



SUMMER STARHILL SDN BHD

(Company No.: 202201034628 (1480325-M))

WHOLLY OWNED SUBSIDIARY OF DPS RESOURCES BERHAD
(A MAIN BOARD PUBLIC LISTED COMPANY OF BURSA MALAYSIA)

Lot 76, Kawasan Perindustrian Bukit Rambai
75250 Melaka

Tel: 063513111 E-mail: sunitascc191@s111.com.my

Date: 14th January 2025

To Whom It May Concern

Dear Sirs,

Re: Letter of Intent for the AI Data-Center

We are writing to introduce Summer Starhill Sdn Bhd, a wholly-owned subsidiary of DPS Resources Berhad, a publicly listed company on the Main Board of Bursa Malaysia.

Our company owns approximately 315 acres of strategically located freehold land in Mukim Lendu, Alor Gajah, Melaka. The site is conveniently situated just off the northern side of Jalan Masjid Tanah-Alor Gajah, approximately 28 kilometers from Melaka city center and 7 kilometers from Alor Gajah town. It is also in close proximity to Universiti Teknologi Mara (UiTM) Alor Gajah. The location is easily accessible via Lebu AMJ, making it an ideal site for the proposed AI Data Center, especially in light of the high-tech industrial parks announced by the Chief Minister last year.

We are eager to express our interest in collaborating with your esteemed company for the rental, lease, or potential purchase of the AI Data Center. As part of our growth strategy, we are actively seeking reliable off-takers and partners to utilize our state-of-the-art facilities, designed to deliver top-tier standards of security, reliability, and scalability.

Our data center will be equipped with cutting-edge technology to ensure optimal performance and robust support for IT operations. To assess the feasibility of this project, we have engaged CSF Consultants, who have completed a comprehensive feasibility study. We are currently preparing for the KM and zoning conversion submission. Our consultants have conducted the necessary pre-consultations regarding the availability of critical resources, including:

1. Sufficient supply of water
2. Connectivity of fiber optic networks
3. TNB power supply of 500 MW
4. Submarine cables approximately 22 km from the Malacca Strait
5. Reserve of around 600 acres of land for potential development of green energy solar farms
6. The Petronas gas pipeline traversing our land, which presents an opportunity for a modular gas turbine power plant to generate green energy for the data center, subject to obtaining the Power Distribution License (PDL)
7. Tax incentives that can be discussed with MIDA or Invest Melaka, which we can arrange if you express interest in this project. We can share further details upon signing a Non-Disclosure Agreement (NDA).

We would be delighted to discuss this opportunity further and customize our offerings to meet your specific needs. Please let us know a convenient time for a meeting to explore potential synergies.

Should you have any questions or require additional information, please feel free to contact the PA to the Chairman, Ms. Sunita at 012-3910125 or via email at sunitascc191@s111.com.my or our Deputy Managing Director, Mr. Eugene Sow, at 012-6800577.

Thank you for considering this proposal. We are excited about the prospect of collaborating with your esteemed organization and believe this partnership holds significant mutual benefits.

Yours faithfully,

.....
TAN SRI SOW CHIN CHUAN, JP
EXECUTIVE CHAIRMAN

1. Overview

1.1 Introduction and Background

Shantawood Property Management Sdn Bhd is currently evaluating a proposal to develop a parcel of land at Mukim Lendu, in the District of Alor Gajah with the land size of approximately 253 acres. They would like to allocate 100 acres for Data Center development and to roll out in multi-phases. Shantawood would like to explore the possibility to build a data center campus on the said land. Hence, they would like to seek industry expert for advice on the plan.

Atlas CSF Sdn Bhd (CSF) has more than 30 years of experience in Data Center Design & Build and also in Data Center Operation & Management with over 300 local and global clients. Since incorporation in 1991, CSF has received several certifications, accreditations, licenses and recognitions from various governmental bodies and private institutions/organisations.

In this aspect, CSF has been appointed as a Data Center Consultant to provide an insight in converting the said land to be a Data Center Campus.

The decision of site selection profoundly influences nearly every aspect of the design and construction process. The results of this assessment impact the functionality, sustainability, and both operational and economic efficiencies. Therefore, a site assessment is a 'life cycle' decision, considering the balance between the initial real estate cost, the total cost of executing the project, and the subsequent operating expenses of the facility. It's crucial to consider all these factors to make an informed decision.

1.2 Objectives

Data center feasibility studies are important for business development. They allow businesses to address where and how they will operate. They identify potential challenges and provide a roadmap for successful implementation, ensuring that investments are sound and risks are minimised. Feasibility assessment could help convince investors or banks if the project is a wise choice.

Shantawood Property Management Sdn Bhd would like to ensure the key requisites for data center build are in place on the said parcel of land where it is attractive and viable for the set-up of a World-Class Data Center Campus. The feasibility and requirements definition provides senior decision makers with the information they need.

