

VTEC

VERVEA TRADE &
EXHIBITION CENTRE



ASPEN VISION CITY, BATU KAWAN, PENANG

ELEVATING EXPERIENCES

VTEC will bring international shows, trade fairs and exhibitions to Penang, putting the state on the region's map as the hub for Meetings, Incentives, Conventions and Exhibitions (M.I.C.E). Residents, businesses and visitors to the Northern Region now have more to look forward to.

A pre-function area with a full glass curtain wall offering 270-degree panoramic view of Aspen Vision City



Photo taken at actual venue

PURPOSEFULLY DESIGNED

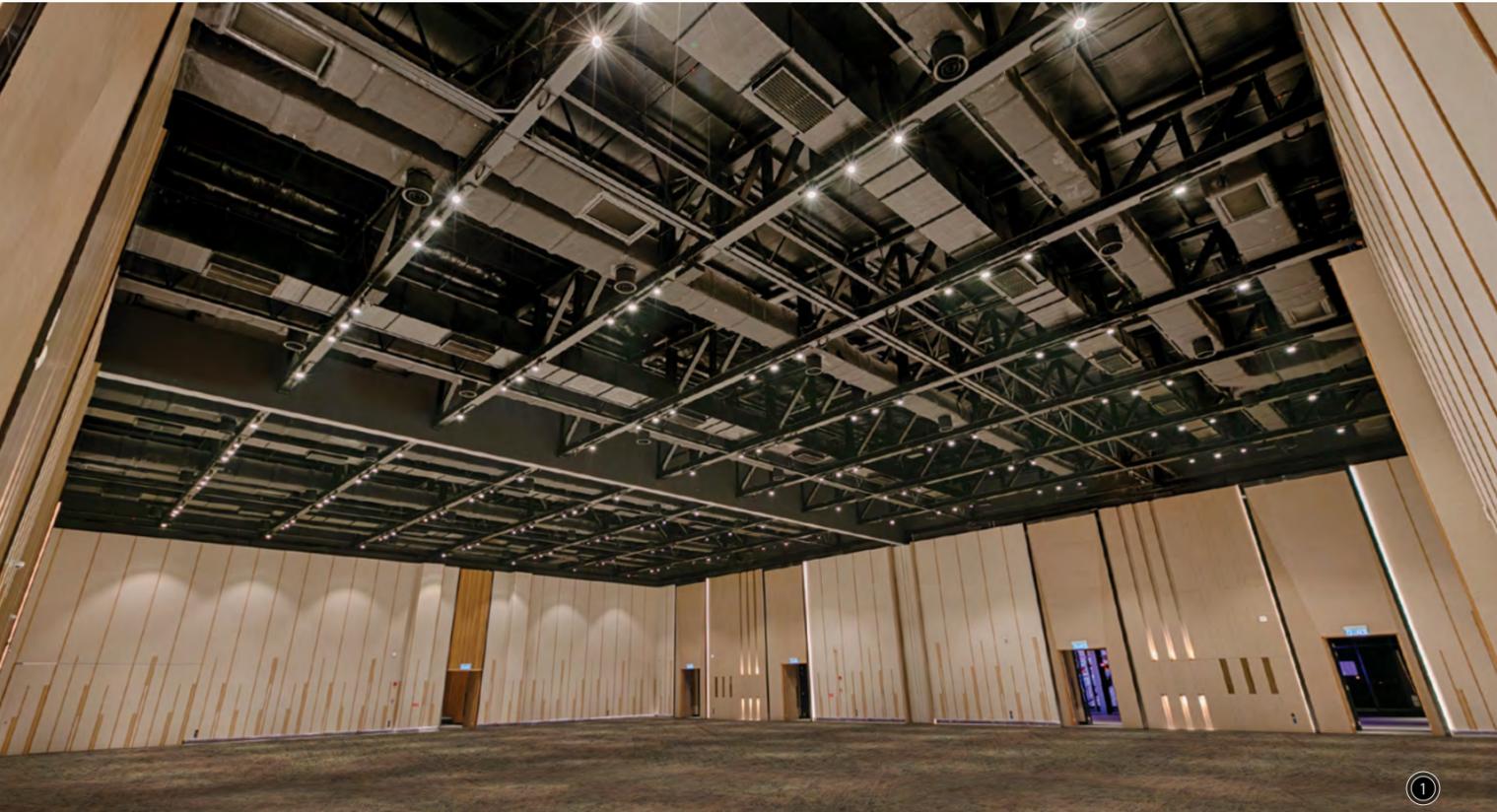
VTEC is designed and purposefully built in order to bring your event experience to a whole new level. Standing tall and elevated high on the 12th floor, guests attending events are able to enjoy a stunning panoramic view of Aspen Vision City, overlooking vibrant developments.

