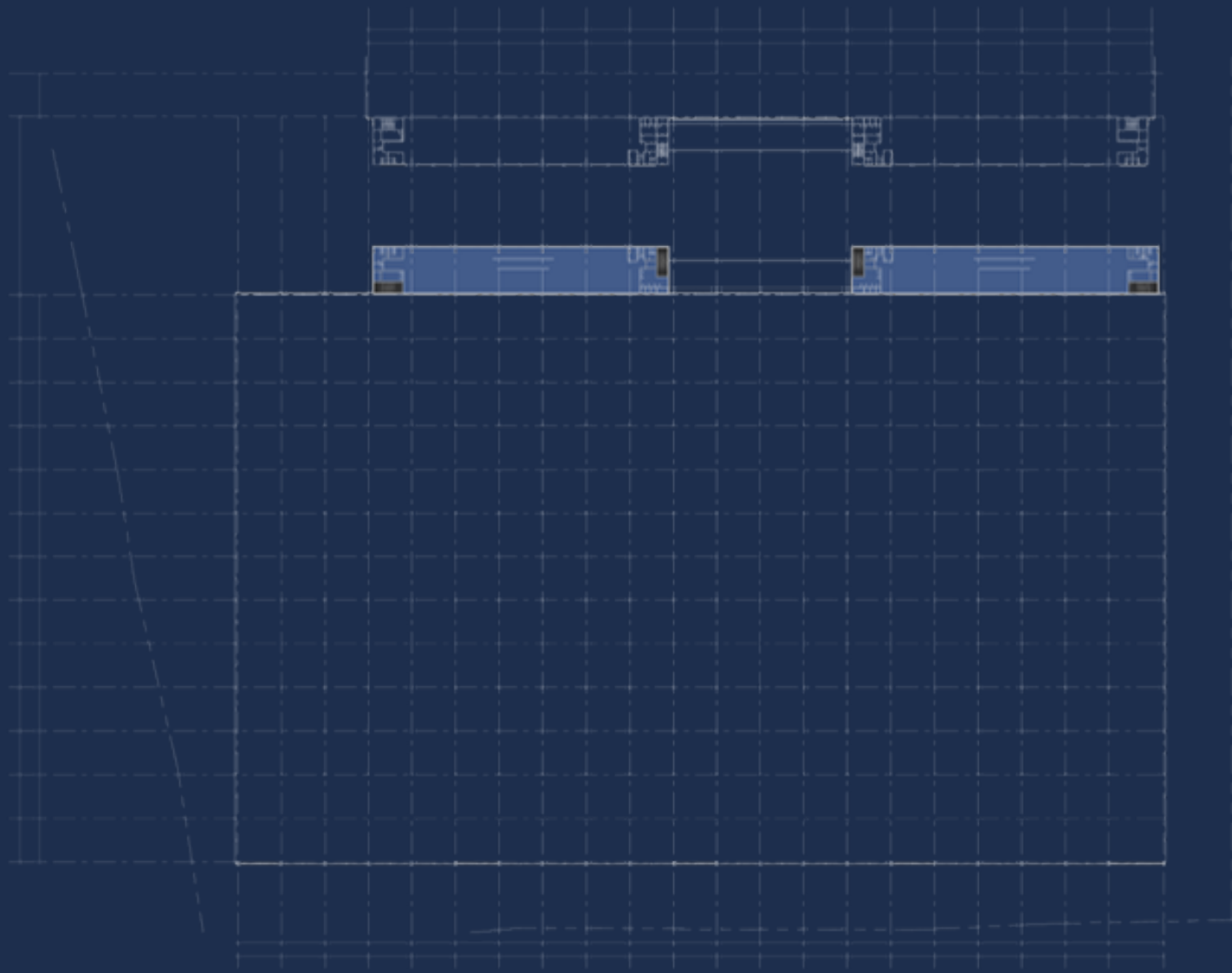
Warehouse 1

Mezzanine

Mezzanine - 20,900 sqft
Ground floor



Mezzanine - 20,900 sqft
First floor



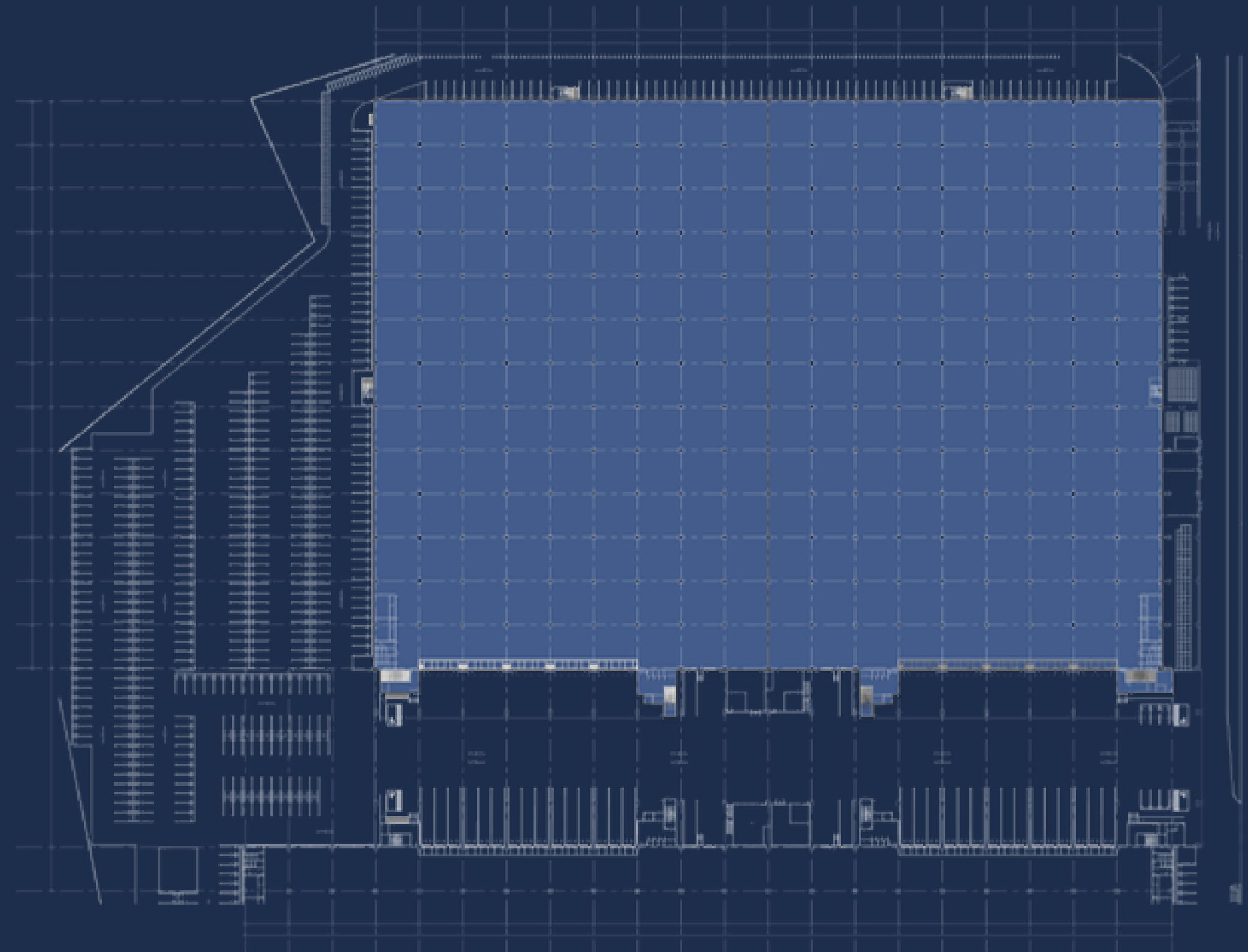
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Warehouse 2