2. Review of Subject Location

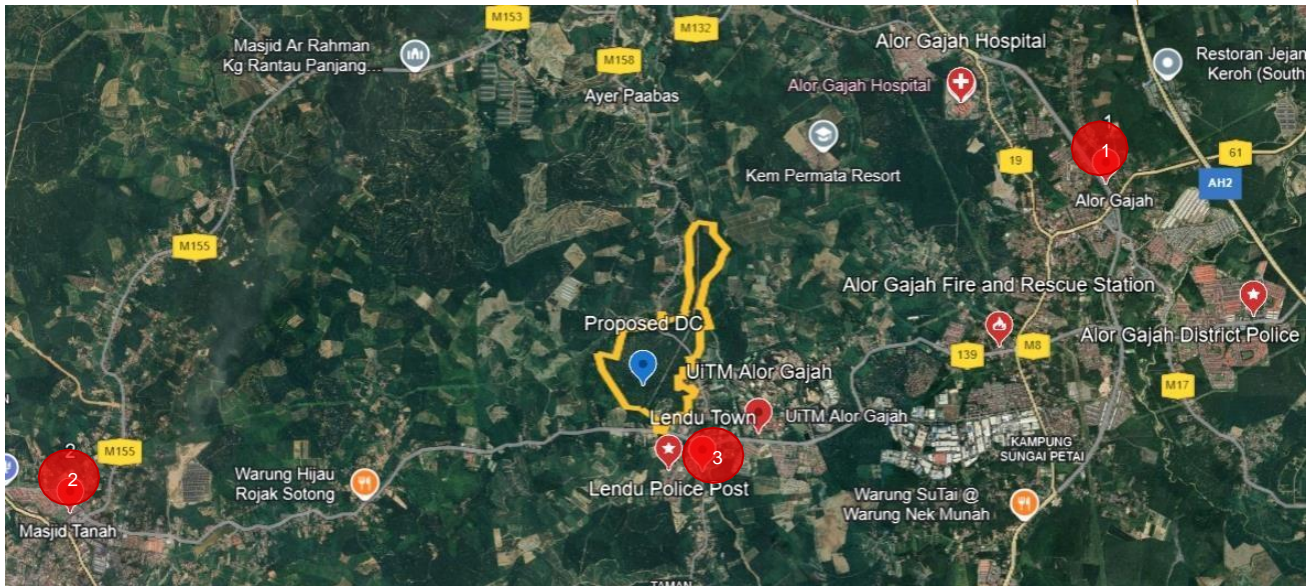
The proposed data center (DC) campus is located in Mukim Lendu, Daerah Alor Gajah, Melaka which situated between Alor Gajah town and Masjid Tanah town. The area is accessible via federal road Route 139 Jalan Masjid Tanah – Alor Gajah on the southern tip of the proposed development area. The development area is also accessible via state road M158. Route M158 is running across the middle part of the development area from right to left.



Credit: Google Earth Map

Figure 1

The development area is outlined in orange (refer to Figure 1 and Figure 2). Total land area is around 253 acres for mixture development. As for data center (DC) purpose, it should cover approximately 100 acres.



Credit: Google Earth Map

Figure 2

The proposed DC location is at northern part of Mukim Lendu.

Distances to notable places as per table below: -









Location	Legend	Distance from proposed DC (km)	Estimated travelling time by car (Hour/Min)
Alor Gajah town		7	9min
Masjid Tanah town		8	10min
Melaka town	NA	27	46min
Lendu Town		1.1	2min
Lendu Police Post		1.4	3min
UiTM Alor Gajah		1.5	3min
Alor Gajah Fire Rescue Station		5.1	7min
Alor Gajah District Police		8.2	12min
Alor Gajah Hospital		8.7	13min

Table 1

Distance and travelling time are calculated based on Google Maps directions & on estimation basis. The above table shown the Proposed DC location is quite near to most of the public facilities.



Credit: Google Earth Map

Figure 3

Site visit by CSF team on 12th August 2024 with the assistance from Shantawood team. During the site visit, we observed that the topography of the land is generally flat and on higher ground. There are a few spots which is a bit hilly.

The site is mainly for agriculture purpose where mostly occupied by palm plantation currently. Photos below display the actual condition during our site visit. The location of the photos as per the numbers indicated in Figure 3.



Photo 1 1



Photo 2 2



Photo 3 3



Photo 4 4



Photo 5 5



Photo 6 6

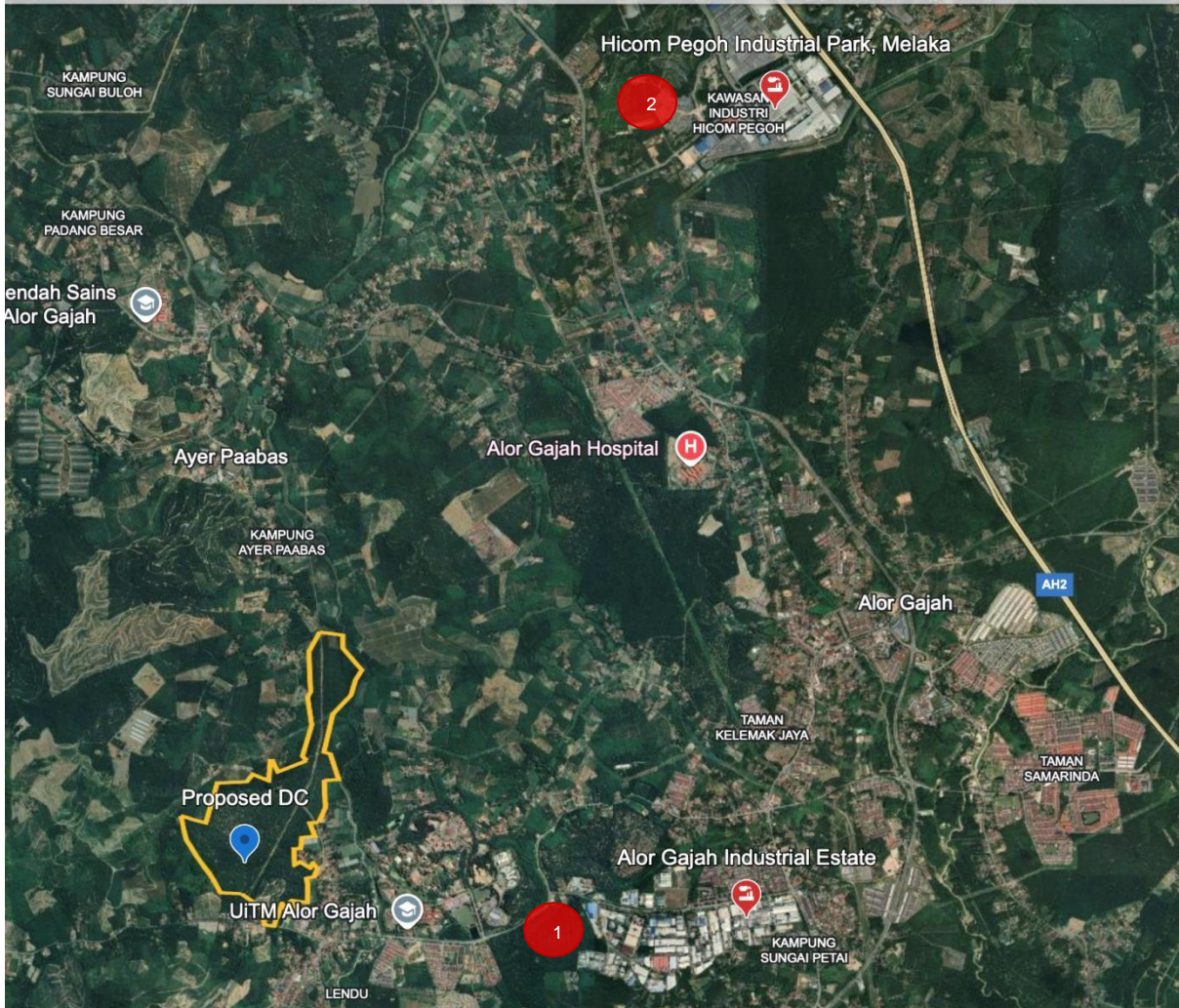
Development of DC park in Lendu will be the pioneer DC development in Melaka as there is no presence of any major DC in Melaka at this juncture. Once the proposed DC is developed, it will create numerous opportunities and development to the town, district and the state.

