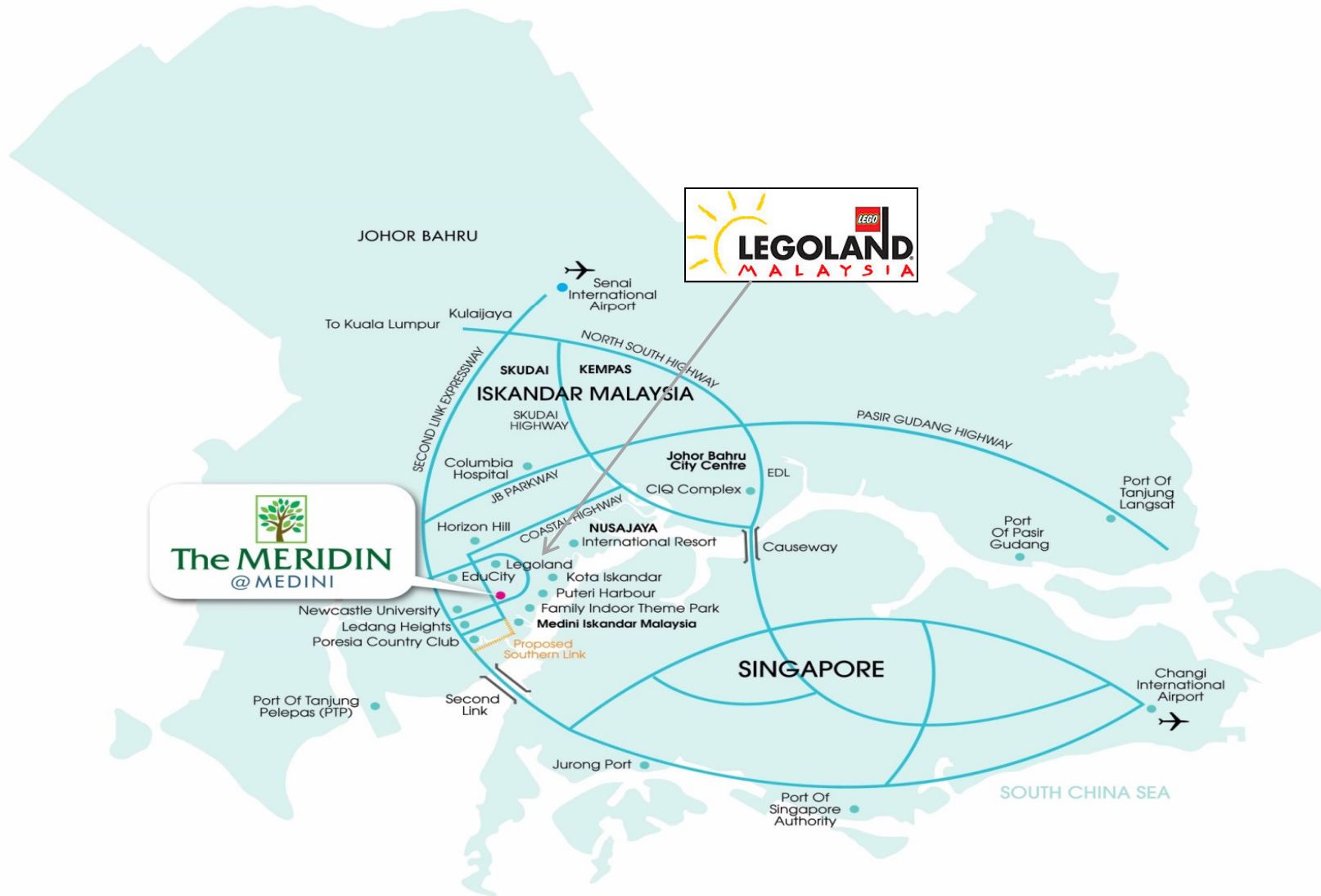




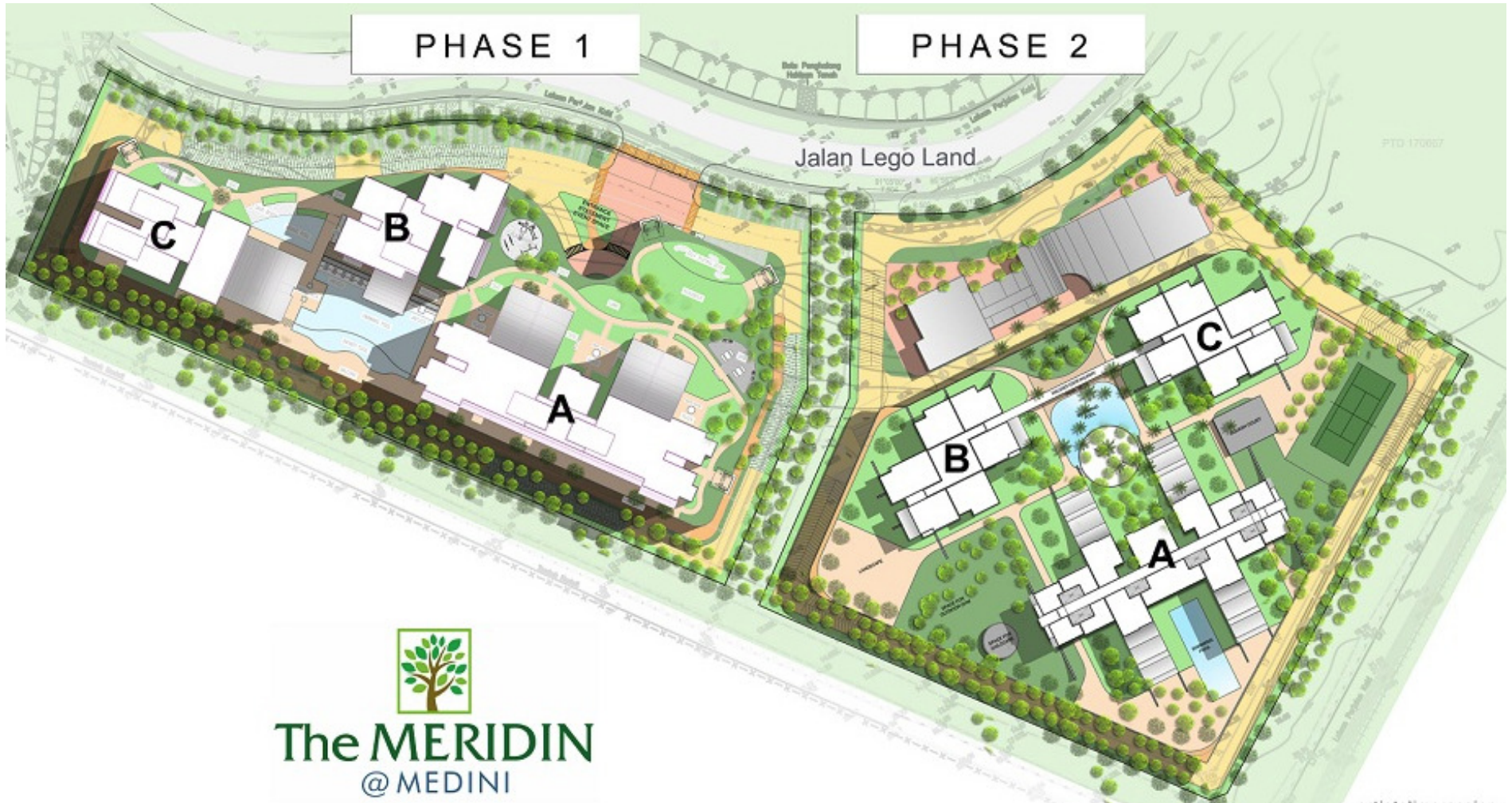
The MERIDIN @ MEDINI

Another Lifestyle Development brought to you by

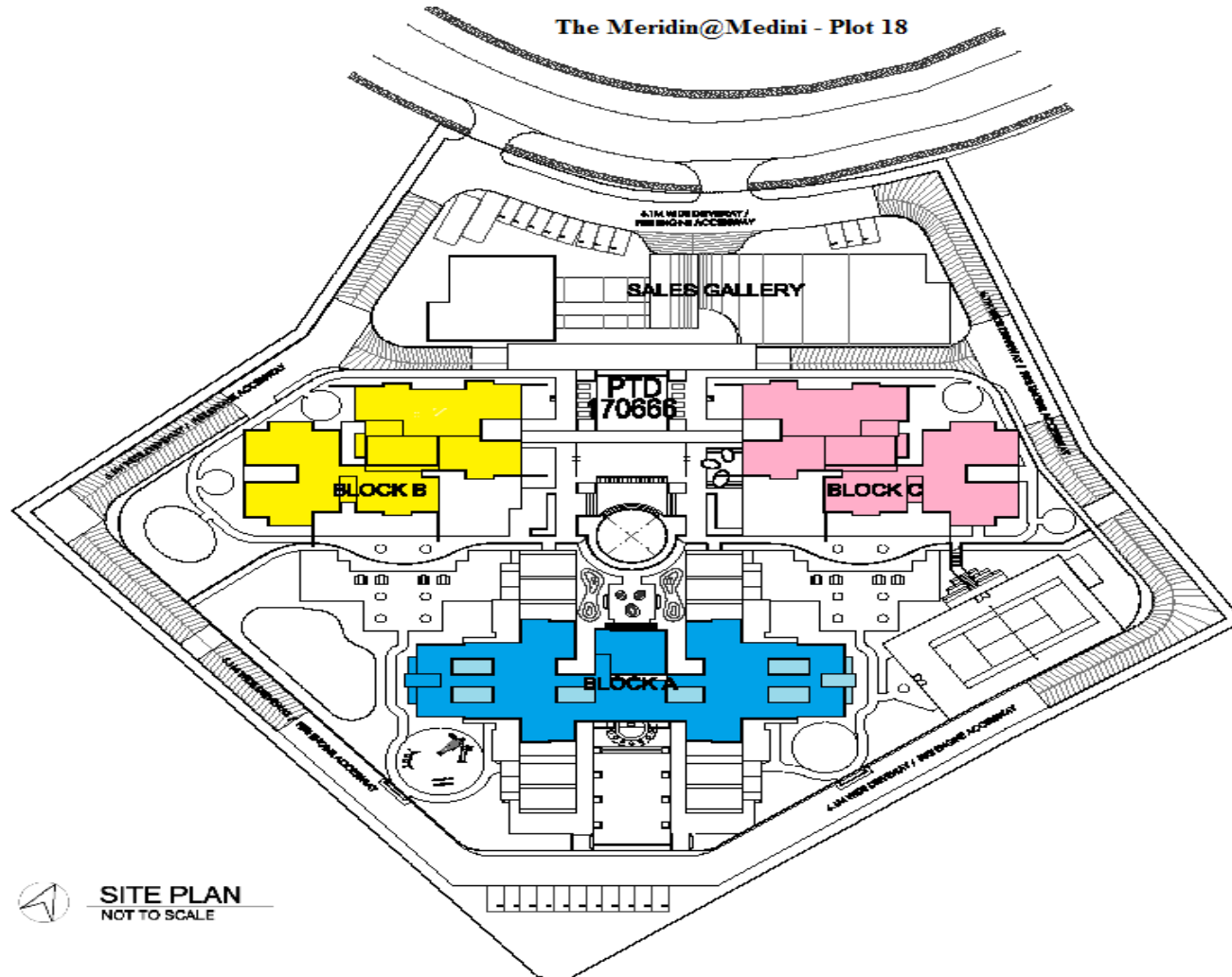
Location Map



Meridin@Medini Overall Development



Meridin@Medini Phase 2 Site Plan



 SITE PLAN
NOT TO SCALE

Meridin@Medini Phase 2 Layout Plan



Approx. Travel Time from Meridin @ Medini

Accessibility is Second to None

- Second Link CIQ
- Coastal Highway
- Eastern Dispersal Link
- Johor Bahru East Coast Highway
- Senai-Desaru Expressway
- Johor Bahru Inner Ring Road
- Jalan Skudai Interchange
- Proposed Rail Transit System linking Johor Bahru and Singapore by 2018

Surrounded by Exciting Leisure Destinations

- Legoland® Malaysia - 4 min
- Puteri Harbour - 7 min
- Family Indoor Theme Park
- Johor Premium Outlet - 19 min
- Medini Lifestyle Mall - 3min
- International Destination Resorts
- Bio-XCell - Biotechnology Park and Ecosystem - 10 min