Its high ceiling height and column-free hall space allows you to transform it to cater for different events and conducive for a relaxed atmosphere.



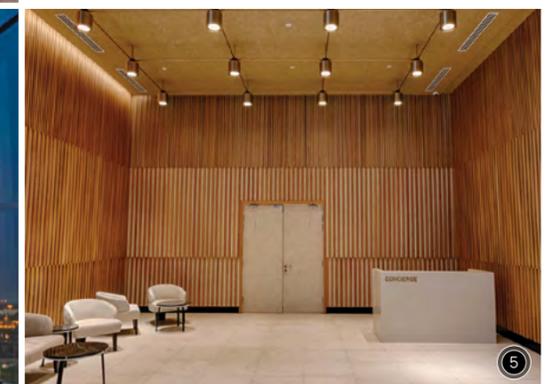
- 1. Grand Lobby furnished with bold sculptures
- 2. Bird's eye view of Vervea and its surroundings
- 3. Curved LED screen display enhanced feeling of depths for viewers

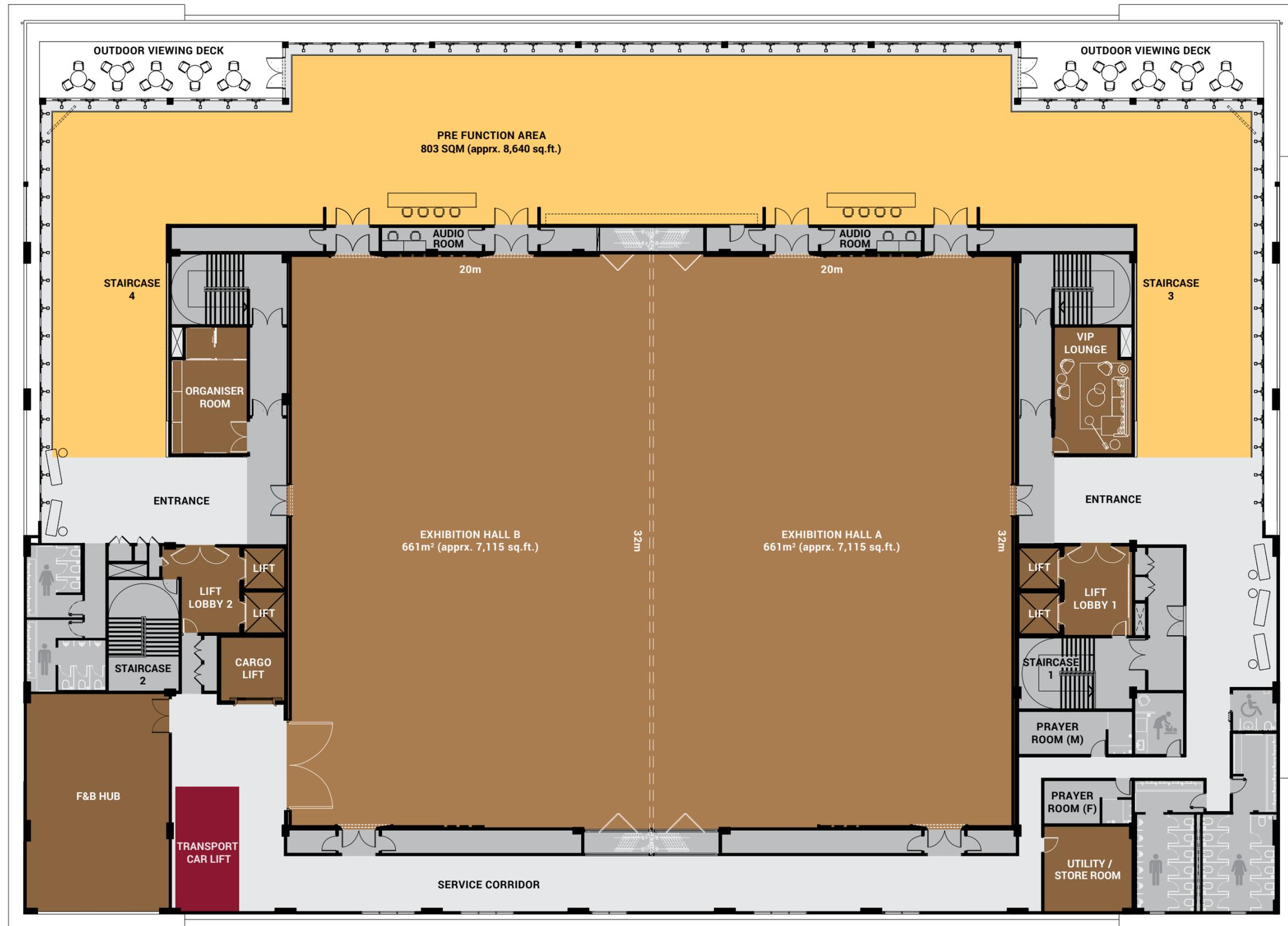