Table below indicates the distance and travelling time to the major DC park around Malaysia and Singapore from the proposed DC location in Lendu. Melaka will form the middle point between the data centers between Cyberjaya, Johor and Singapore.

No	Location	Distance from proposed DC (km)	Estimated travelling time by car (Hour/Min)
1	Cyberjaya, Selangor	108	1hr17min
2	Jalan Raja Chulan, Kuala Lumpur	124	1hr35min
3	Sedenak, Johor	189	2hr11min
4	Iskandar Putri, Johor Bahru	226	2hr32min
5	Jurong, Singapore	240	2hr51min

2.1 Nearby Notable Industrial Developments

As the proposed Data Center location is located in agriculture area, there is no major industrial area within 5km radius. The nearest existing industrial developments is in Alor Gajah.



Credit : Google Earth

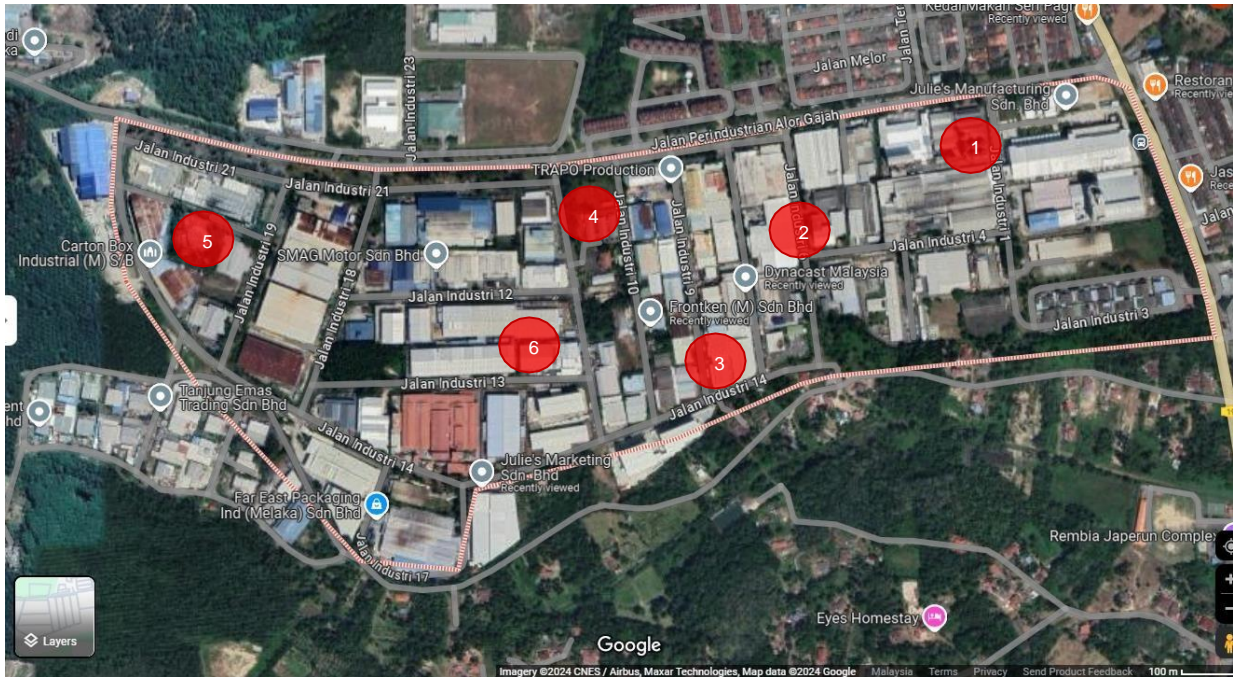
Figure 4

Table below indicates the distance and travel time required from two industrial area to the proposed DC park

Location	Legend	Distance from proposed DC (km)	Estimated travelling time by car (Hour/Min)
Alor Gajah Industrial Estate	1	6.2	9min
Hicom Pegoh Industrial Park	2	13.1	17min

Alor Gajah Industrial Estate (Kelemak Industrial Estate)

Alor Gajah Industrial Estate is about 6.2km from the proposed DC area. This industrial estate is also known as Kelemak Industrial Estate. This is an important hub for industrial activities in Alor Gajah. The estate hosts a diverse range of industries, including manufacturing, automotive, electronics and food processing. Some prominent companies have established their manufacturing plants in this industrial estate with the available infrastructure and skilled labour forces.



Credit : Google Maps

Figure 5

Some of the prominent industries are listed in table below.

