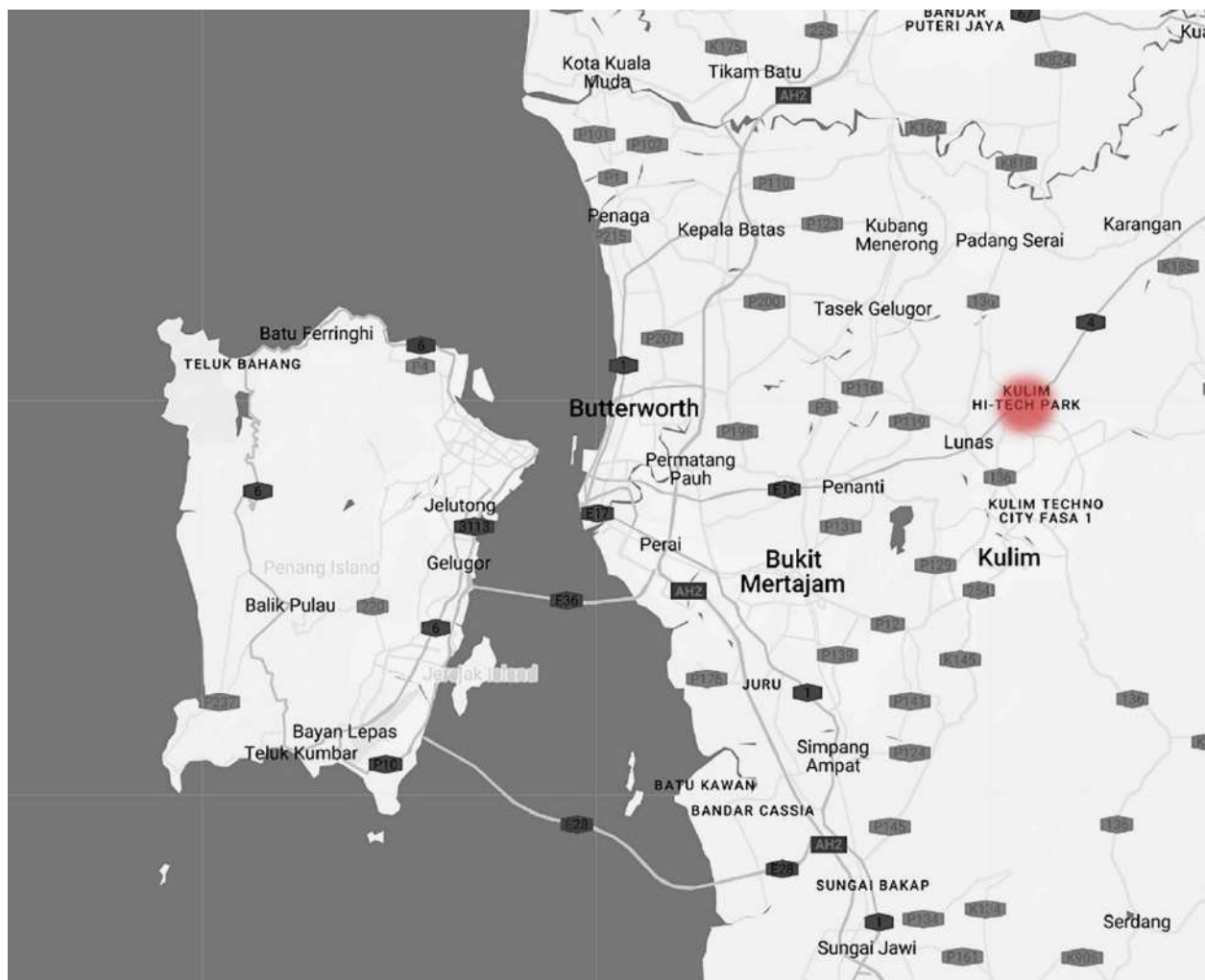


HARRIS

By Ascott Limited



Kulim, with its diverse population of approximately 340,000, is a part of the Greater Penang conurbation, which is Malaysia's second-largest urban area. Kulim plays a crucial role in the economic and industrial landscape of Kedah, contributing significantly to the state's development and economics.

