



BENALEC HOLDINGS BERHAD

Integrated Marine Construction Solution Provider

(702653-V)

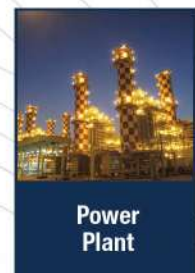
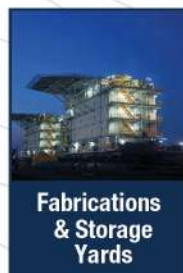
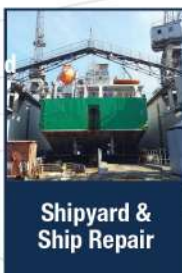
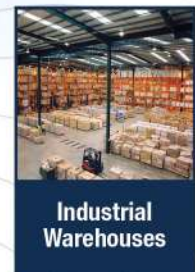
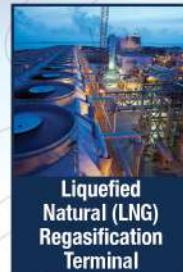
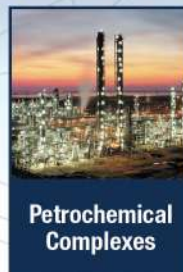
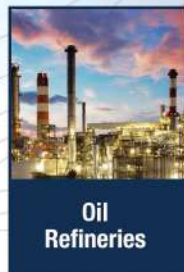
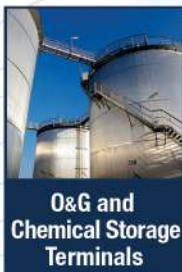
TG PIAI MARITIME INDUSTRIAL PARK