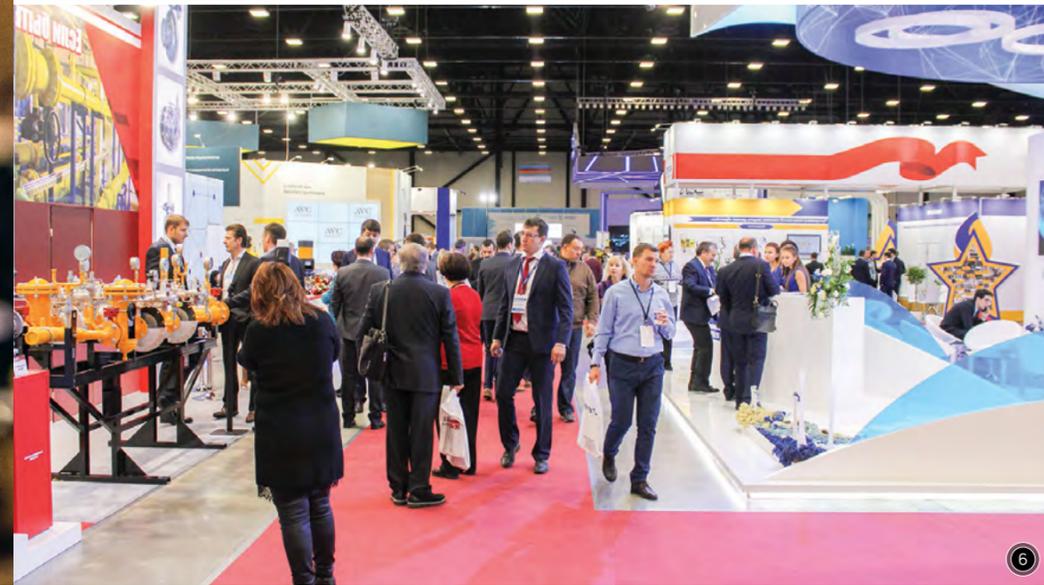


FROM MOTOR SHOWS TO EXHIBITIONS,
Vervea Trade & Exhibition Centre will be the
focus of global organisers.

1. Column Free and High Ceiling Height
Exhibition Hall
2. Hall Entrance
3. VIP Lounge
4. Outdoor Viewing Deck
5. Grand Lobby 2







PLAN YOUR POSSIBILITIES.

A perfect venue that fulfils your preferences and dreams.