Kulim Hi-Tech Park (KHTP) has been attracting FDI and significantly contributing to the GDP growth of Kedah, ranks 3rd highest in Malaysia with RM14.6billion approved investment in 2024. The continuous development of KHTP is poised to further bolster Kedah's position as a leading state for high-tech industries in Malaysia.



Kedah tops Q1 2024 with RM31.3 billion in approved investments

27 Jun 2024

Kedah secured the top spot in approved investments among the states for the first quarter (Q1) of 2024 with RM31.3 billion in investments.

Menteri Besar Datuk Seri Muhammad Sanusi Md Nor said the figure was part of the total RM83.7 billion approved investments in Malaysia for Q1 2024.

He said the approved investments in Kedah were for 51 projects, which are expected to create 2,262 jobs.

"Kedah tops the other states with the highest approved investment value, comprising RM30.9 billion in investments in the manufacturing sector and RM327.6 million in investments in the services sector.

"From the total, RM30.6 billion or 97.7 per cent are foreign direct investments (FDI) while the remaining RM656.2 million or 2.3 are domestic investments.

Sanusi said Kedah has large tracts of land that can be developed, positioning the state as a main investment destination.

NEW STRAITS TIMES BUSINESS TIMES

Kedah records RM14.6bil approved investment, ranks 3rd highest in Malaysia

By Adie Zulkifli - November 26, 2023 @ 6:32pm



Menteri Besar Datuk Seri Muhammad Sanusi Md Nor said that RM11.88 billion of the total approved investments in manufacturing, services, and primary industries were foreign direct investments (FDI), with the remaining RM2.69 billion being domestic investments. PIC SCREEN CAPTURED FROM FB VIDEO

ALOR STAR: Kedah has recorded RM14.6 billion approved investment in the first half of 2023, placing the state as the third highest investment destination in the country after Kuala Lumpur and Selangor.

Menteri Besar Datuk Seri Muhammad Sanusi Md Nor said that RM11.88 billion of the total approved investments in manufacturing, services, and primary industries were foreign direct investments (FDI), with the remaining RM2.69 billion being domestic investments.

"This achievement is an indicator that Kedah is a competitive state for national and global investments.

THE EDGE MALAYSIA

Kedah records highest foreign investment activity in industrial sector in 1Q2024, says Knight Frank

By Chin Wai Lun / theedgemalaysia.com

17 Jul 2024, 02:35 pm



Kedah's manufacturing sub-sector recorded RM30.38 billion worth of foreign investments in 1Q2024, said Knight Frank Malaysia executive director of land and industrial solutions Allan Sim. (Photo by Zahid Izzan/The Edge)

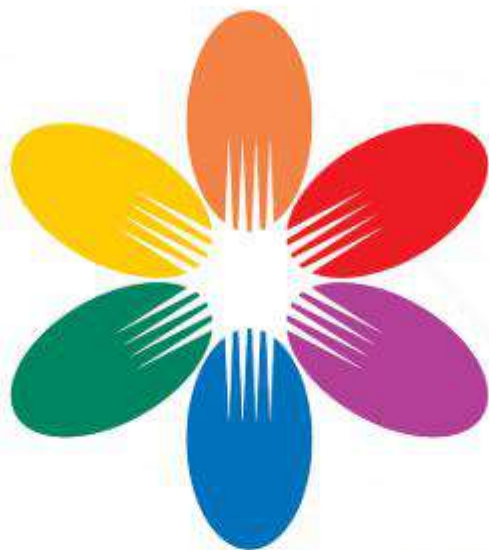
KUALA LUMPUR (July 17): Kedah, particularly in Kulim, has witnessed the highest influx of foreign investments for the manufacturing sub-sector in the country in the first quarter of this year (1Q2024), according to Knight Frank Malaysia executive director of land and industrial solutions Allan Sim.