PENGERANG MARITIME INDUSTRIAL PARK



POTENTIAL DEVELOPMENT OPPORTUNITIES

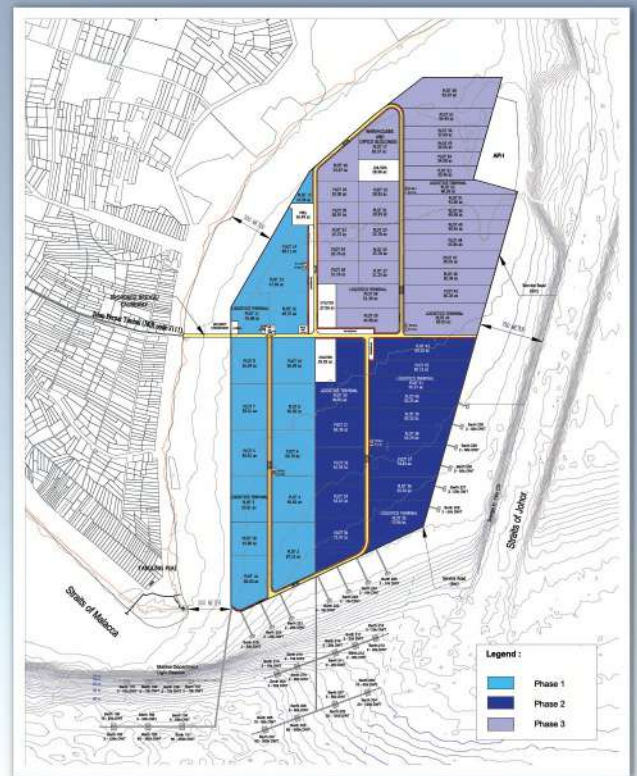


TG PIAI

MARITIME INDUSTRIAL PARK

- Strategically located at the **confluence of Malacca Straits, Singapore Straits and Johor Straits**; well placed to capture value-added activities from one of the busiest shipping lanes in the world, including the movement of oil tankers equalling over a quarter of the global oil trade.
- The island is located within **Platts FOB Straits** about **17 km away from Jurong Island**, one of the most important refining and petrochemical hubs in the world, and the **Tuas - Jurong Industrial Estate in Singapore**, which is home to many industrial plants, logistics facilities and Jurong Port.
- Situated within **Flagship Zone C of Iskandar Malaysia** in close proximity to other developments such as Port of Tanjung Pelepas (PTP), the second largest container port in Malaysia, and Tanjung Bin, site of a 2100 MW coal fired power station.
- Close to other major ports in South East Asia such as Johor Port in **Pasir Gudang** and **Tanjung Langsat Port**.
- Natural deepwater up to **30 metres for VLCCs, ULCCs and Valemax berthing**.
- Cost savings from construction of **short jetty trestle** of approximately 700m for VLCC berthing with **minimal capital and maintenance dredging** required.
- More than **7km of seafront land** along the coastline.
- Naturally sheltered harbour with ample anchorage area for up to 1,000 vessels.
- Conceptual Jetty design of up to **41 berths**.
- Vast land for future expansion.

Land Concept	:	Man-made island
Total Land Area	:	3,485 acres (1,411 hectares)
Natural Water Depth	:	24m - 30m
Land Tenure	:	99-year leasehold
Estimated Completion	:	15 years



ISKANDAR MALAYSIA (Source: Iskandar Regional Development Authority (IRDA))

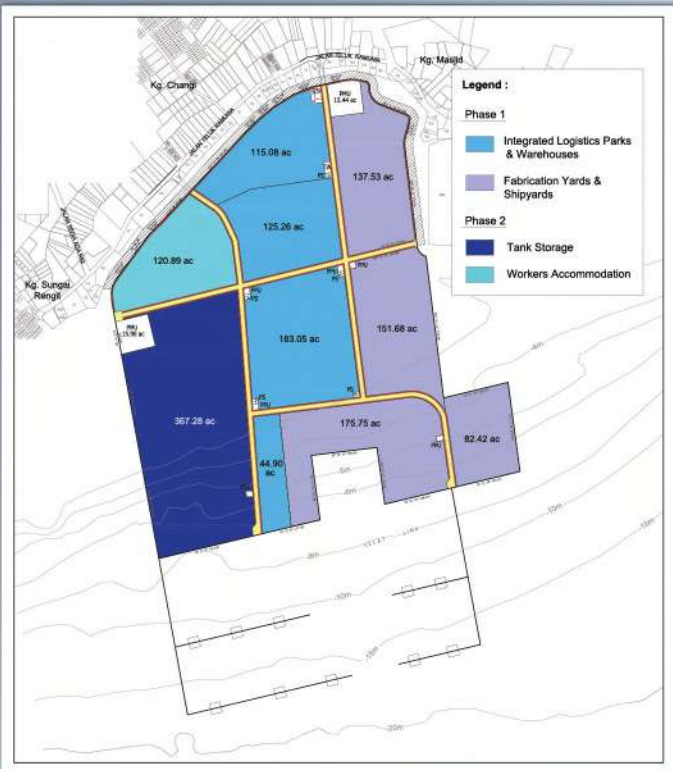
- Spanning 2,217 sq. km, Iskandar Malaysia is an integrated development in Johor with five strategically planned flagship zones with designated economic activities.
- Initiated in 2010 by the Malaysian Government as one of the platforms to feature the country's Economic Transformation Programme (ETP), Iskandar Malaysia aims to attract foreign investments and human capital in preparation to elevate the country to developed-nation status by 2020.
- Nine economic clusters, including the Petrochemical and Oleochemical cluster, have been identified as key economic thrusts for the Iskandar Malaysia Comprehensive Development Plan 2010-2025.
- **Tanjung Piai Maritime Industrial Park** falls within **Flagship Zone C** under Iskandar Malaysia, also known as the Western Gate Development focusing on development of a maritime centre comprising oil terminal activities, cargo-handling facilities, logistics parks, shipyards, dry-docks and real estate development. Two other key development projects in the same flagship zone are the Port of Tanjung Pelepas and the Tanjung Bin Petrochemical and Maritime Industries.