1. Conferences & Company Seminars
2. Talks & Product Launchings
3. Convocations
4. Stage Performances & Concerts
5. Weddings & Annual Dinners
6. Trade Shows
7. Competitions & Tournaments (E-Sport Gaming)



THE VERVEA CONNECTION: AN EYE ON THE FUTURE

Consolidated under the concept of 'Internet of Things', the connected infrastructure features smart buildings, intelligent shopping and financial services, smart traffic environment monitoring, smart security and surveillance. Investors, tenants and entrepreneurs can look forward to being connected as soon as they move in to Vervea.

To ensure Vervea becomes the most advanced commercial hub in Malaysia, Aspen Group formed strategic partnerships with global industry leaders including LG Electronics Inc., Telekom Malaysia and Schindler Group.

As a result, businesses can take advantage of Vervea's comprehensive smart technology infrastructure, supported

by the deployment of high-speed ICT and next generation smart services.

Vervea Trade & Exhibition Centre (VTEC) will also feature smart and connected facilities that will enhance the experience of show goers, organisers and exhibitors alike.



RESERVE YOUR PARKING SPOT.

With more than 2,500 parking bays throughout Vervea, you can easily secure a parking spot.

1. Easy transportation of vehicle via Transport Car Lift
2. Parking bay designs that enhances accessibility and traffic control

ASPEN VISION CITY A SUSTAINABLE SMART VISION CITY



VTEC
VERVEA TRADE &
EXHIBITION CENTRE (VTEC)

THE TECHNOLOGICALLY-ADVANCED DEVELOPMENT IN THE NORTHERN REGION

Aspen Vision City is a landmark joint-venture between Aspen Group and IKEA Southeast Asia. It covers 247 acres of prime, freehold land in Bandar Cassia, Batu Kawan, Penang. It has a gross development value of more than RM13 billion, boasting fully connected and integrated smart features while employing holistic construction methods and building materials for sustainability.

Overall, Aspen Vision City is designed as a full-fledged smart city that will attract both local and international investors. It will feature the latest state-of-the-art integrated facilities and amenities, having formed strategic partnerships with global industry leaders to provide second to none services and solutions.

LEGEND

1. Link to Second Penang Bridge
2. IKEA Batu Kawan
3. Integrated Regional Shopping Centre Anchored by IKEA
4. Vivo Executive Apartment
5. Vogue Lifestyle Residence & Aloft Hotel
6. McDonald's, KFC, Tealive Drive-Thru
7. 25-acre Central Island Park
8. Club House
9. Office Tower
10. Viluxe
11. Vervea Commercial Precinct
12. Vertu Resort
13. Columbia Asia Hospital - Batu Kawan
14. Drive-Thru F&B Outlet & Petrol Station
15. Aspen Vision City Sales Gallery