'Kedah records RM14.6billion approved investment, ranks 3rd highest in Malaysia.' – New Straits Times



CONSTRUCTING LIFE, NOT JUST BUILDINGS

DISCOVER KULIM HI-TECH PARK



MALAYSIA
KULIM HI-TECH PARK™
Leading Global Science City



Kulim Hi-Tech Park Fast Facts

45,000
WORKFORCE

55
INDUSTRIAL TENANTS

90
SUPPORTING TENANTS

RM181.5B
INVESTMENT VALUE
(1996 – 2024)

KULIM HITECH PARK MASTER PLAN



THE PERFECT LOCATION



BEAVER MIDTOWN KULIM is the only commercial project out of 5551 acres of KHTP industrial zone. Located in Heart of KHTP, connecting to BKE highway & Perdana Highway making it a key route to Butterworth and Baling.

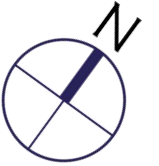







BEAVER MIDTOWN KULIM— A 9.6-acre commercial landmark is set to rise in the heart of the Kulim High-Tech Industrial Zone, redefining the future of regional prosperity. It seamlessly integrates business, lifestyle, and nature through exceptional planning and meticulous design. It features 4-star Harris Hotel by Ascott, Purposed Built Office, convenient Drive-Thru, modern commercial shop lots, offering convenience and a premium experience to every visitor.

Adjacent to the bustling intersection of the BKE Highway and Perdana Highway, a vibrant and flourishing commercial avenue is set to rise. Beaver Midtown Kulim provides facilities like business meeting point, diverse range of dining options, rest & recreations and hotel facilities, comprehensively meeting the wide-ranging needs of surrounding industrial parks. driving regional economic growth, and enhancing the quality of life.

A nearly 1-acre central garden, complemented by lush and verdant landscaping, is the avenue's defining hidden gem. This tranquil green space offers a peaceful retreat from the busy surroundings, allowing visitors to reconnect with nature and find serenity amidst the vibrant activity.

BEAVER MIDTOWN KULIM | MASTERPLAN



-  41 units of Semi-Detached 3 storeys shop lot
-  4 stars Harris hotel by Ascott & Purposed built office
-  3 units of Drive-Thru shop lot
-  1 acre garden and landscape
-  712 carparks in total