Ground floor

Warehouse — 328,900 sqft



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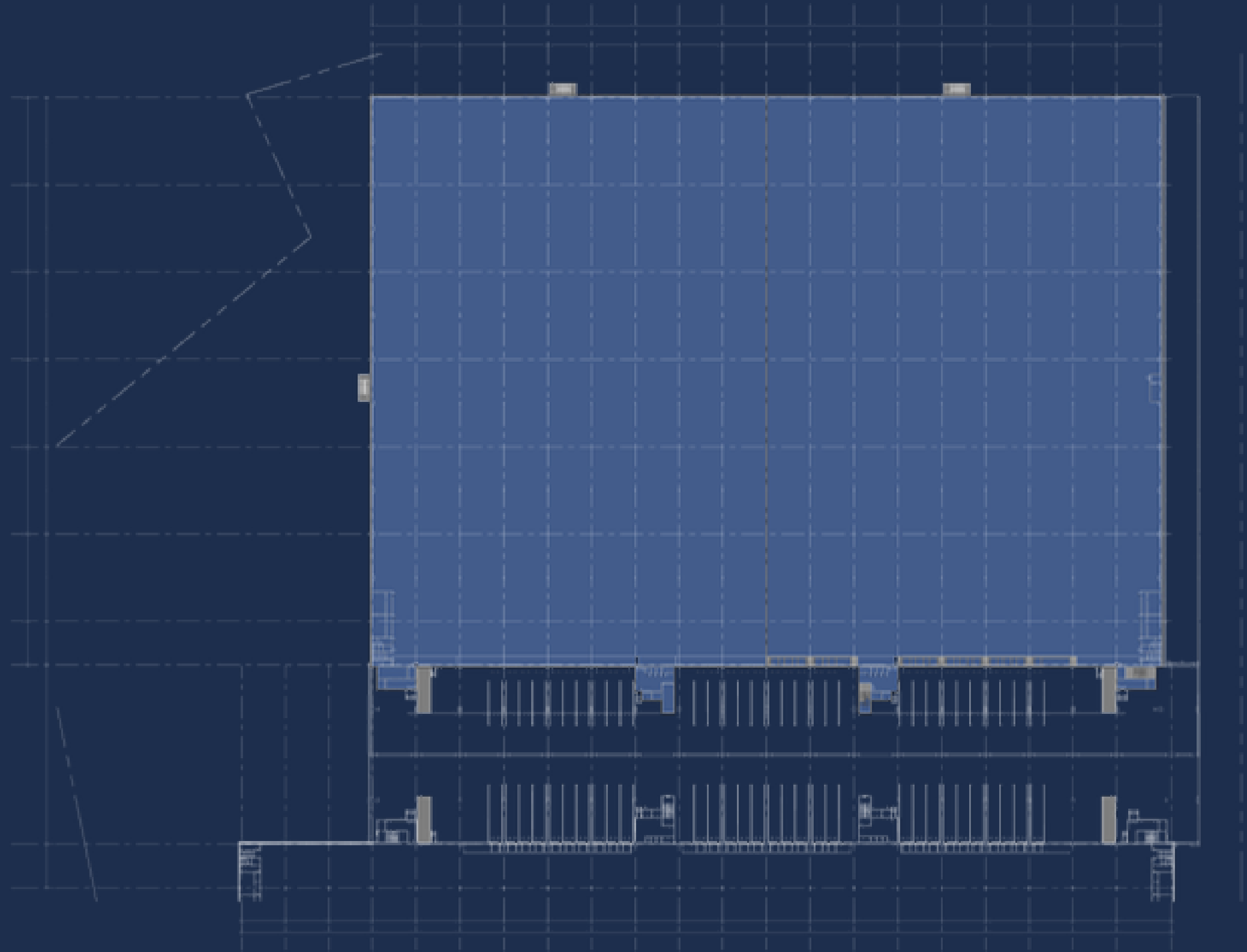