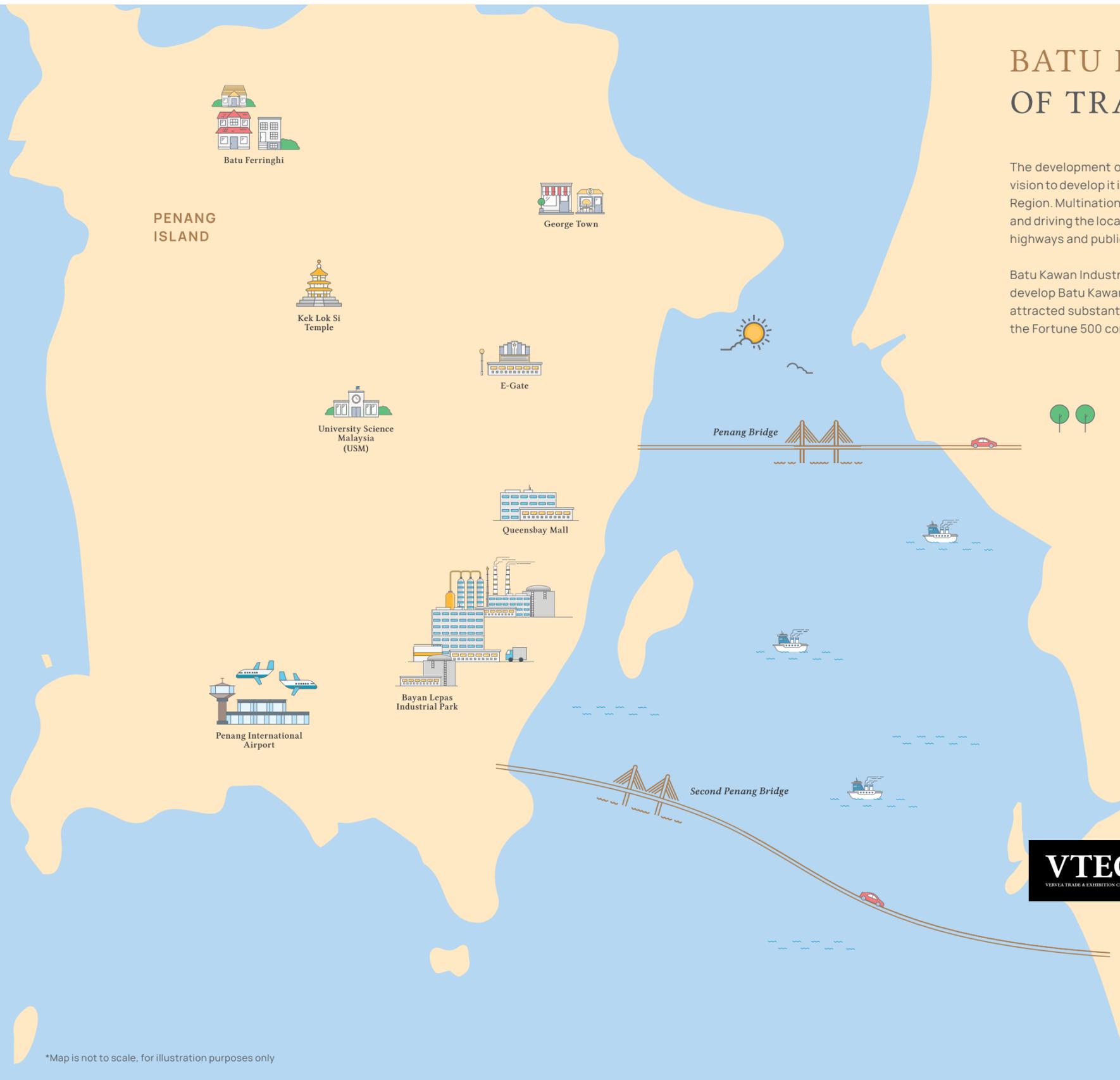
BATU KAWAN: REALISING A VISION OF TRANSFORMATION

The development of Batu Kawan is largely due to the federal and state government's vision to develop it into Penang's third satellite city, the commercial hub of the Northern Region. Multinational companies were attracted to the area, creating job opportunities and driving the local economy while the development of better infrastructure including highways and public amenities further fueled this growth.

Batu Kawan Industrial Park was launched in line with the government's initiative to develop Batu Kawan into an economic hub for the Northern Region. To date, it has attracted substantial investment from international organisations, including some of the Fortune 500 companies.

BATU KAWAN INDUSTRIAL PARK (As at March 2021)