BEAVER MIDTOWN KULIM | DESIGN CONCEPT



EXCLUSIVE



SERENITY



DELIGHTED

BEAVER MIDTOWN KULIM | CONCEPTUAL IMAGES



BEAVER MIDTOWN KULIM | CONCEPTUAL IMAGES







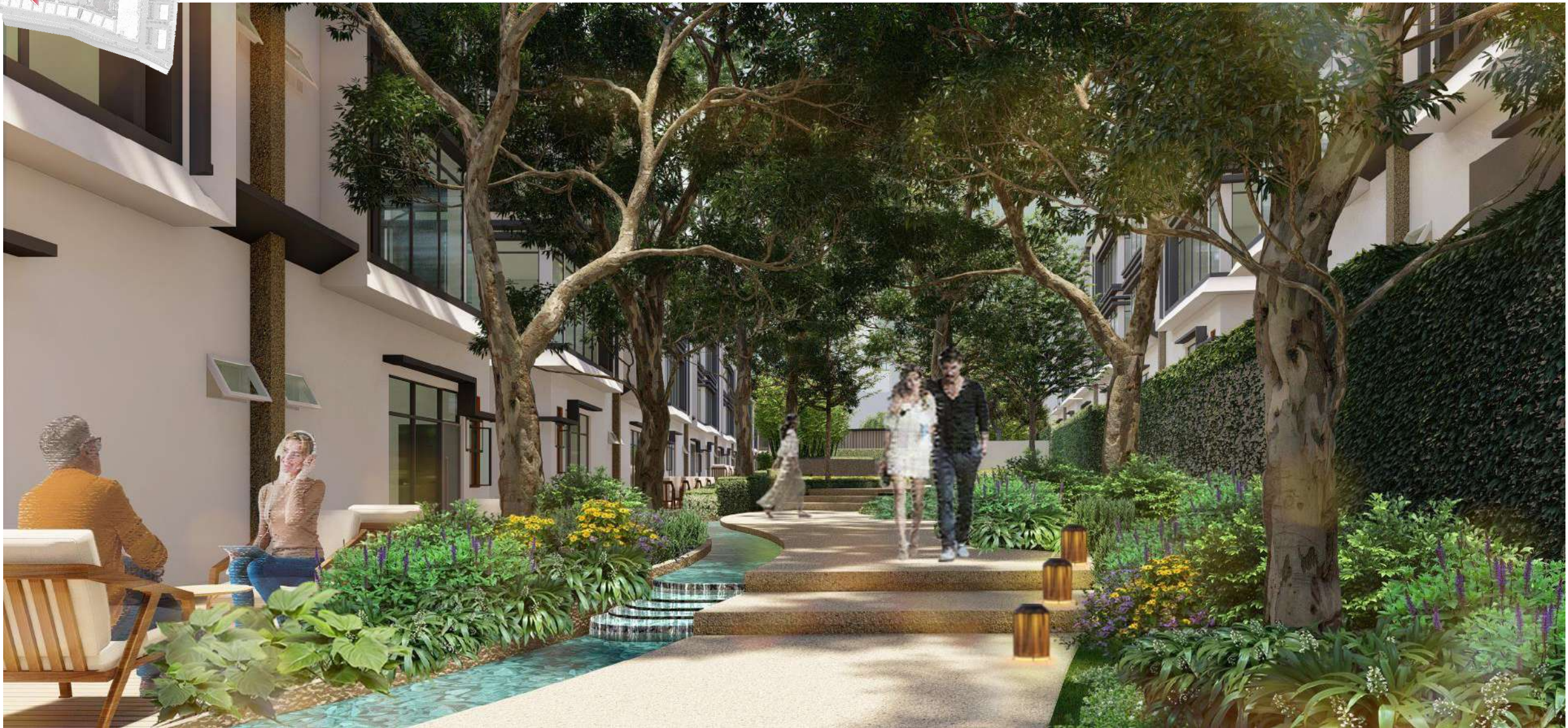


**BEAVER
PROPERTIES**
CONSTRUCTING LIFE, NOT JUST BUILDINGS

BEAVER
Midtown
KULIM