Warehouse 2

First floor

Warehouse — 328,900 sqft

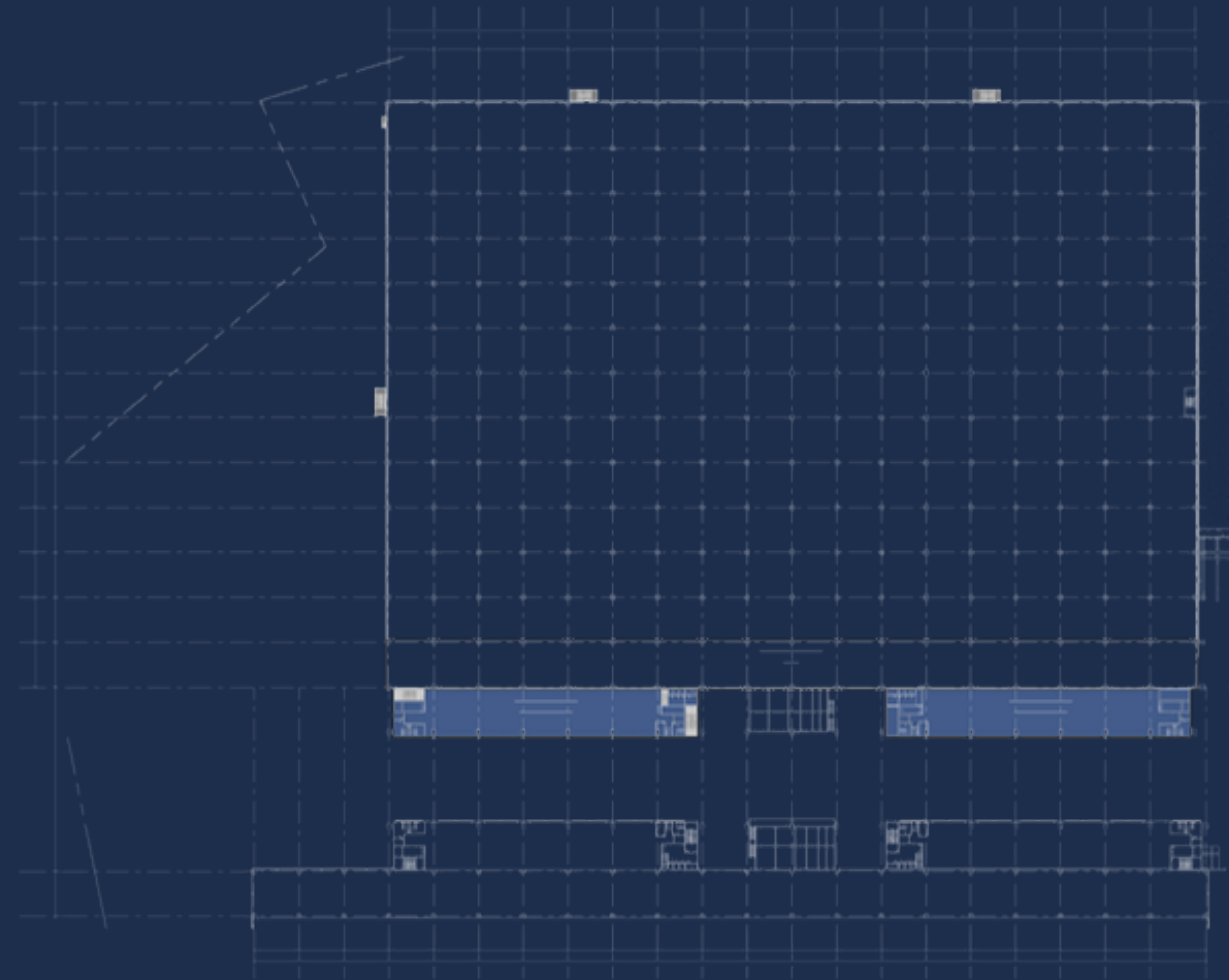
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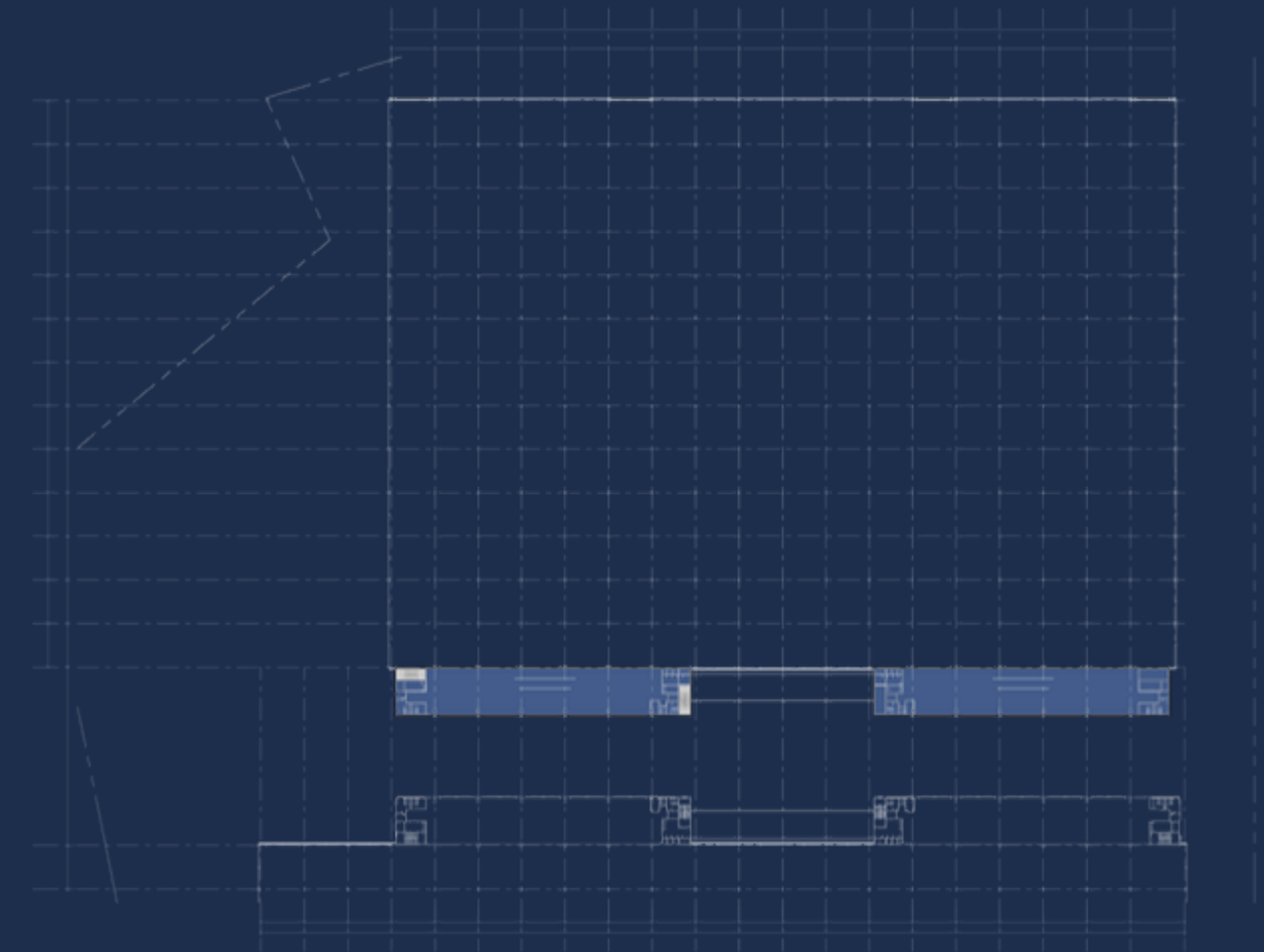
Warehouse 2

Mezzanine

Mezzanine - 20,500 sqft
Ground floor



Mezzanine - 20,600 sqft
First floor



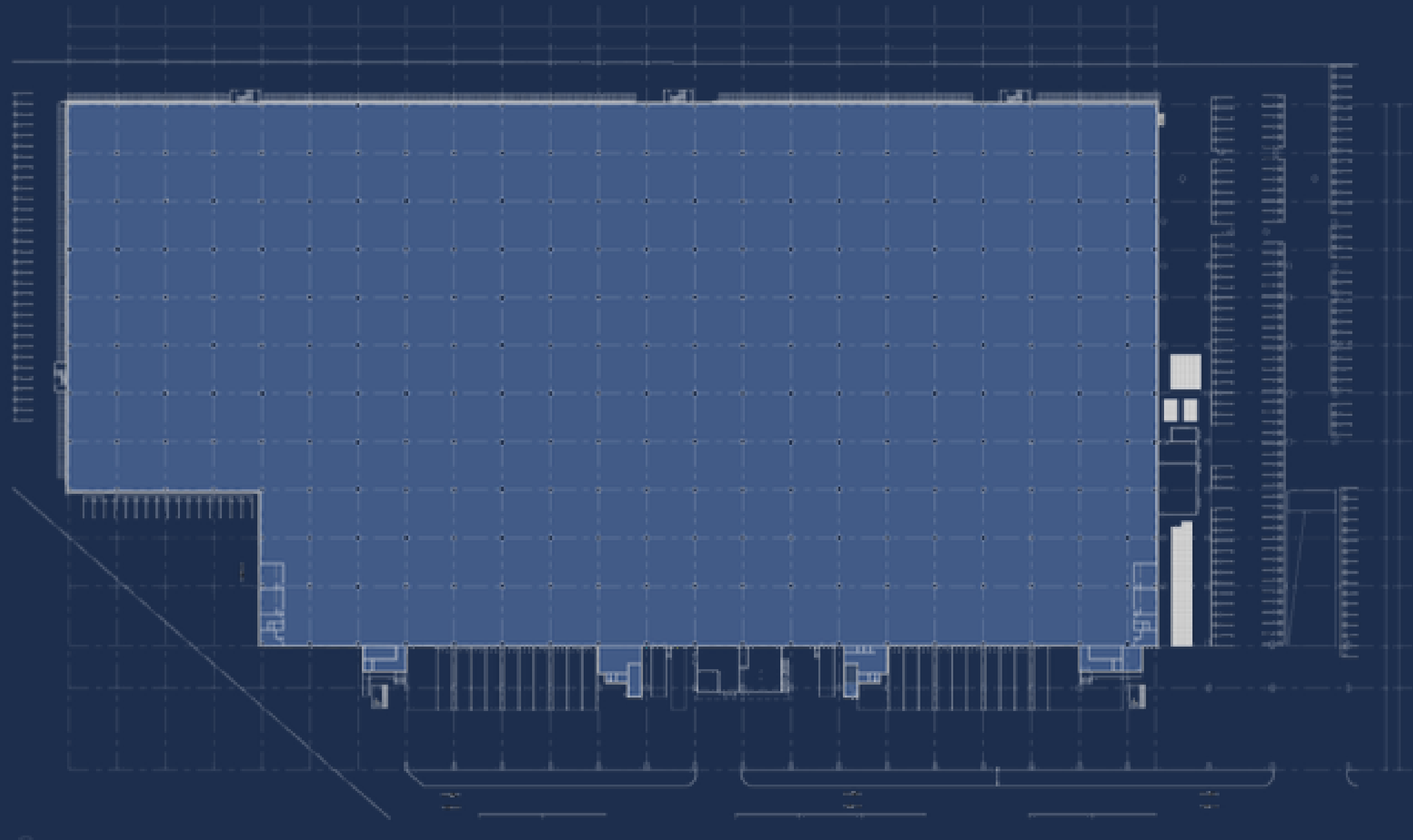
KEYPLAN:



Warehouse 3

Ground floor

Warehouse - 337,800 sqft



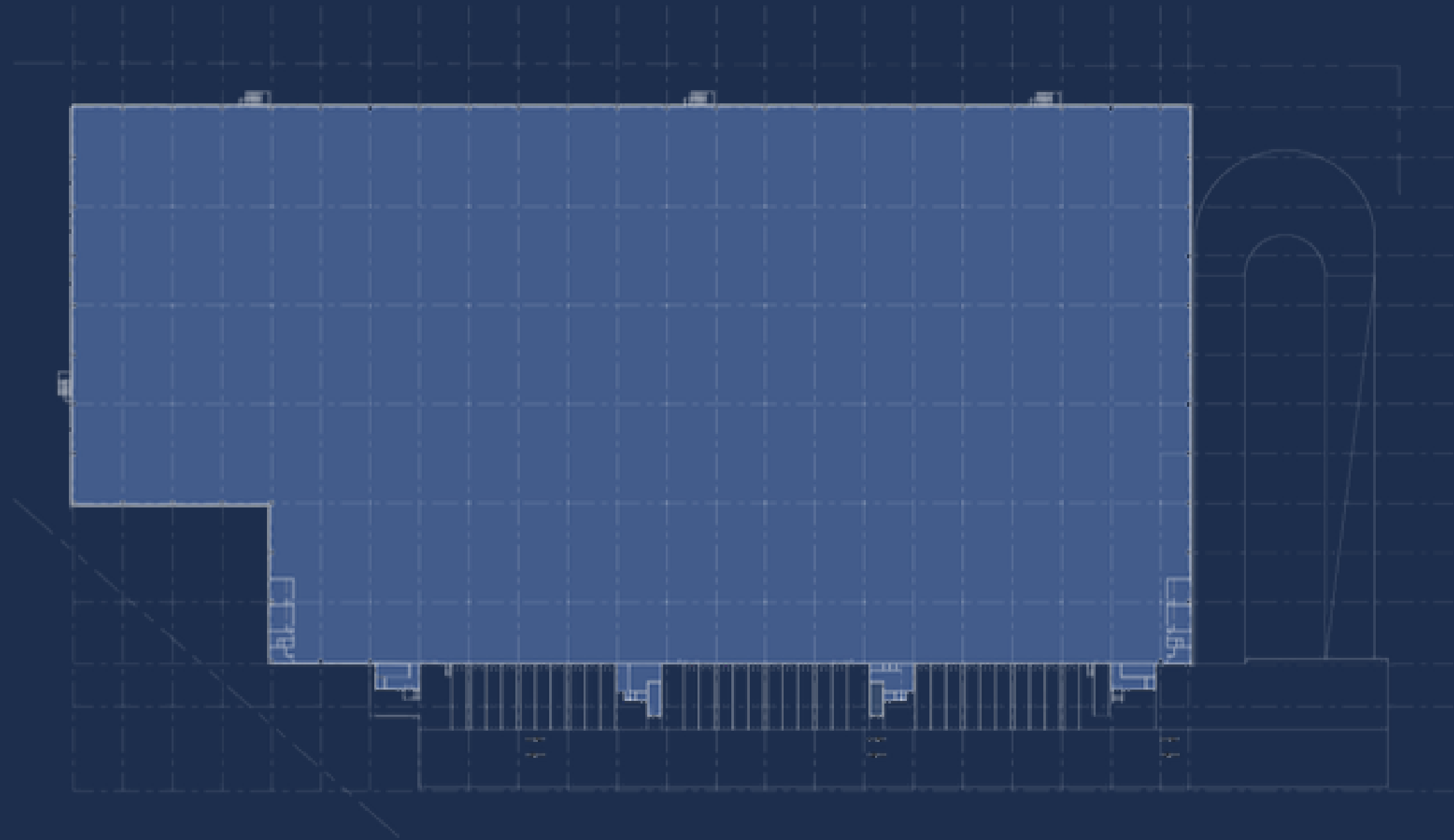
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Warehouse 3

First floor

Warehouse - 337,800 sqft



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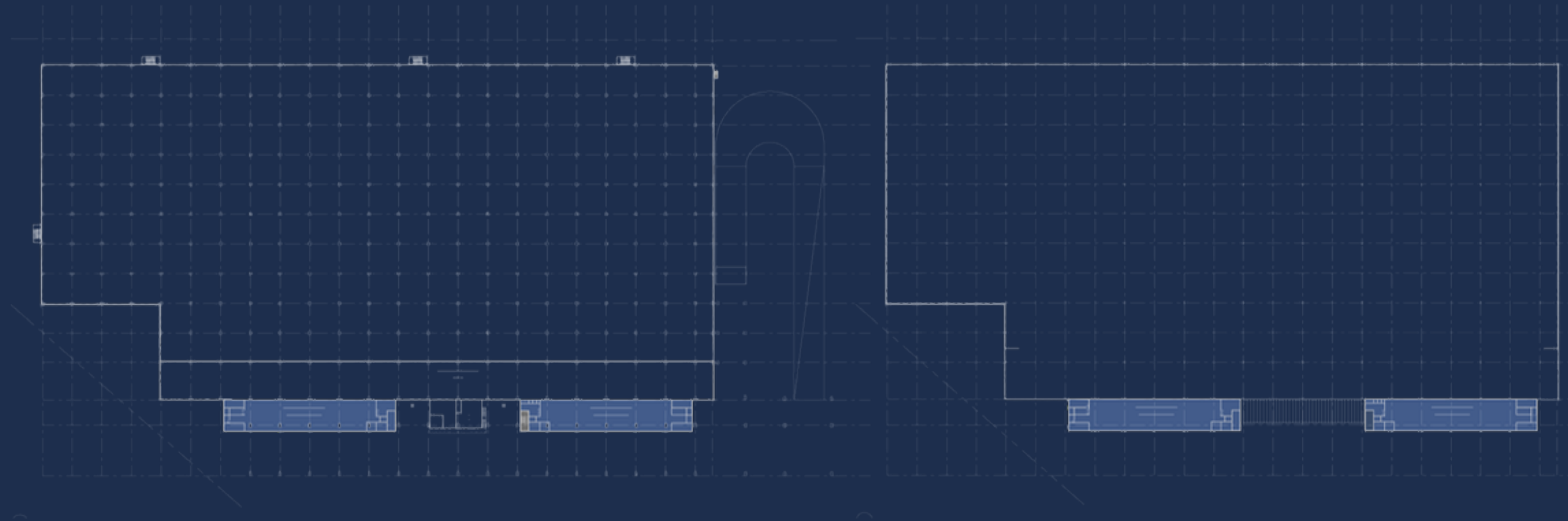