PENGERANG

MARITIME INDUSTRIAL PARK



- Located at the **intersection of the East-West international trade lanes** within the South China Sea.
- Situated within the masterplan of **Pengerang Integrated Petroleum Complex (PIPC)** which will house oil refineries, naphtha crackers, storage facilities, petrochemical plants and liquefied natural gas (LNG) import terminals and regasification facility.
- Excellent location for downstream support activities **complementary to Petronas RAPID** (Refinery and Petrochemicals Integrated Development) to be developed within the PIPC.
- Close proximity to world class **Jurong Island Petroleum and Petrochemical Hub**.
- Close to other major ports in South East Asia such as **Johor Port** in Pasir Gudang and **Tanjung Langsat Port**.
- **Easy accessibility** to existing highways, new proposed expressway connectivity and international airports.
- Natural deep water of between **20 - 24 metres**.
- Cost savings from construction of **short jetty trestle** for VLCC berthing with **minimal capital and maintenance dredging** required.
- Naturally sheltered harbour with ample anchorage area.
- Approximately **3.7km stretch of seafront land** along the coastline.
- Vast land for future expansion.



Land Concept	:	Peninsular reclamation
Total Land Area	:	1,672.8 acres (677 hectares)
Natural Water Depth	:	20m - 24m
Land Tenure	:	99-year leasehold
Estimated Completion	:	10 years

PETRONAS INTEGRATED PETROLEUM COMPLEX AND PETRONAS RAPID

(Source: Johor Petroleum Development Corporation (JPDC))

- Under Malaysia's Economic Transformation Program (ETP) for oil, gas and energy, the development of downstream oil & gas services in Johor is part of Entry Point Projects 4 (EPP 4) whereby the government is striving to **transform Malaysia into a regional oil storage and trading hub**; leveraging on key attributes such as proximity to Singapore, availability of large tracts of land and the presence of natural deepwater. Meanwhile, EPP 13 aims at **increasing the petrochemical output of Malaysia**.
- Pengerang Integrated Petroleum Complex (PIPC) consists of multi-billion ringgit projects in an area covering **20,000 acres in Pengerang, Johor**.
- As of January 2013, two major catalytic projects have been committed within the PIPC area, namely **Petronas' RM60 billion Refinery and Petrochemical Integrated Development (RAPID)** Project and a joint-venture between Dialog Malaysia and Royal Vopak of Netherlands for the RM5 billion **Pengerang Independent Deepwater Petroleum Terminal**.