1. Flextronics System (Pg) Sdn Bhd
2. Sandisk Storage Malaysia Sdn Bhd
3. Haemonatics Malaysia Sdn Bhd
4. Vat Manufacturing Malaysia Sdn Bhd
5. Malaysia Automotive Lighting Sdn Bhd
6. Boon Siew Honda
7. HP Malaysia Manufacturing Sdn Bhd
8. Boston Scientific Medical Device (M) Sdn Bhd
9. ClassA Industrial (M) Sdn Bhd
10. QDOS Flexcircuits Sdn Bhd
11. Broadcom Inc.
12. UWC Industrial Sdn Bhd
13. PKT Logistics / Penisula College/ Auto Hub
14. Vitrox Technologies Sdn Bhd
15. Sunningdale Tech Penang Sdn Bhd
16. Hotayi Electronic (M) Sdn Bhd
17. Pentamaster Corporation Berhad
18. Foong Chi Mould Industries Sdn Bhd
19. Inari Technology Sdn Bhd
20. TT Business Capital Sdn Bhd
21. Calctronic Technology Sdn Bhd
22. CG Solutions Enterprise Sdn Bhd
23. Denko IPC Sdn Bhd
24. Perniagaan Motor Num Sing Sdn Bhd
25. Altus Engineering & Trading Sdn Bhd
26. HA Pack Industry Sdn Bhd
27. Toppan Moore Technologies (M) Sdn Bhd
28. Cinsoon Auto Parts Sdn Bhd
29. Penang Automation Cluster Sdn Bhd
30. Sunpaq Sdn Bhd
31. CE Brush Manufacturing Sdn Bhd
32. Tendai Industries Sdn Bhd
33. Rich Energy Ventures Sdn Bhd
34. Leapco Sdn Bhd
35. MI Autobatics Sdn Bhd
36. Towan Sdn Bhd
37. Jabil Circuit Sdn Bhd
38. Uni-Alliance & Resources Sdn Bhd
39. Unisync Sdn Bhd
40. Umedic Healthcare Sdn Bhd
41. Thye Heng Technology Sdn Bhd
42. Koike (M) Sdn Bhd
43. Pavilion Distributor Sdn Bhd
44. Fedex Malaysia
45. Marc16 Equipment Manufacturing Sdn Bhd



*Map is not to scale, for illustration purposes only

FACTS & FIGURES

Vervea

The largest gated and guarded commercial precinct in Penang, Vervea comprises a vibrant collection of versatile commercial shop offices complemented with a host of business-centric features.

Setting new standards in large-scale, holistic commercial developments, Vervea consists of 434 units of 3 and 4 storey shop offices with the

added edge of business-enhancing amenities, record-setting 300-metre covered High Street, strategically positioned external linkages and many more. Nestled in the heart of this commercial precinct is Vervea Trade and Exhibition Centre (VTEC), as well as The Upper House Hotel, an encapsulated modern business hotel that acts as an exclusive haven offering comfort at its best to both business and leisure travelers.



RM998.5 million
Total Gross Development Value (GDV)



35 acres
Total Land Area



2,008,147 sq.ft.
Gross Floor Area



434 units
of 3 and 4 storey Shop Offices



300 metres
Record-setting covered High Street



More than **2,500**
Car Park Bays



11-storey
Multi-storey Car Park



23,000 sq.ft.
Event Space



89 rooms
The Upper House Hotel



1 Private Lift
for Every Commercial Unit

Aspen Vision City

RM28.06 billion

State Government's Total Investment Value for Batu Kawan (Penang's Third Satellite City)

- Industrial Sector - RM10 billion
- Business Sector - RM17.8 billion
- Housing Sector - RM262 million

More than **RM13 billion**
Total Gross Development Value (GDV)



247 acres
Total Land Area



8.03 million
Population in the Northern Region (As at July 2018)



RM15 billion

Worth of Construction and Investment Value from various private organisations in Batu Kawan

RM4.5 billion
Investment Value for Second Penang Bridge



RM6.3 billion
Investment Value for North-South Expressway linking to Bandar Cassia



25,000
Job Opportunities at Batu Kawan (as at March 2021)



RM20 million

Investment Value for Jalan PSPN (Penang Science Park North) 2 - An alternative route to enable traffic from Batu Kawan and Bukit Tambun to continue to Juru using the passage way to the Bukit Tambun toll plaza.

45 Multinational Factories
at Batu Kawan Industrial Park



50,225
Residential Units by 2023



25-acre
Green Lung - Central Island Park



BATU KAWAN MIXED DEVELOPMENTS & INDUSTRIAL PARK

1. ASPEN VISION CITY

- 247-acre Freehold land, Mixed Development
- Commercial Hub within Batu Kawan
- IKEA Batu Kawan, Integrated Regional Shopping Centre, Vervea Commercial Precinct, Columbia Asia Hospital- Batu Kawan, Condominiums, Aloft Hotel, Landed Homes, Offices, 25-acre Central Island Park, Transportation Hub, etc.