BEAVER MIDTOWN KULIM | STROLLING GARDEN & EVENT PLAZA CONCEPTUAL IMAGES





BEAVER MIDTOWN KULIM | STEPS TERRACE CONNECT TO THE UPPER RETAIL LEVEL CONCEPTUAL IMAGES



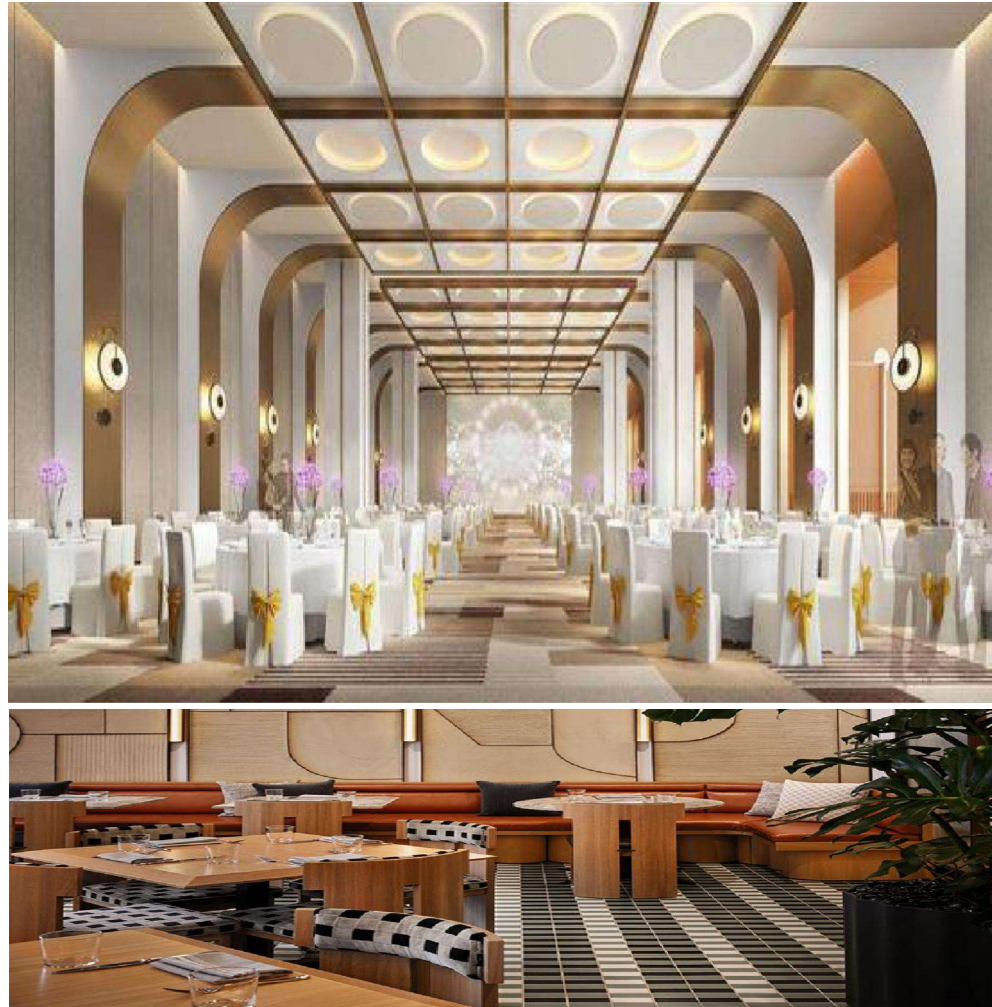
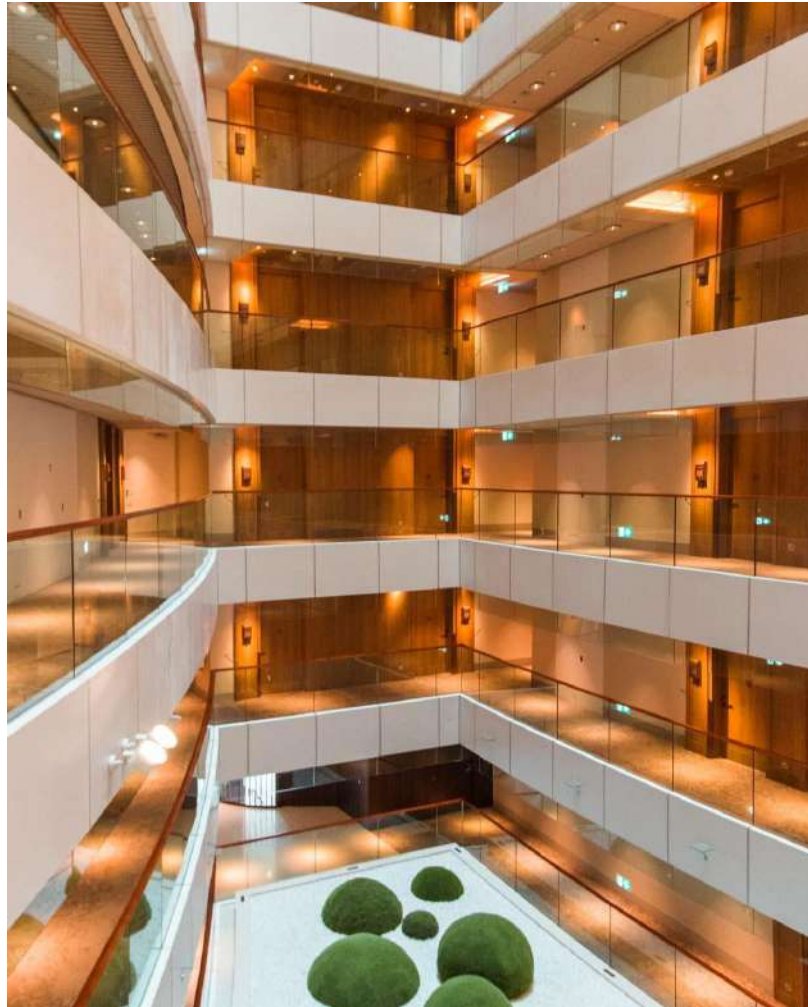
BEAVER MIDTOWN KULIM | STEPS TERRACE CONNECT TO THE UPPER RETAIL LEVEL CONCEPTUAL IMAGES