Industrial name	Legend	Primary industry
Julie's Manufacturing Sdn. Bhd.	1	Biscuits manufacturer
Dynacast Malaysia	2	Die casting & machining
Frontken (M) Sdn. Bhd.	3	Critical services for industries in semiconductors, power generation and others
Trapo Marketing Sdn. Bhd.	4	Car accessories manufacturer
Carton Box Industrial (M) Sdn. Bhd.	5	Corrugated and Solid Fiber Box Manufacturing
Sindutch Cable Manufacturer Sdn. Bhd. (Prysmian Group)	6	Power & telecom cables system

Hicom Pegoh Industrial Park

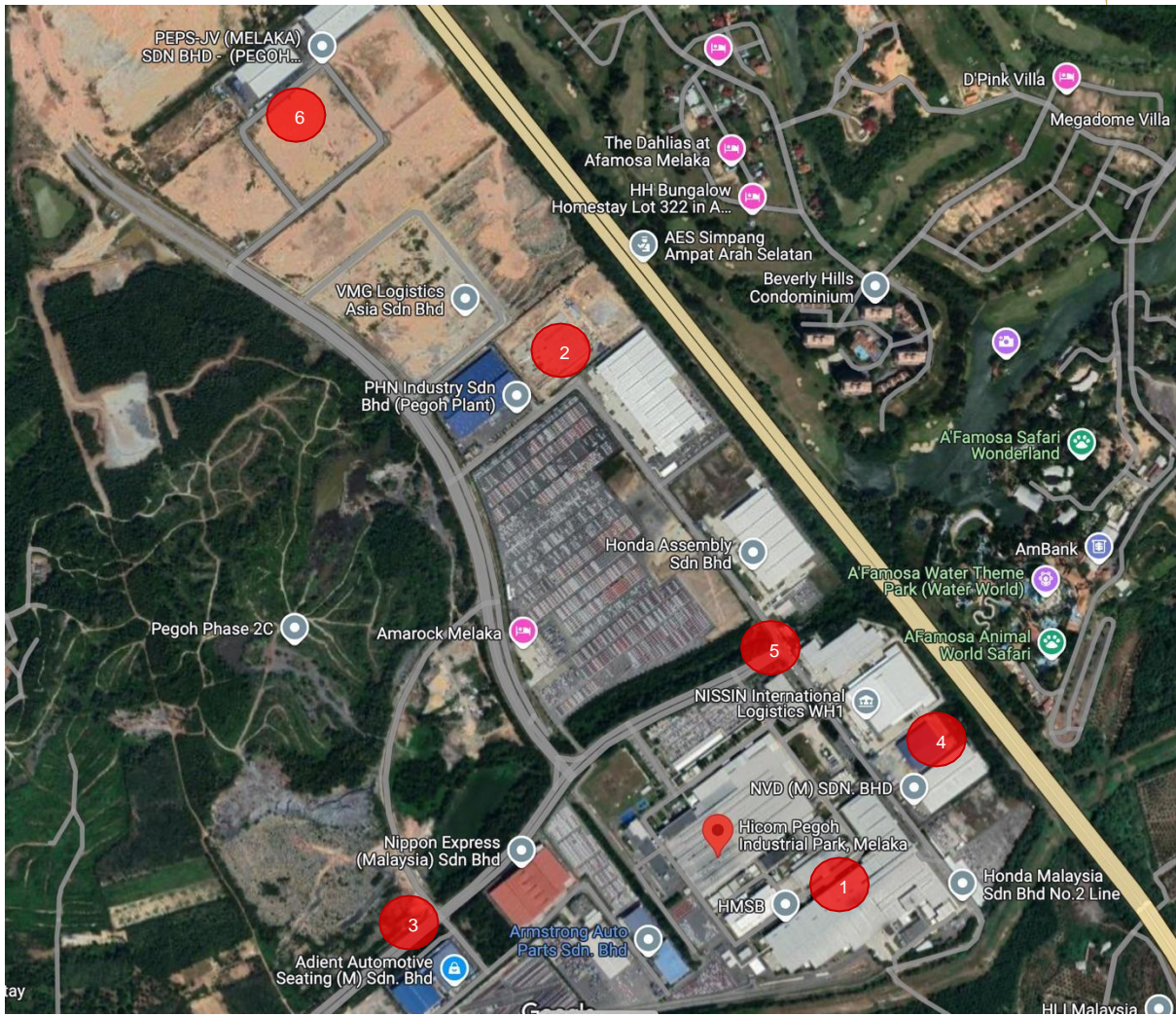
Hicom Pegoh Industrial Park is developed by Glenmarie Properties Sdn Bhd in year 2000. Glenmarie Properties Sdn Bhd is a property arm of DRB-Hicom Bhd. This freehold industrial park is occupying 729 acres along the North South Expressway. It is easily accessible to North South Expressway via Simpang Empat Toll which is about 6.7km away. This industrial park is about 13.1km from the proposed DC location.



Credit: Glenmarie Properties S/B

Figure 6

Since the inception of the industrial park, Honda Malaysia Sdn Bhd, a joint venture company between Honda Motor Co Ltd of Japan, Oriental Holdings Berhad and DRB-Hicom Berhad has set up an automotive plant to produce and market Honda vehicles. As Honda Malaysia Sdn Bhd is a pioneer industry in Pegoh, it has attracted other automotive industries or related industries and logistics player to embark in this area.



Credit: Google Maps

Figure 7

Some notable industries are listed in Figure 7 and table below.

Industrial name	Legend	Primary industry
Honda Malaysia Sdn. Bhd. (HMSB)	1	Honda vehicles manufacturer
PHN Industry Sdn. Bhd.	2	Automotive components, metal stamping, robotic and others
Adient Automotive Seating (M) Sdn. Bhd.	3	Automotive seating
NVD (M) Sdn. Bhd.	4	Industrial display manufacturer
Nissin International Logistics Sdn. Bhd.	5	International transport and logistics
EP Manufacturing Bhd.	6	Auto parts and electric vehicle manufacturer

2.2 Nearby Higher Learning Institution

There are several educational institutions can be found in Mukim Lendu, District of Alor Gajah, Melaka.

1. Universiti Teknologi MARA (UiTM) – Melaka Branch, Alor Gajah Campus
This campus which is merely approximately 1.5km away from the proposed data center site offers variety of diploma and bachelor degree programs across multiple disciplines.
2. University College Agroscience Malaysia (UCAM) situated in Ayer Pa'abas
UCAM specializes in agricultural sciences and related fields.
3. Maktab Rendah Sains MARA (MRSM) Alor Gajah
A premier secondary school focusing in science education.

Additionally, UiTM's Alor Gajah campus encompasses several residential colleges:

1. Kolej Tun Teja
2. Kolej Tun Hamzah
3. Kolej Tun Hasan

These facilities provide accommodation and support services for students of UiTM.