Warehouse 3

Mezzanine

Mezzanine - 17,300 sqft
Ground floor

Mezzanine - 17,500 sqft
First floor



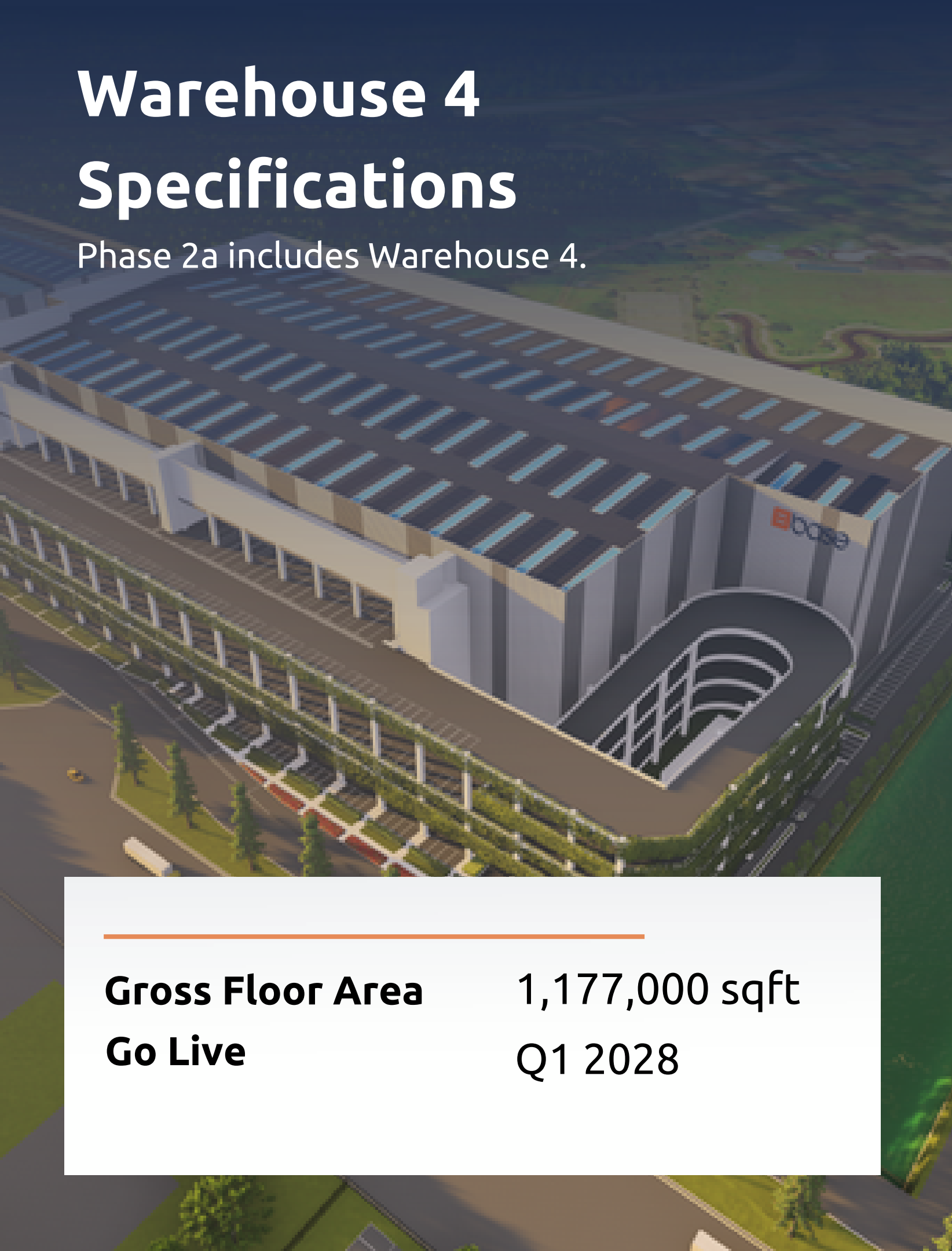
KEYPLAN:



Warehouse 4

Specifications

Phase 2a includes Warehouse 4.



Warehouse 4 — 1,177,000 sqft*

Storey	Floor loading	Clear height	Loading bays	Column grid
Ground floor	30kN/sqm	10 m	27	11.4 m X 11.4 m
Ground floor Mezzanine	2.5kN/sqm	4 m	-	-
First floor	25kN/sqm	10 m	30	11.4 m X 11.4 m
First floor Mezzanine	2.5kN/sqm	4 m	-	-
Second floor	25kN/sqm	10 m	30	11.4 m X 22.8 m
Second floor mezzanine	2.5kN/sqm	4 m	-	-

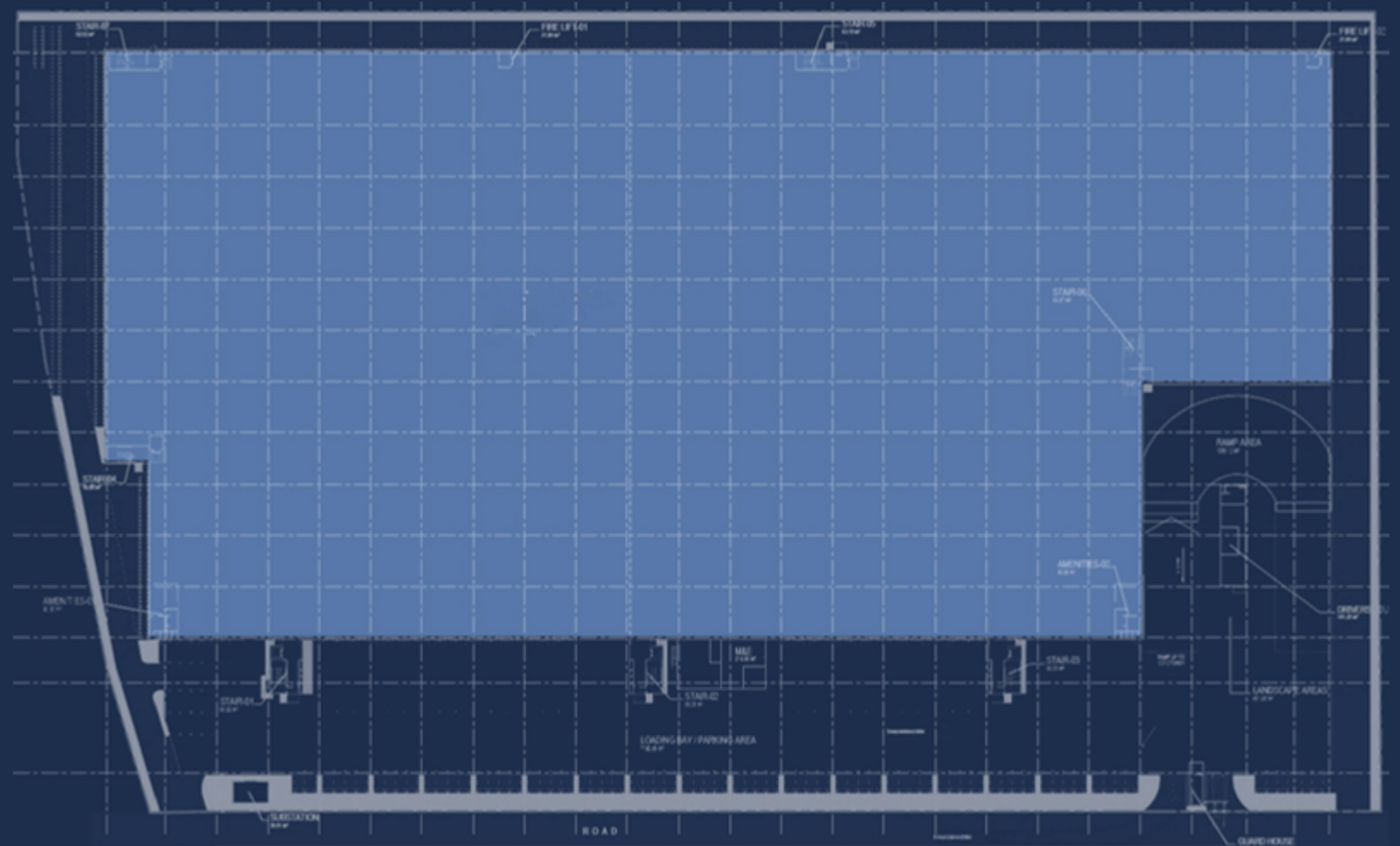
Gross Floor Area 1,177,000 sqft
Go Live Q1 2028