2. IKEA BATU KAWAN

- Opened on 14 March 2019
- Gross Development Value (GDV) of RM 6.5 million
- Built-up Area of over 400,000 sq.ft.
- First IKEA store in the Northern Region
- World's largest home furnishing retailer

3. INTEGRATED REGIONAL SHOPPING CENTRE

- Gross Leasable Area of 1,000,000 sq.ft.
- Expected completion in 2022

4. UTROPOLIS BY PARAMOUNT

- A university metropolis with UOW Malaysia KDU Penang University College, catering for approximately 4,000 students. Expecting 1,500 students in first two years
- Suasana Residential Suites (completion in Q1 2021)

5. PENANG DESIGN VILLAGE BY PE LAND

- 40-acre Mixed Development
- 24-acre Outlet Mall with 150 stores and Tropical Garden (opened in November 2016)
- 16-acre Mixed Development (hotel, serviced apartment and high-end condominiums)

6. HIJAU E-KOMUNITI BY PDC

- 11,800 units of Affordable Houses
- Phase 1 - Suria 1 (6.4 acres, 520 units)
- A green lung spanning across 40 acres
- Amenities - Football field, basketball court, jogging and bicycle tracks, etc.

7. DEDAUN BUNGALOW VILLAGE BY PDC

- 127-acre exclusive bungalow development featuring a lake
- Sale of net land with development conditions
- 223 units built and a remaining of 294 more units to be developed

8. ECO HORIZON BY ECOWORLD

- 300-acre Residential development integrating commercial projects
- Phase 1 - Ashton (704 units of 2-storey link houses).

9. BOON SIEW HONDA

- Joint venture between Honda Motor Co. Ltd and Oriental Holdings Bhd.
- Began operations in September 2008
- Manufacturing and wholesale business of Honda motorcycle products in Malaysia

10. BOSTON SCIENTIFIC MEDICAL (M) SDN BHD

- 375,000 sq. ft. facility on a 20-acre site
- Innovator of a wide range of medical solutions (heart, digestive, pulmonary, vascular, urological, women's health and chronic pain conditions)

11. SANDISK STORAGE MALAYSIA SDN BHD

- Shareholder - Western Digital Technologies Inc
- Produces flash memory storage devices for computers

12. FLEXTRONICS SYSTEM (PG) SDN BHD

- Established in Malaysia in mid 2013
- Researcher and innovator of unique sound solutions, including entertainment and home, aviation, automotive, commercial and other sound solutions

13. HP MALAYSIA MANUFACTURING SDN BHD

- Offers worldwide IT transformation, technology and enterprise products, solutions and services
- HP facility in Batu Kawan produces ink print supplies using patented HP technology in water fabrication and circuit integration

14. HOTAYI ELECTRONICS (M) SDN BHD

- Opened in 2018 (Phase I)
- RM 1 billion investment
- Creating 1000 new job opportunities
- Designs and manufactures electronic equipment for automotive, storage device, consumer, communications & industrial equipment

15. SME VILLAGE BY PDC

- 150-acre multi-stage development
- Phase 1 - 4 semi-detached units and 40 terrace units
- Phase 2 - 4 semi-detached light industrial units and 40 terrace units
- Phase 3 - service centre
- Phase 4A - 20 semi-detached factory units

16. PKT LOGISTICS

- Offers end-to-end design, implementation and operation of logistics solutions

17. VITROX TECHNOLOGIES SDN BHD

- Founded in 2000
- Designs and manufactures automated vision inspection equipment and system-on-chip embedded electronics devices for the semiconductor and electronics packaging industries



WHAT ARE YOU WAITING FOR

MARK YOUR PRESENCE, ELEVATE YOUR BRAND.

Vervea Trade & Exhibition Centre
No.1, Jalan Vervea 6, Vervea, Aspen Vision City,
14110 Bandar Cassia, Penang.

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Aspen Vision City Sdn Bhd (1103837-X)
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14110 Batu Kawan, Penang.
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