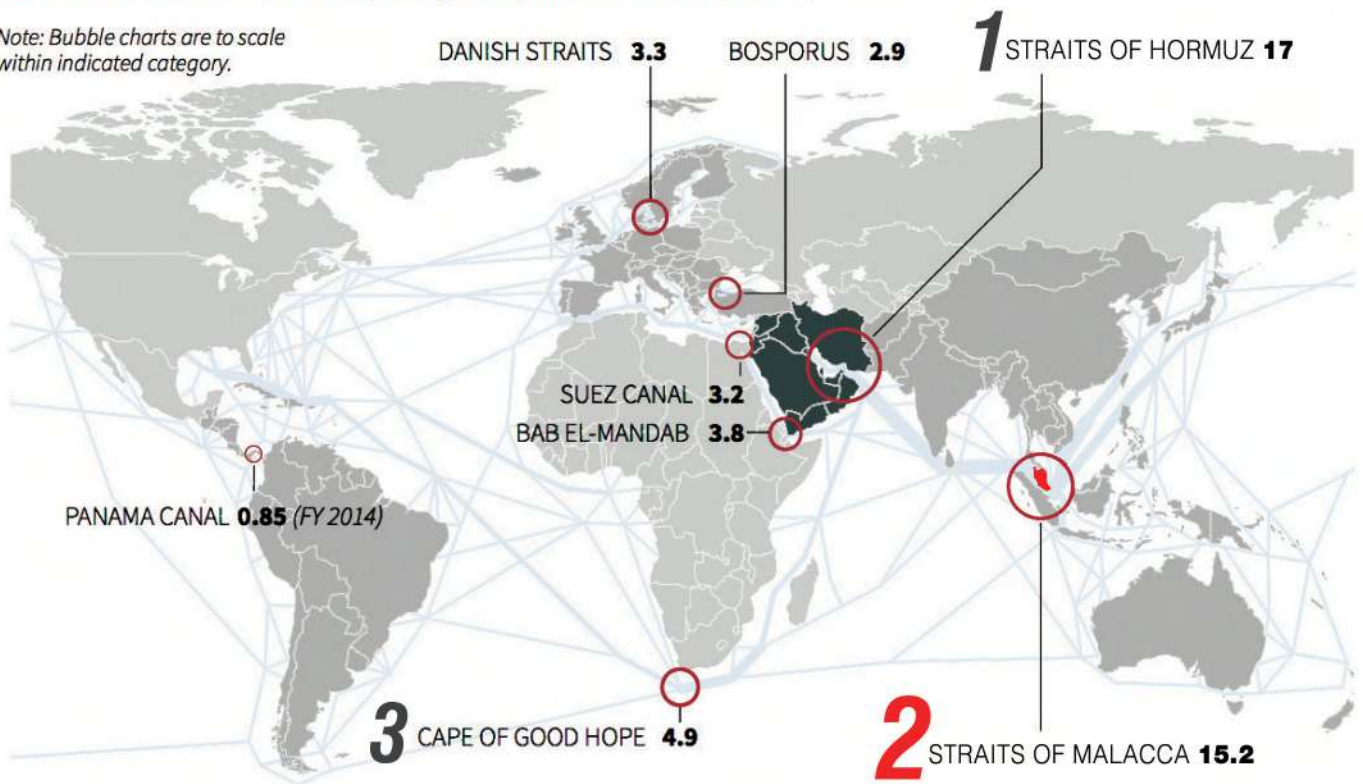


- Scheduled to be commissioned by 2019, Petronas RAPID will comprise a crude oil refinery with a capacity of 300,000 barrels per day, a naphtha cracker with annual production capacity of 3 million tonnes and a petrochemical and polymer complex.
- The complex will also be supported by associated facilities such as LNG regasification plant (with a tie-in to the Peninsular Gas Utilisation System), power generation plant, air separation unit, dedicated storage terminal and raw water supply project.

OIL TRANSIT CHOKEPOINTS

Million of barrels of oil moved per day, 2013 (unless otherwise indicated)

Note: Bubble charts are to scale within indicated category.



MAJOR OIL MOVEMENT – IN 2005, IN MILLION TONNES: — 1-100 — 101-200 — 201-300 — > 300

(Source: U.S. Energy Information Administration, International Tanker Owners Pollution Federation)

MALAYSIA AS AN OIL AND GAS HUB (Source: Malaysian Investment Development Authority (MIDA))

- To support the participation of private operators in the development of the oil and gas industry, various **special tax and non-tax incentives** have been introduced by the Malaysian government.
- These include the cost of land acquisition and financial assistance as a tipping point for public-private partnership projects, up to **100% income tax exemption for a period between 5 to 10 years**, exemption of withholding tax and exemption of stamp duty.
- The **Investment Tax Allowance** aims at encouraging companies to participate in promoted activities to be eligible for **allowances of up to 100% of qualifying capital expenditure** incurred over a period of 5 to 10 years.
- The government also launched the **Global Incentive For Trading (GIFT) programme** which accords petroleum and petroleum-related trading companies a **flat corporate tax rate of 3%** on chargeable income. The **GIFT** programme is also enhanced with **100% income tax exemption on statutory income for the first 3 years of operations** for liquefied natural gas (LNG) trading companies.

Projects by :

SPEKTRUM KUKUH SDN BHD (941961-V)
SPEKTRUM BUDI SDN BHD (940725-W)

Subsidiaries of :

BENALEC HOLDINGS BERHAD (702653-V)
Listed on the Main Market of Bursa Malaysia Securities Berhad

No.23, Jalan Perintis UI/52, Glenmarie Temasya, Seksyen UI,
40150 Shah Alam, Selangor Darul Ehsan, Malaysia.

Tel : +603-5569 7366 / 5569 8366 / 5569 9366

Fax : +603-5569 0366

Email : enquiry@benalec.com.my

www.benalec.com.my

www.tgpiamaritime.com.my

www.pengerangmaritime.com.my