World-Class Amenities & International Destinations

- Singapore City Center - 40 min
- Changi Airport - 45 min
- EduCity@Iskandar - 5 min
- Upcoming Medini Business financial hub - 5 min
- Columbia Asia Hospital - 12 min
- Upcoming Gleneagles Medini Hospital - 4 min
- Senai International Airport - 25 min
- Kota Iskandar - 3 min

Meridin@Medini Phase 2 Project Brief

Integrated purpose built development with a “Live, Work, Relax and Rejuvenate” concept.

A mixed development comprises Condominiums, Serviced Suites, SOVO, Lifestyle Retail & Office Towers.

Phase 2 : Meridin Sovo, Meridin Suites & Meridin Retail

SoVo (small office versatile office), Service Suites & Podium Retail Lots

Tower A : 35 Storey Meridin SoVo	:	583 units
Tower B : 27 Storey Meridin Suites	:	322 units
Tower C : 27 Storey Meridin Suites	:	322 units
Podium : 4 storey Meridin Retail Podium	:	<u>188 units</u>
Total	:	<u>1415 units</u>

Development Components

Tower	Unit	Percentage %
Tower A (35storey)	583	100%
Studio	424	72.7
1 bedroom	42	7.2
2 bedroom	104	17.9
4 bedroom	13	2.2
Tower B (27storey)	322	100%
Studio	161	50.0
1 bedroom	107	33.2
2 bedroom	54	16.8
Tower C (27storey)	322	100%
Studio	161	50.0
1 bedroom	107	33.2
2 bedroom	54	16.8
Retail (4 storey)	188	100%

The Special Incentive (Extended to 31 Dec 2025)

Businesses (IDR Status Companies)
<ul style="list-style-type: none">• 10 year income tax exemption* OR• Investment tax allowances of 100% for 5 years• Exemption from RPGT• Import duty/sales tax exemption

Purchasers
<ul style="list-style-type: none">• No RM1,000,000 threshold for foreigners• No foreign quota• No Bumi Lot

*** IDR-status 9 qualifying activities:**

Electrical & Electronic; Petrochemical & Oleochemical; Food & Agro-processing, Logistic; Tourism; Health; Education; Financial; ICT & Creative Industry

Please Call

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CEA Reg No: R023171E