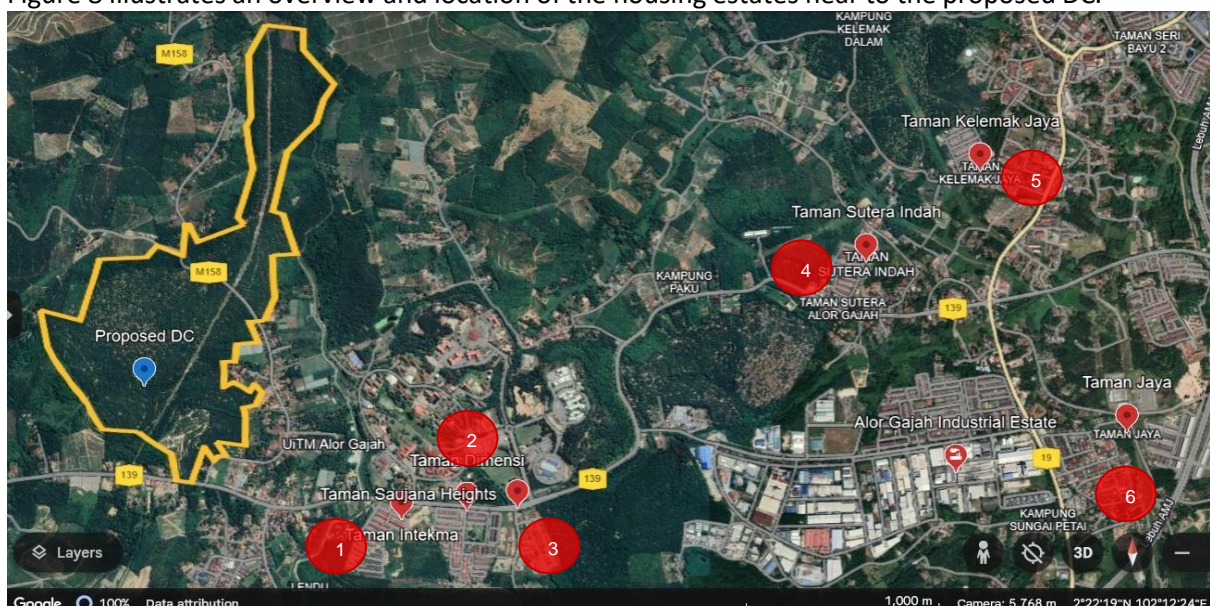
With the higher learning institutions nearby the proposed data center site, this will ease the recruits of skilled workers in data center industry with the suitable discipline that they acquired.

2.3 Nearby Housing Developments

There are some village houses around the proposed DC area as the area is mainly an agriculture land. No housing estate is next to the proposed DC area yet.

As the proposed DC area is only 1.5km away from an education institution, the Universiti Teknologi Mara (UiTM) Alor Gajah, there are a few housing estates fronting the university area. These housing estates are catering to the university staffs and students. There are a few housing estates around Alor Gajah Industrial Estate which is around 6.2km away. These housing estates providing accommodations to those people working nearby the area.

Figure 8 illustrates an overview and location of the housing estates near to the proposed DC.



Credit: Google Earth

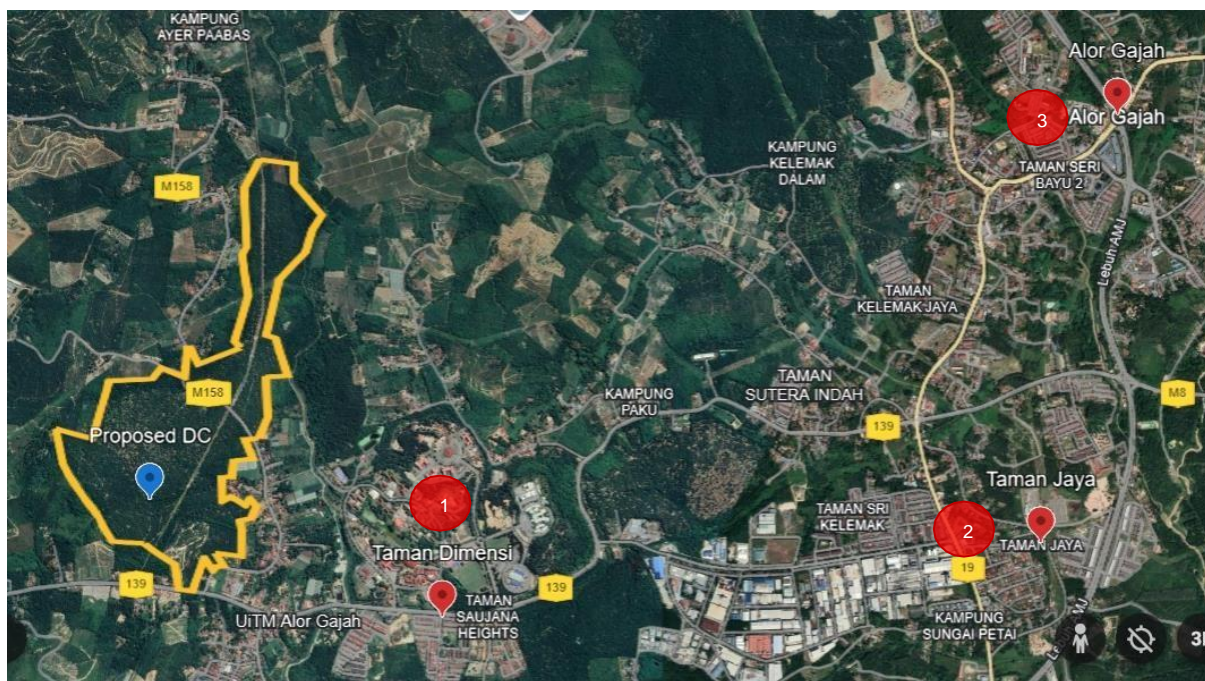
Figure 8

Below table shows the distances to some of the notable housing estates. The distances and travelling time are calculated based on Google Maps Directions & Estimated Time.

Housing estate name	Legend	Distance from proposed DC (km)	Estimated travelling time by car (Hour/Min)
Taman Intekma	1	1.5	3min
Taman Dimensi	2	1.8	3min
Saujana Heights	3	2.0	3min
Taman Sutera Indah	4	4.8	7min
Taman Keleماك Jaya	5	6.3	8min
Taman Jaya	6	6.4	9min

2.4 Nearby Commercial Developments

There are some commercial areas around Lendu and Alor Gajah area which cater to the residents nearby. They are mainly shop houses dotting along the main roads and Alor Gajah town area.