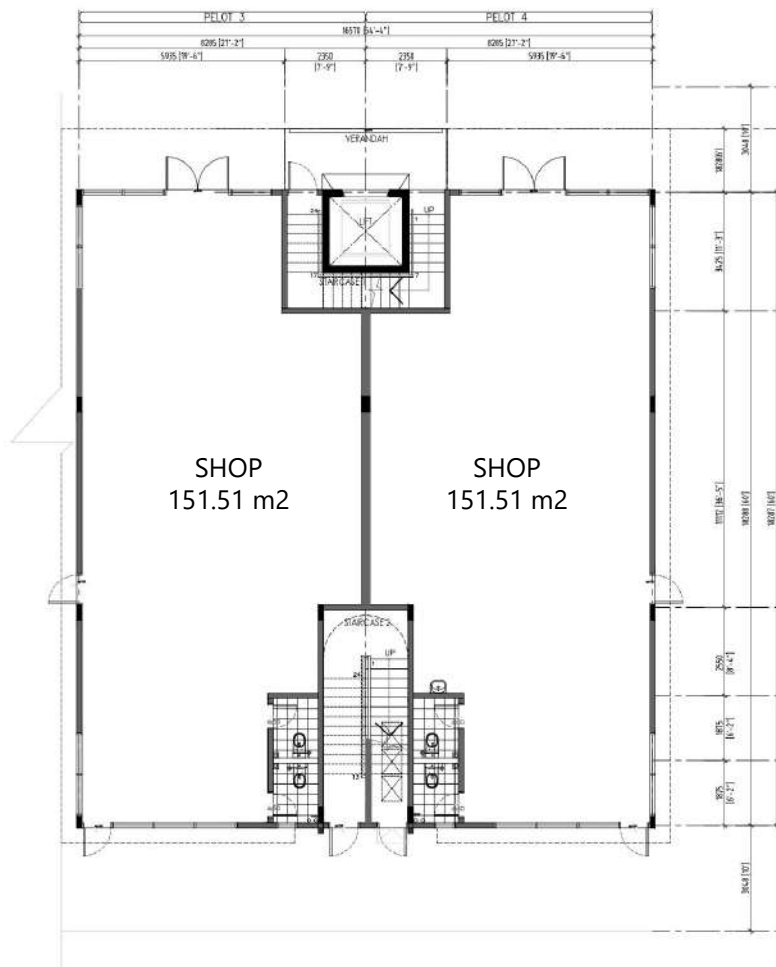


4-STAR HOTEL HARRIS BY ASCOTT | CONCEPTUAL IMAGES

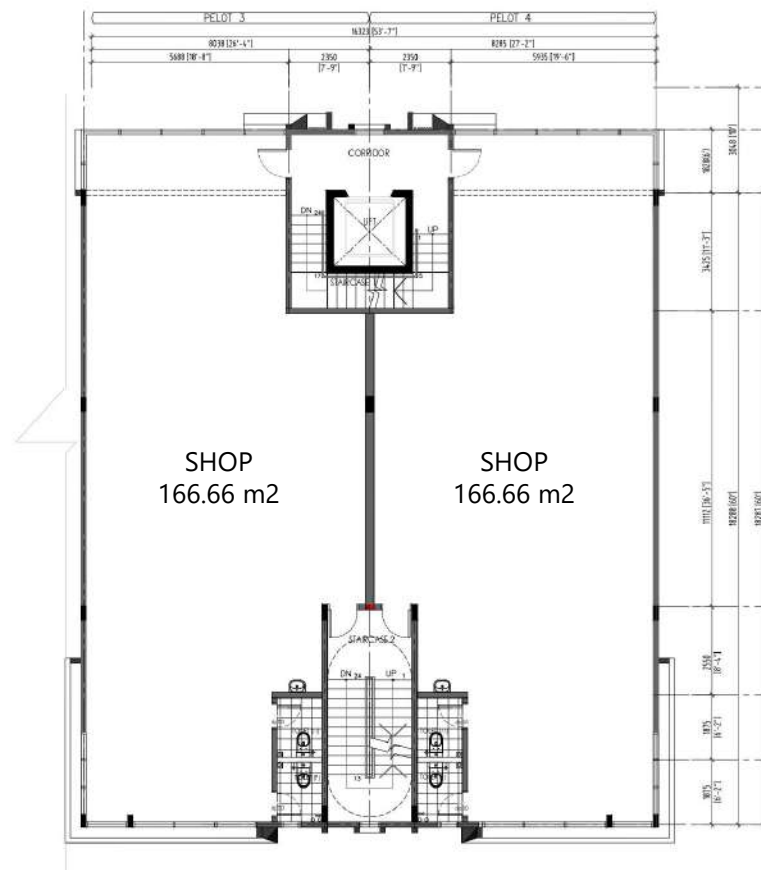


4-STAR HOTEL HARRIS BY ASCOTT | CONCEPTUAL IMAGES

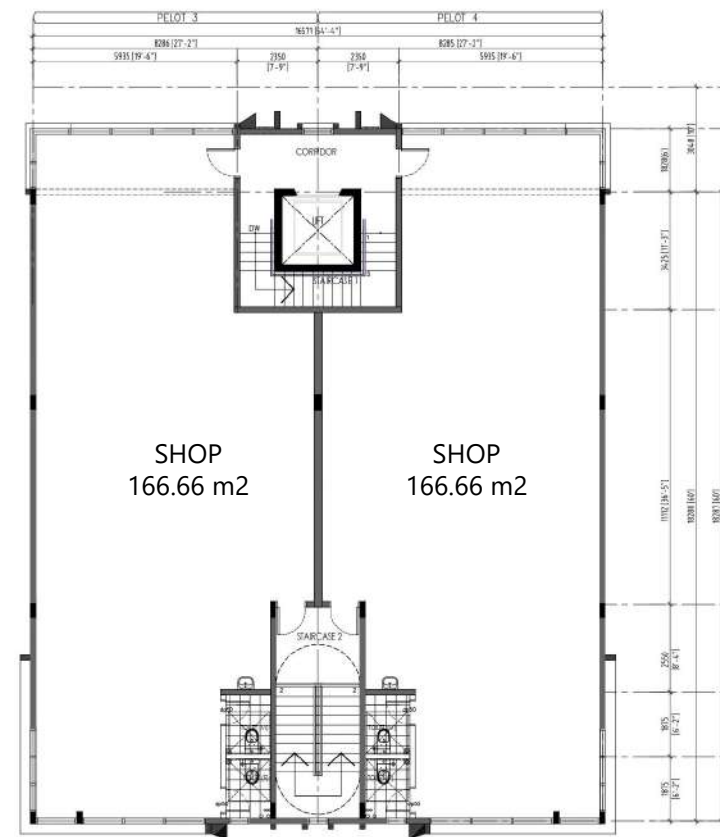




GROUND FLOOR

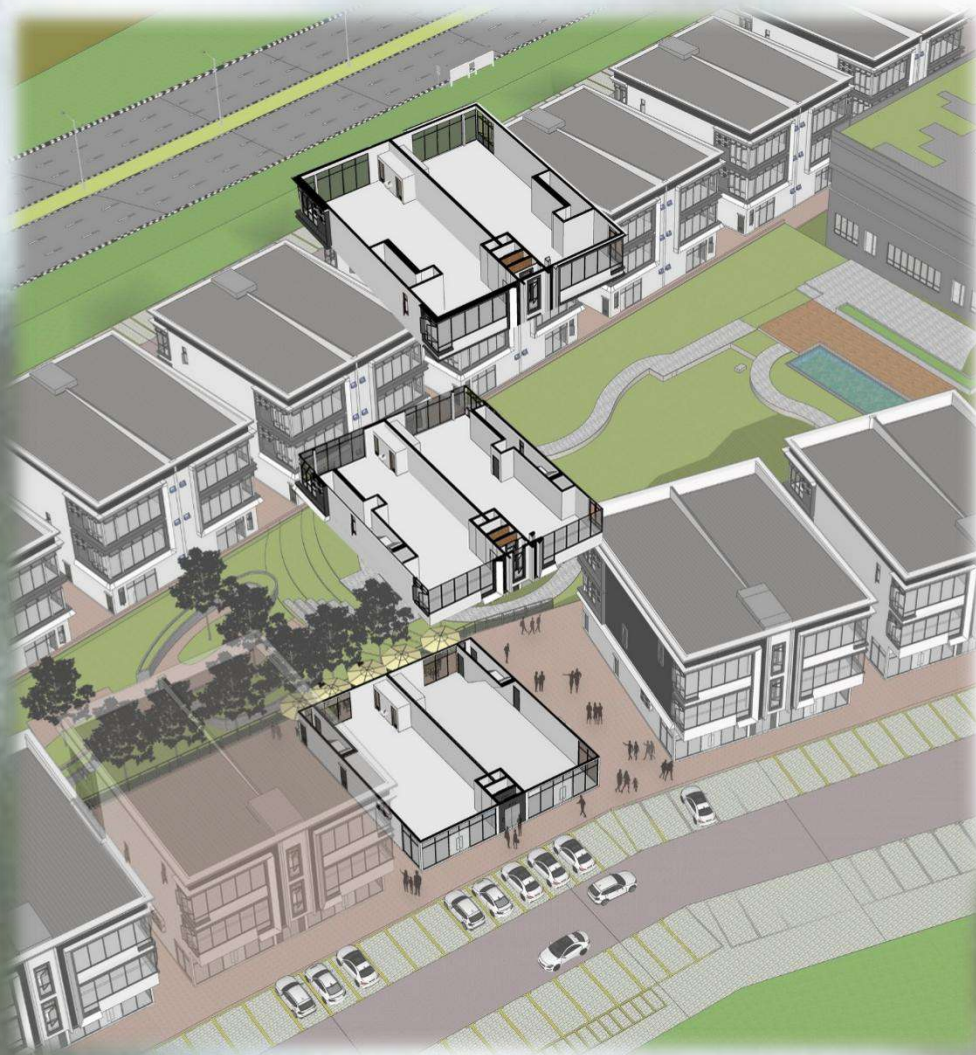


FIRST FLOOR



SECOND FLOOR

THE PRODUCT



- High exposure with **Dual Façade** (Frontage & Garden view)
- High **ceiling height**
 - Ground Floor 4.2m (≈14')
 - First Floor 3.6m (≈12')
 - Second Floor 3.6m (≈12')
- Spacious **Built-Up** Area of ≈ **5218sq.ft.**
 - Ground Floor 18.28m x 8.23m (≈60' x 27'2")
 - First Floor 20.12m x 8.23m (≈66' x 27'2")
 - Second Floor 20.12m x 8.23m (≈66' x 27'2")
- Sufficient **power supply 220A**
- **Freehold** Tenure
- Installed **elevator**
- **Outdoor business** space with garden view

THE FACILITIES



712 carparks



CCTV



**GARBAGE
COLLECTING**



GATED & GUARDED



MANAGEMENT

DISCLAIMER: Facilities and services provided are subject to change based on decisions made by the Joint Management Body (JMB) or Management Corporation (MC).



BEAVER
Midtown
KULIM