* Subject to Authority Approval

Warehouse 4

Ground floor

Warehouse - 364,200 sqft



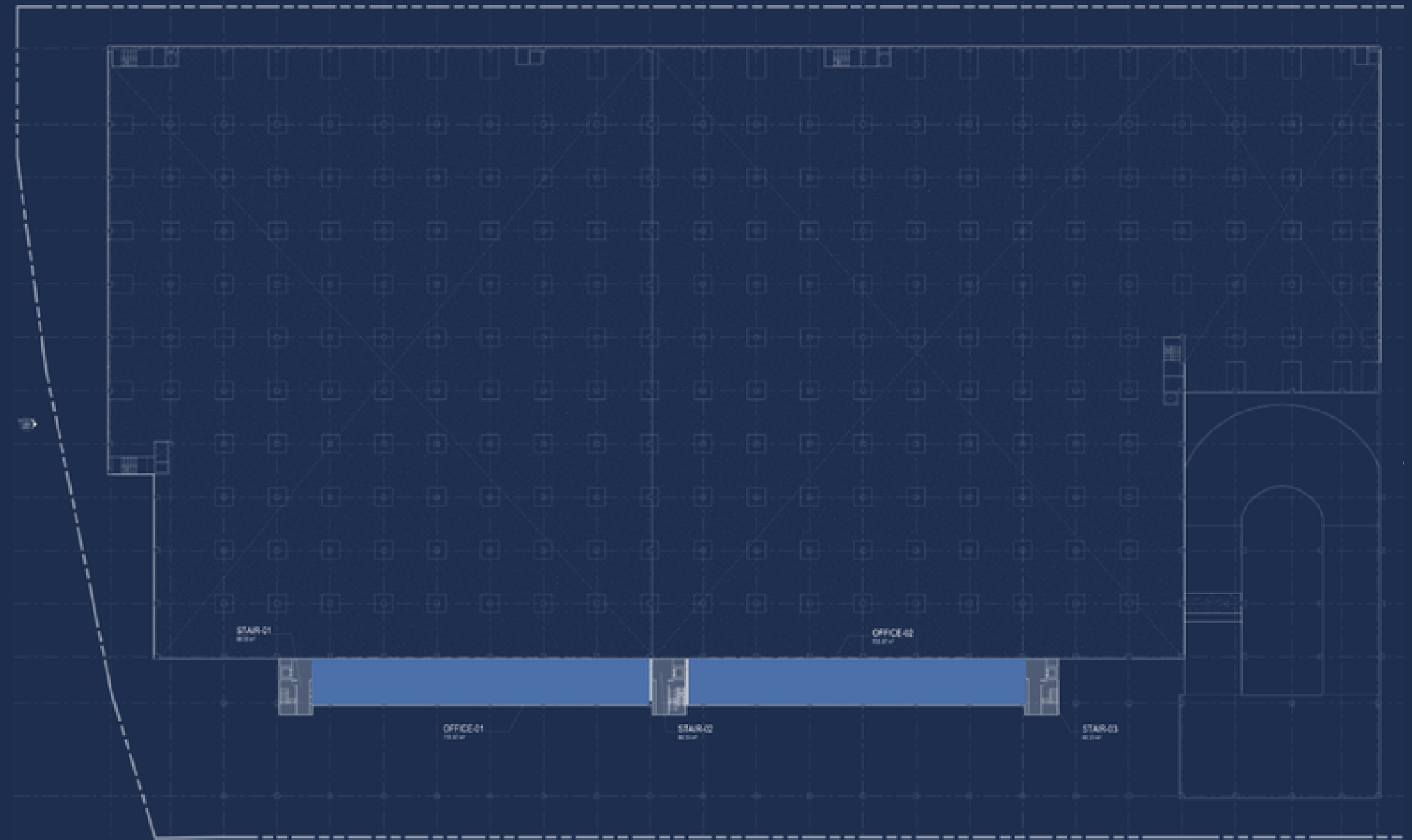
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Warehouse 4

Ground floor

Mezzanine - 18,700 sqft

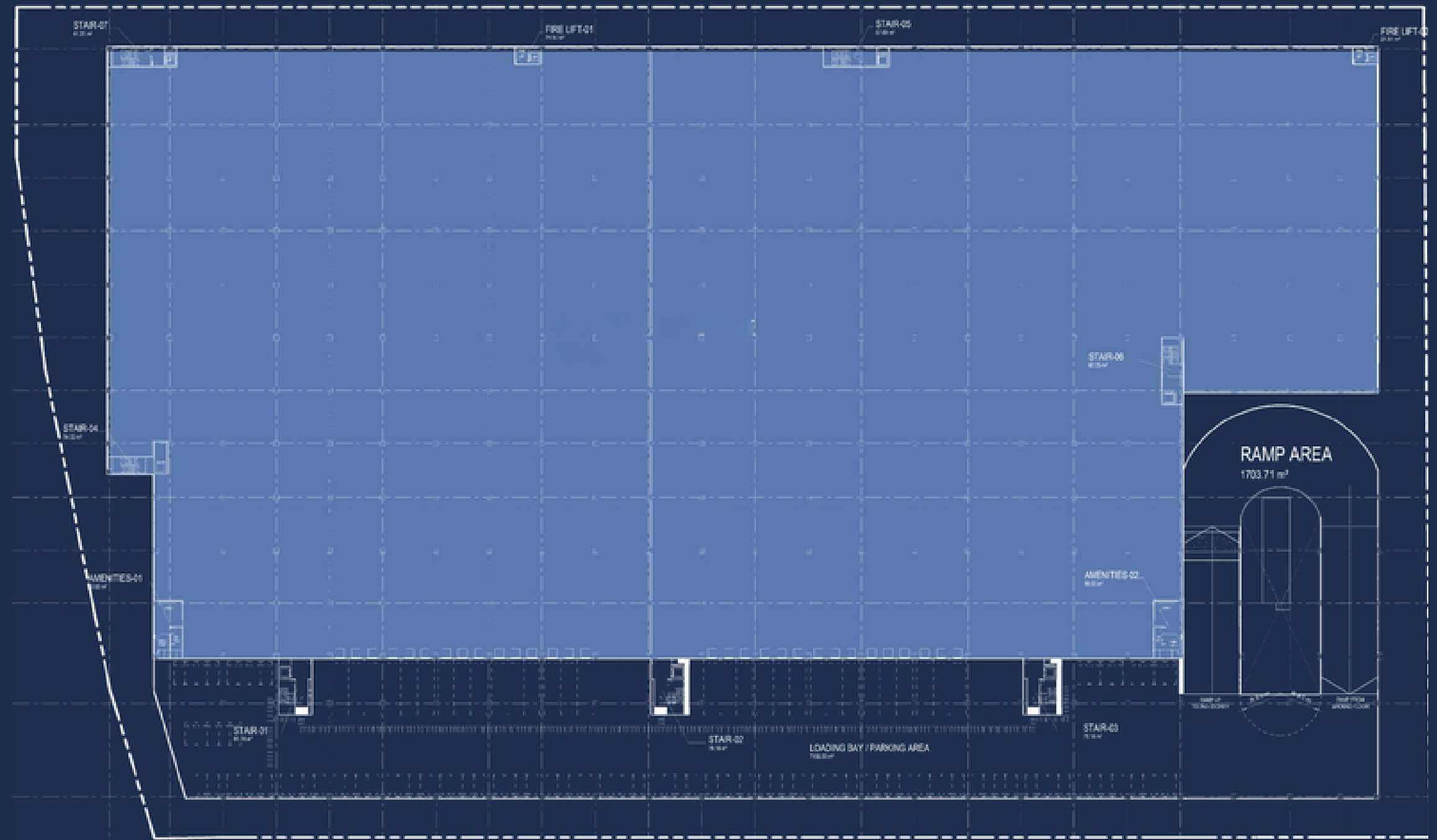


KEYPLAN:



First floor

Warehouse - 363,900 sqft



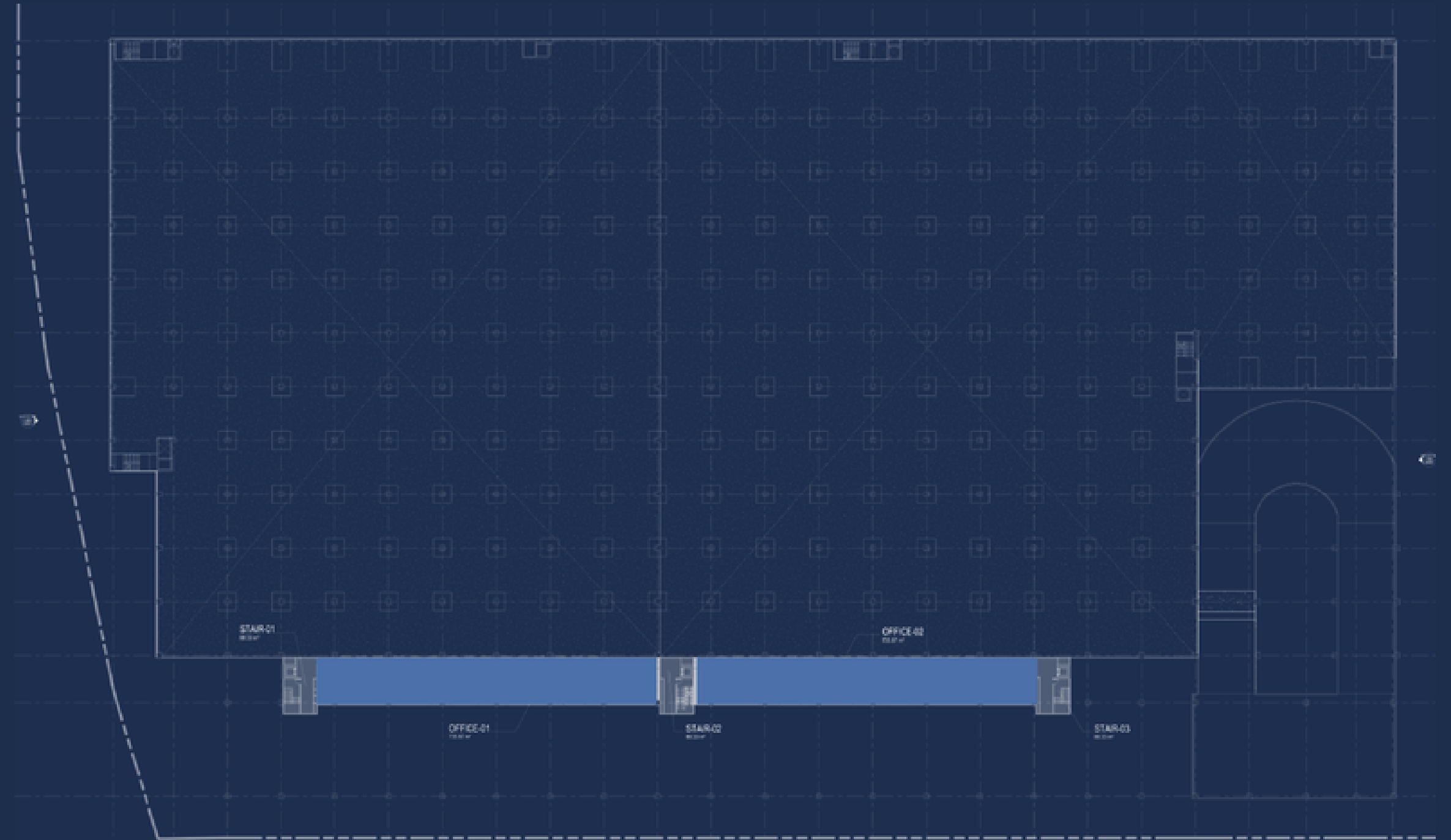
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Warehouse 4

First floor

Mezzanine - 18,700 sqft



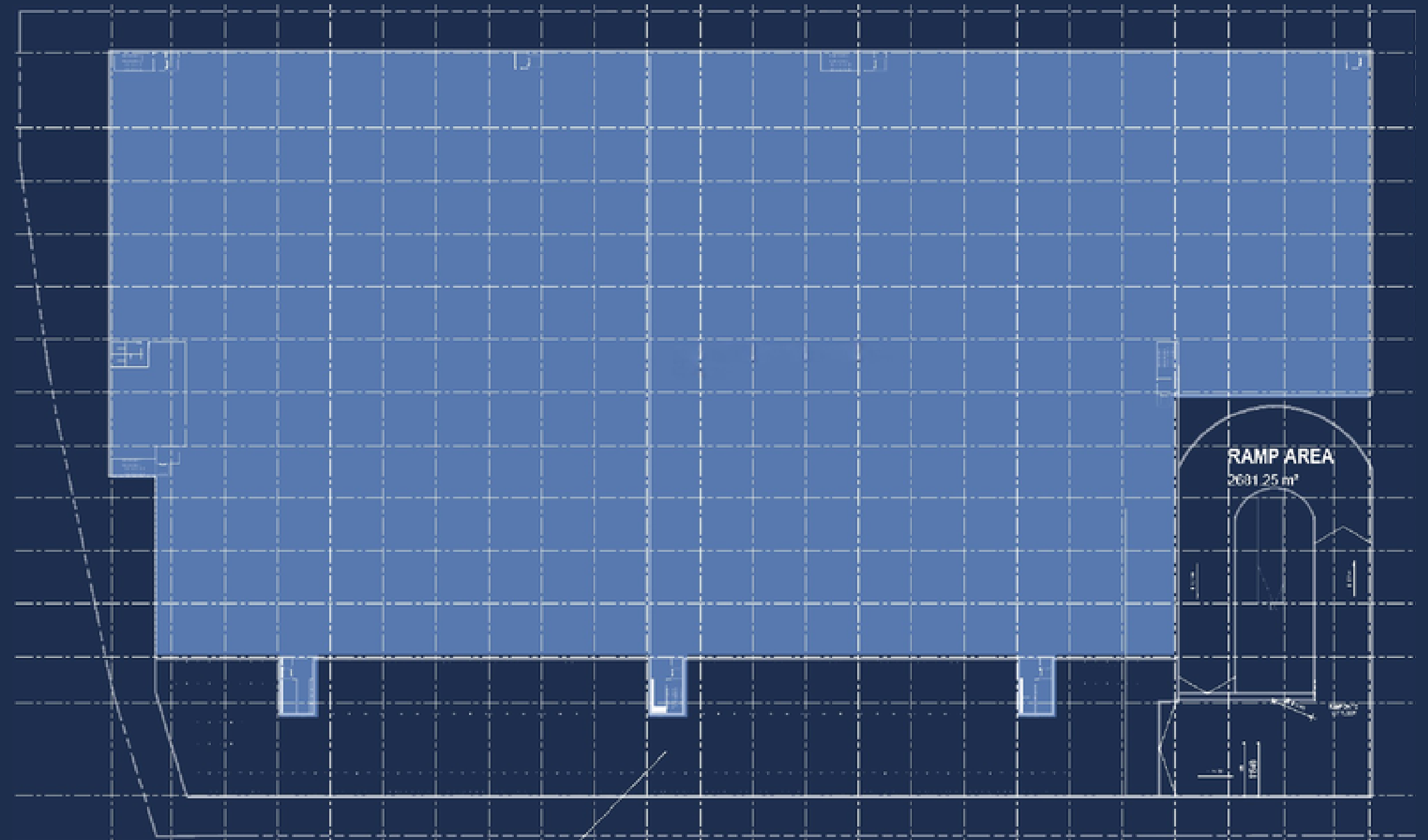
KEYPLAN:



Warehouse 4

Second floor

Warehouse - 363,900 sqft



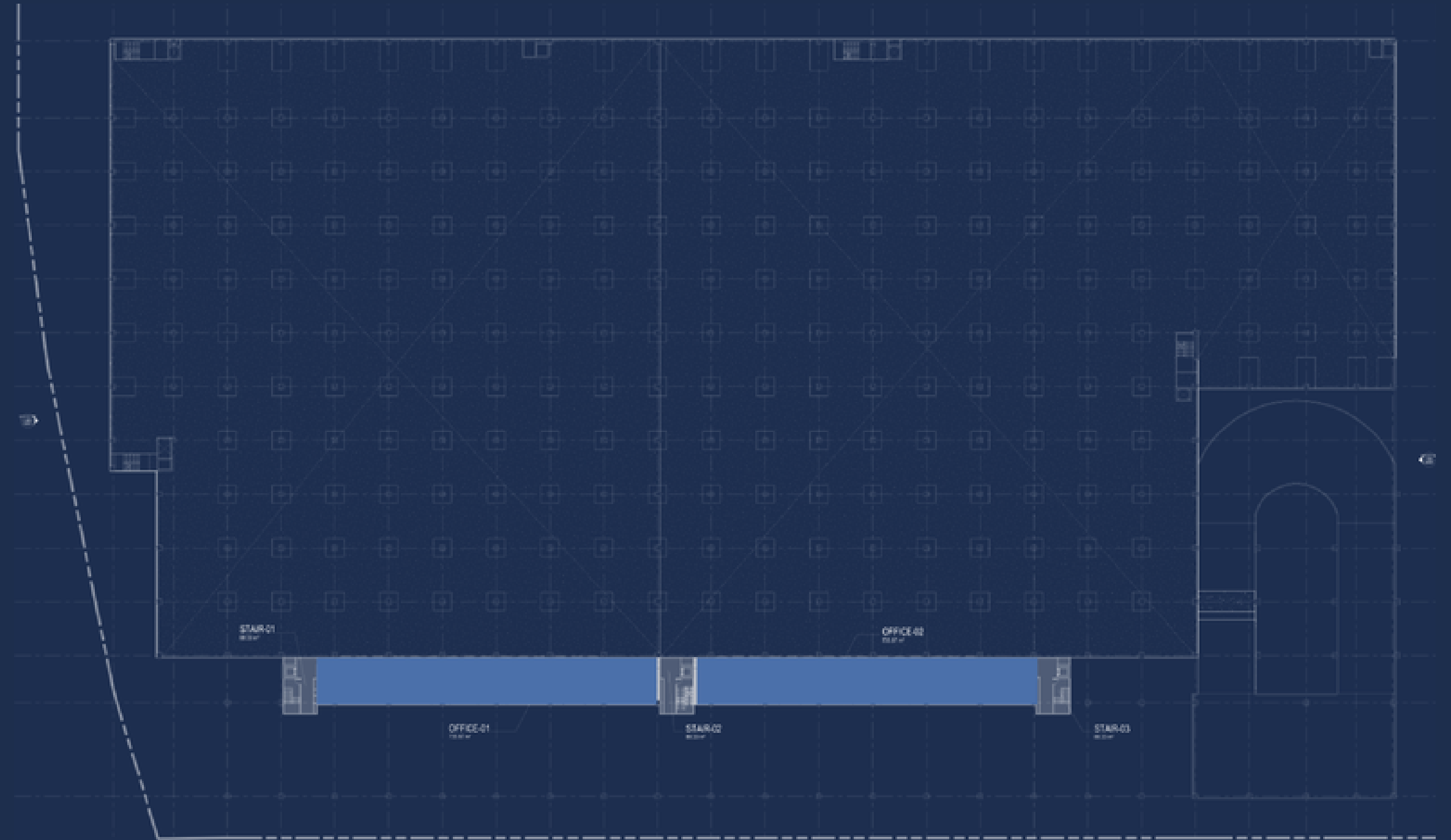
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Warehouse 4

Second floor

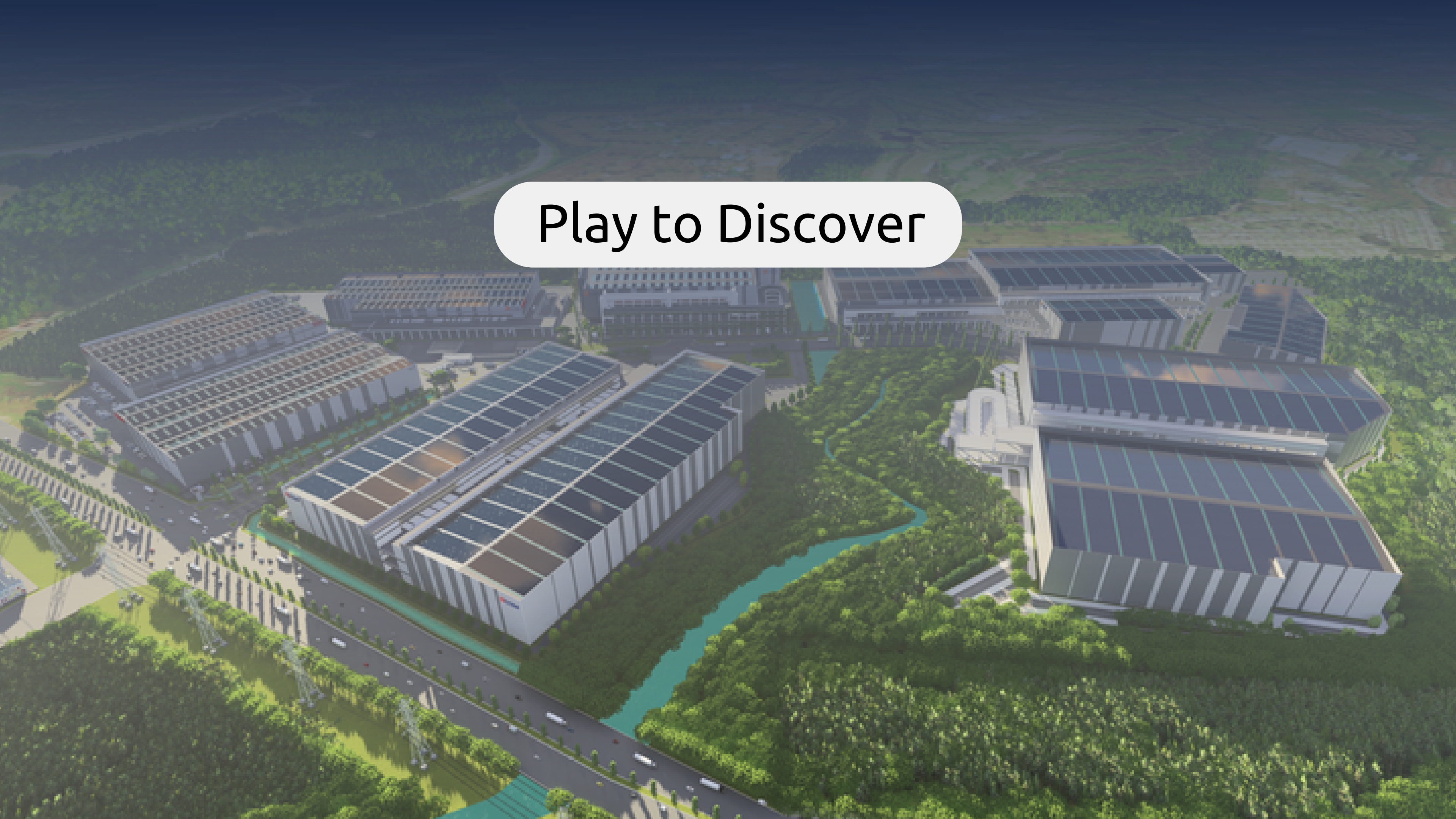
Mezzanine - 17,700 sqft



KEYPLAN:



Play to Discover





for future generations

For further information, or to arrange a visit, please contact us through

sales@equalbase.com