Credit: Google Earth

Figure 9

Distances and travelling time to some of the notable commercial areas as stipulated in the table below.

Commercial location	Legend	Distance from proposed DC (km)	Estimated travelling time by car (Hour/Min)
Taman Dimensi	1	1.8	3min
Taman Jaya	2	6.4	9min
Alor Gajah Town	3	7.0	9min

Commercial areas around here are mainly shops which cater for daily necessities of the residents such as restaurants, sundry shops, mini markets, clinics, car workshop, petrol stations and others. Residents and workers around here need not travel far for their daily necessities.



Photo 1: Petrol station in Taman Jaya

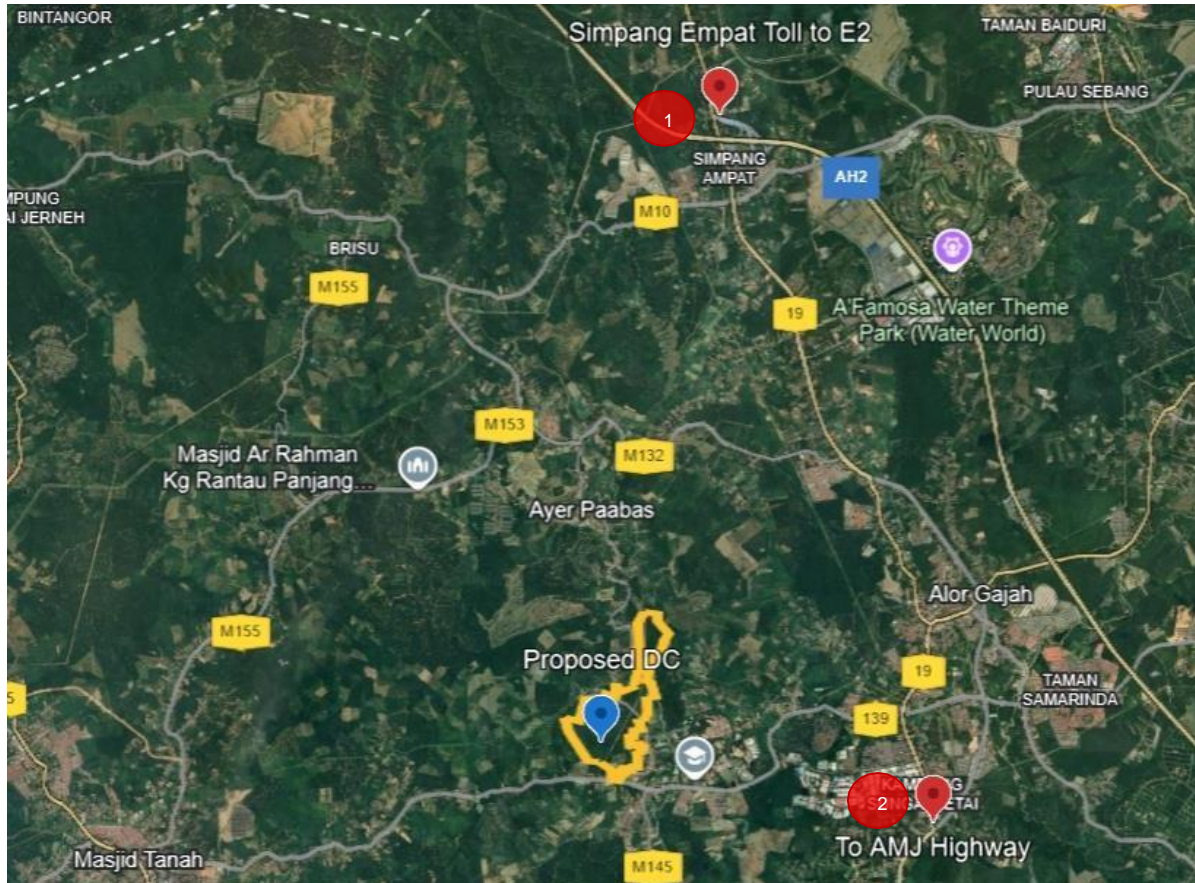


Photo 2: Shop houses in Taman Jaya

2.5 Proximity to Major Highway Interchanges

There are 2 major highways that can access to the proposed data center (DC) site.

1. North-South Expressway (E2) – accessing to or from Kuala Lumpur, Seremban, Johor and Singapore.
2. Lebuhraya Alor Gajah – Melaka Tengah – Jasin (Lebuhraya AMJ) – as access route for internal part of Melaka (Alor Gajah, Melaka Town) and Johor (Muar)



