



PRESS RELEASE

AME Elite and Majestic Gen launch RM1.3 billion Northern TechValley @ BKE industrial park

- *Strategically located alongside Butterworth-Kulim Expressway (BKE) with excellent road port, and air connectivity*
- *176-acre green-inspired integrated park designed to meet rising demand from robust FDI inflows; featuring comprehensive amenities and accessibility*
- *Offering flexible industrial space solutions; replicating award-winning industrial park model*
- *GreenRE registered township committed to sustainable development practices*

Penang, Malaysia, 28 October 2024 - Suling Hill Development Sdn Bhd (Suling Hill Development, Suling Hill 发展有限公司), a joint venture between leading industrial space solutions provider **AME Elite Consortium Berhad** (AME Elite, 腾宇集团, Bloomberg: AME MK) and renowned property developer **Majestic Gen Sdn Bhd** (Majestic Gen, Majestic 集团), today unveiled Northern TechValley @ BKE, a RM1.3 billion industrial park project in Seberang Jaya, Penang.

Spanning 176 acres, Northern TechValley represents AME Elite's first expansion of its award-winning integrated industrial park developments beyond Johor, which have successfully attracted leading domestic and multinational corporations from high-value-added industries. The project also leverages Majestic Gen's extensive experience in commercial and industrial developments, combining the strength of both companies to enhance the park's value proposition.

The official launch ceremony, officiated by Chief Minister of Penang, YAB Chow Kon Yeow (曹观友), highlights the project's significance in the state's development strategy to establish itself as a global technology hub and attract high-value investments.

"Northern TechValley @ BKE reflects Penang's vision to lead in the global technology sector. By leveraging the strengths of AME Elite and Majestic Gen, we are establishing a vibrant industrial park that supports the growth of advanced manufacturing and high-tech industries.

This development will provide a strong ecosystem for businesses expanding in Southeast Asia, offering flexible space solutions and customizable arrangements tailored to meet various operational needs. With AME Elite's extensive experience, we aim to attract leading companies in sectors such as semiconductors, electronics, medical technology, and logistics.

As AME Elite's first industrial park outside Johor, Northern TechValley marks a significant milestone in its expansion strategy. We believe this project will drive innovation and contribute to Penang's reputation as a global hub for advanced industries."

Dylan Tan Teck Eng (陈帝荣)
Director, Suling Hill Development Sdn Bhd



“This project presents a unique opportunity to enhance Penang’s industrial landscape by integrating Majestic Gen’s commercial development expertise with AME Elite’s strengths in industrial space solutions.

Our dedicated team has meticulously planned this project as a green industrial development, incorporating features designed to mitigate environmental impact while pursuing GreenRE certification. The park includes comprehensive lifestyle and recreational amenities that prioritize the well-being and quality of life for the community.

By creating a conducive environment that meets the needs of global and domestic companies, we aim to generate job opportunities and strengthen the local supply chain. This initiative is essential for enhancing Penang’s investment appeal and positioning the state as a prime destination for high-quality investments and innovation in the region.”

Ta Wee Dher (郑伟德)
Director, Suling Hill Development Sdn Bhd

Northern TechValley’s prime location alongside the Butterworth-Kulim Expressway (BKE) ensures excellent connectivity through major road networks, including the North-South Expressway, enabling efficient logistics and supply chain management. Its proximity to key railways, ports, and airports further enhances the logistics capabilities for businesses operating within the park.

Offering one-stop, flexible space solutions tailored to diverse operational needs, Northern TechValley allows companies to optimize their operations and accelerate their expansion plans. Designed for operational efficiency and sustainability, the park features robust utilities, reliable power supply and water supply, and high-speed fibre-optic internet.

Additionally, the park prioritizes community and employee well-being, incorporating recreational areas, sports hall, and comfortable managed worker accommodations, fostering a balanced work-life environment for the entire park community.

Currently registered as a GreenRE township, the development is also on track to achieve GreenRE certification for both township and building aspects. The project incorporates sustainable building practices, including reflective glass to minimize heat transmission, translucent sheets that allow sufficient natural lighting, and solar photovoltaic solutions to enhance energy efficiency.

Northern TechValley is expected to have an estimated development period of about five years, with completion projected for 2029.

To date, AME Elite has launched five industrial parks in Johor, including notable developments such as the 205.2-acre i-Park@Indahpura, the 195.0-acre i-Park@Senai Airport City, and the 169.8-acre i-TechValley in SiLC. These projects have garnered substantial investments from multinational and local corporations across various sectors, including precision engineering, pharmaceutical manufacturing, trading, warehouse and storage, electrical and electronics manufacturing, research and development, and assembly operations.

More information about Northern TechValley @ BKE and its commitment to sustainable industrial development is available at www.northerntechvalley.com.my.

About Majestic Gen Sdn Bhd (<https://majesticgen.com.my/>)

Founded on July 29th, 2013, and headquartered in Kuala Lumpur, Majestic Group has rapidly ascended as a prominent force in the real estate and construction sectors. Majestic Gen, formerly known as Majestic Builders Sdn Bhd, has emerged as a symbol of innovation and excellence in property development. With countless completed projects and invaluable experience across all facets of the property industry, Majestic Gen proudly stands as one of Malaysia's leading developers.

As of 2024, Majestic Gen boasts a diverse portfolio of land banks strategically located throughout the country. The company is committed to fortifying its foundations and expanding its core business by launching a variety of residential, commercial, and industrial developments. Through unwavering dedication and strategic foresight, Majestic Gen has achieved remarkable heights, navigating the industry with a firm commitment to its core values.

The present and future of the property landscape are in good hands, as Majestic Gen continues to lead the way in shaping the future of property development, both locally and on the global stage.

About AME Elite Consortium Berhad (<https://ame-elite.com>)

Established since 1995, AME Elite is an integrated and comprehensive industrial space solutions provider: encompassing the development of well-managed industrial parks, the design and construction of large manufacturing plants, the sale and lease of industrial factory units, as well as rental and management of workers' dormitories.

AME Elite possesses in-house construction and engineering expertise, including mechanical and electrical (M&E) engineering, steel structure, and renewable energy solutions.

AME Elite has completed i-Park@SiLC, i-Park@Indahpura (Phase 1 and 2) and District 6 in Johor and is currently constructing i-Park@Senai Airport City (fully sold and completed in 2025) and i-TechValley in Johor.

AME Elite received multiple awards including Best Developer (Malaysia), Best Industrial Developer, and Best Sustainable Developer at the 2024 PropertyGuru Asia Awards Malaysia; World Gold Winner in Industrial Category (i-Park@Senai Airport City - Phase 1 & 2) at the FIABCI World Prix d'Excellence Awards 2023; Iskandar Malaysia Green Accord Initiative Award (GAIA) 2024; Malaysia Property Award™ 2022 - Industrial Category (i-Park@Senai Airport City) by FIABCI-Malaysia; World Silver Winner in Industrial Category (i-Park@Indahpura) at the FIABCI World Prix d'Excellence Awards 2019, Malaysia Property Award™ 2018 (Industrial Category) by FIABCI-Malaysia; Malaysia's Responsible Developer: Building Sustainable Development Award 2018 by Edge Property.

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