Credit: Google Earth

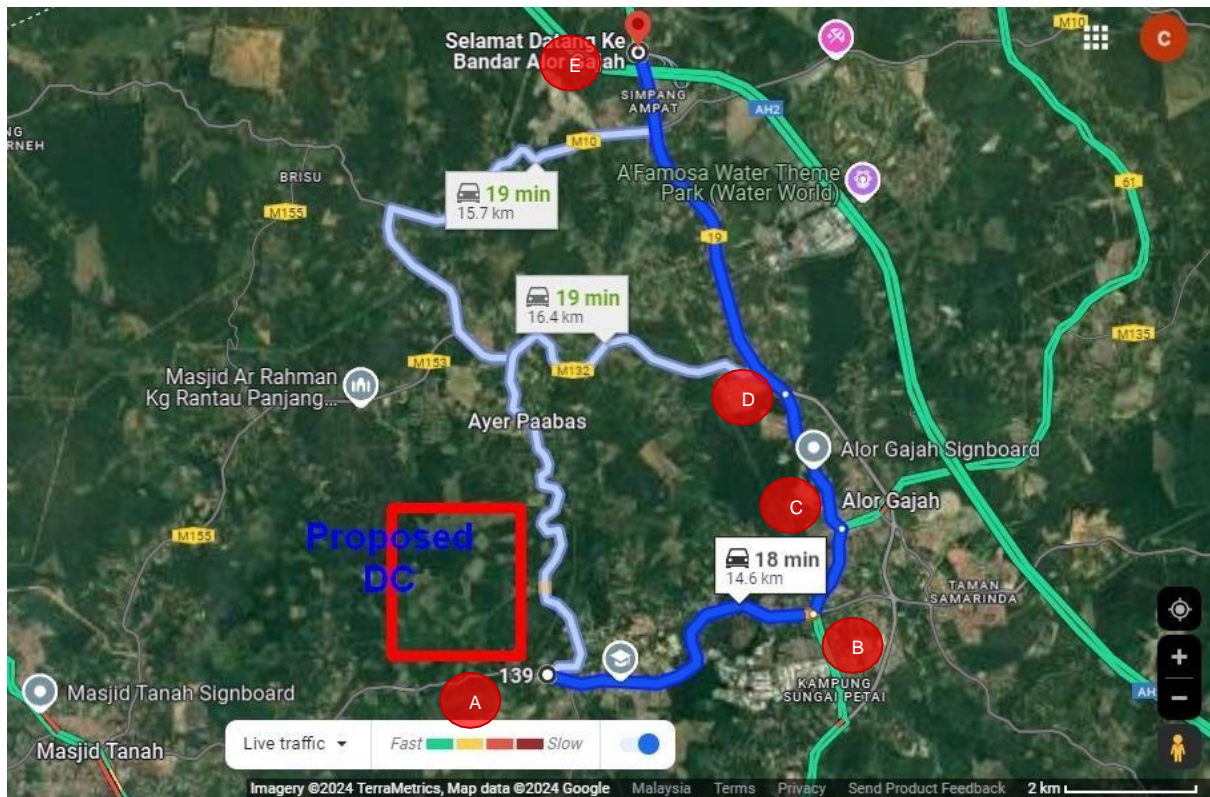
Figure 10

Distances from Proposed DC to major highways.

Major Highway	Legend	Distance from proposed DC (km)	Estimated travelling time by car (Hour/Min)
North South Expressway (Expressway 2 /E2)	1	15	18min
Lebuhraya Alor Gajah-Melaka Tengah-Jasin (Lebuhraya AMJ)	2	6.8	8min

2.6 Access Roads to Main Highways

Access roads to North South Expressway (Expressway 2 /E2)



Credit : Google Maps

Figure 11

There are 3 different routes to access to Simpang Empat Toll. From Simpang Empat Toll, traveller can access to North South Expressway. From North South Highway, going north will lead to northern part of Peninsular Malaysia like Seremban, Kuala Lumpur, Perak and Penang. Going south will reach Johor and Singapore. The fastest and shortest route is highlighted in Dark Blue in Figure 11.






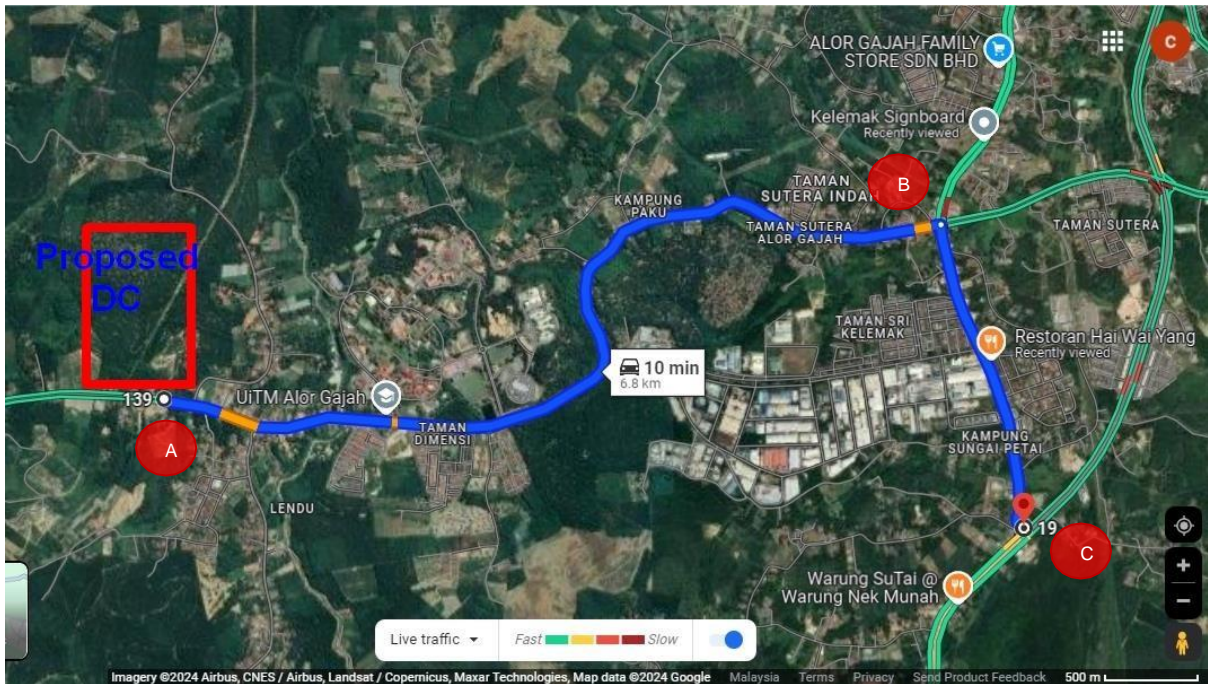
Legend	Directions
	From the junction at the proposed DC, take east on Jalan Masjid Tanah - Alor Gajah/Route 139 for about 5km.
	At the junction of Route 139, take a left turn to Jalan Dato Dol Said/Route 19 for another 1.4km. Refer to Photo 1 below.
	At the roundabout, take the first exit to Jalan Datuk Naning/Route 19 for another 2.3km.
	Turn left into Lebuhraya AMJ/Route 19 and continue for another 5.8km to reach Simpang Empat Toll.
	Simpang Empat Toll to enter North South Expressway



Photo B

Junction of Route 139 to Jalan Dato Dol Said/Route 19




Access roads to Lebuhraya Alor Gajah-Melaka Tengah-Jasin (Lebuhraya AMJ)



Credit : Google Maps

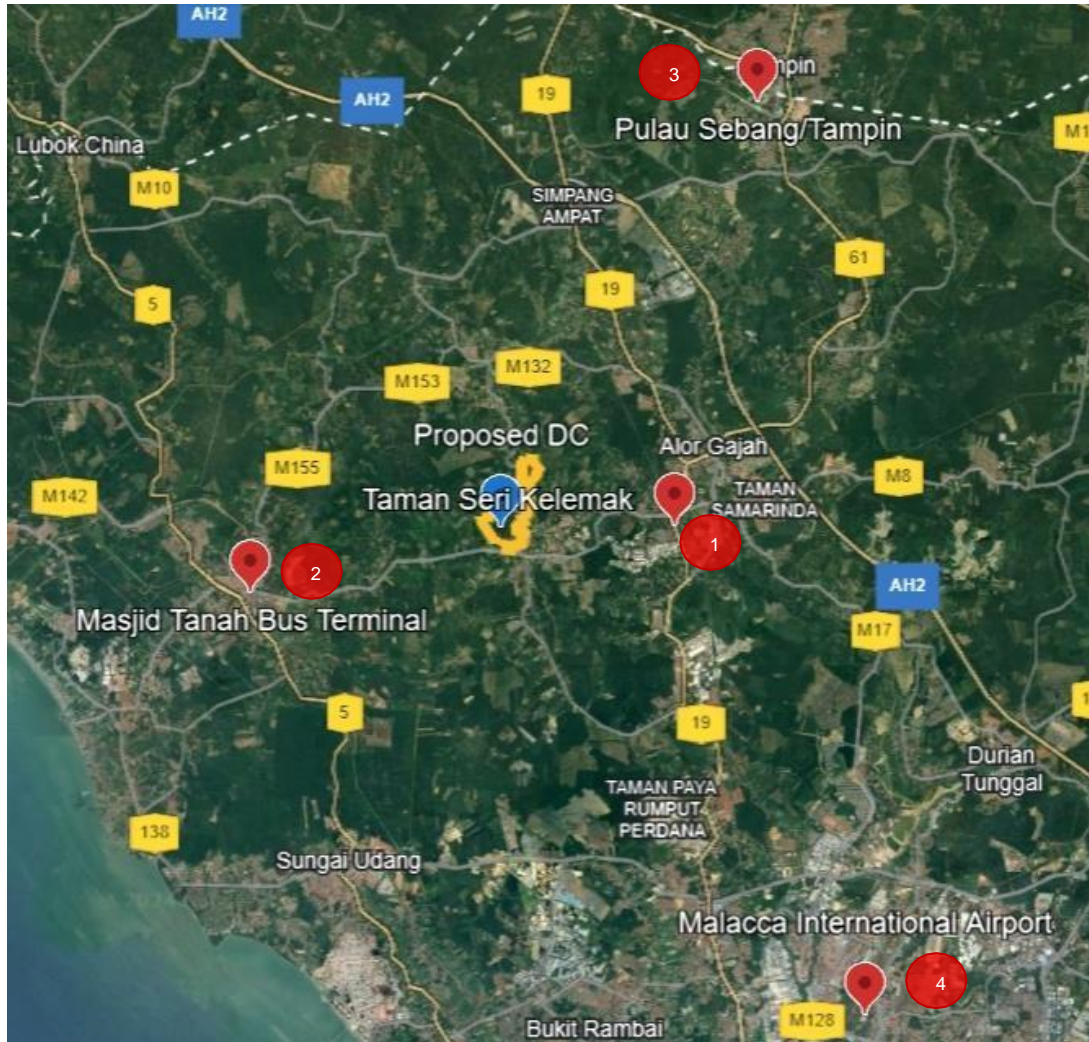
Figure 12

There is a link from Proposed DC to Lebuhraya AMJ junction approximately 6.8km away. Lebuhraya AMJ is a vital link for internal roads access within Melaka and other part of Johor such as Muar. At the junction at Lebuhraya AMJ Route 19, turning left will lead to Alor Gajah. Turning right will lead to Rembia, Melaka town and onwards to Muar, Johor.

Legend	Directions
	From the junction at the proposed DC, take east on Jalan Masjid Tanah - Alor Gajah/Route 139 for about 5km.
	At the junction of Route 139, take a right turn to Route 19 for another 1.8km.
	Junction of Lebuhraya AMJ & Route 19

2.7 Public Transportation Availability

The proposed DC site is accessible public transportation such as bus, train and flight. Figure 13 below illustrates the station of the public transportation accessibility.



Credit : Google Earth

Figure 13

Distances and estimated travelling time required from Proposed DC to public transport stations.

Public Transportation	Legend	Distance from proposed DC (km)	Estimated travelling time by car (Hour/Min)
Bus stop at Taman Sri Kelemak	1	7	10min
Bus station at Masjid Tanah Sentral	2	7	10min
Train station at Pulau Sebang/Tampin	3	20	26min
Melaka International Airport (MKZ/WMKM)	4	24	30min

Public Transportation – Bus

The main bus station is located in Melaka town which is about 27km away from Proposed DC area. There is no direct bus stop or station at the Proposed DC area. The nearest bus stop is at Taman Sri Kelemak which is 7km away on the east side. Another bus station is located in Masjid Tanah Sentral which is on the west side and about 7km from Proposed DC site.

Both locations above are serving by bus services from Melaka town. Frequency of bus service is between 60 minutes to 90 minutes. After reaching the bus station, alternative transport is needed to reach the proposed DC area.

Public Transportation – Train

There is only 1 train station connecting Melaka to other states at Pulau Sebang town, Melaka. Pulau Sebang town is at the border of Tampin town, Negeri Sembilan state.

From Pulau Sebang train station, other alternative mode of transport is required to access the proposed data center area.

Public Transportation – by Air / Accessible to Airport

An international airport is located in Batu Berendam, Melaka about 24km from the proposed DC. Melaka International Airport (MKZ) can serve domestic and international flights. It is a very quiet airport and as of September 2024, there is no domestic and international airlines operating in MKZ. However, Scoot Airways that base in Singapore has announced that they will start flying from Singapore to Melaka 5 times a week starting 23rd October 2024. Currently, this airport is being used for training purpose for some of the flying schools around this airport.

Flight Paths

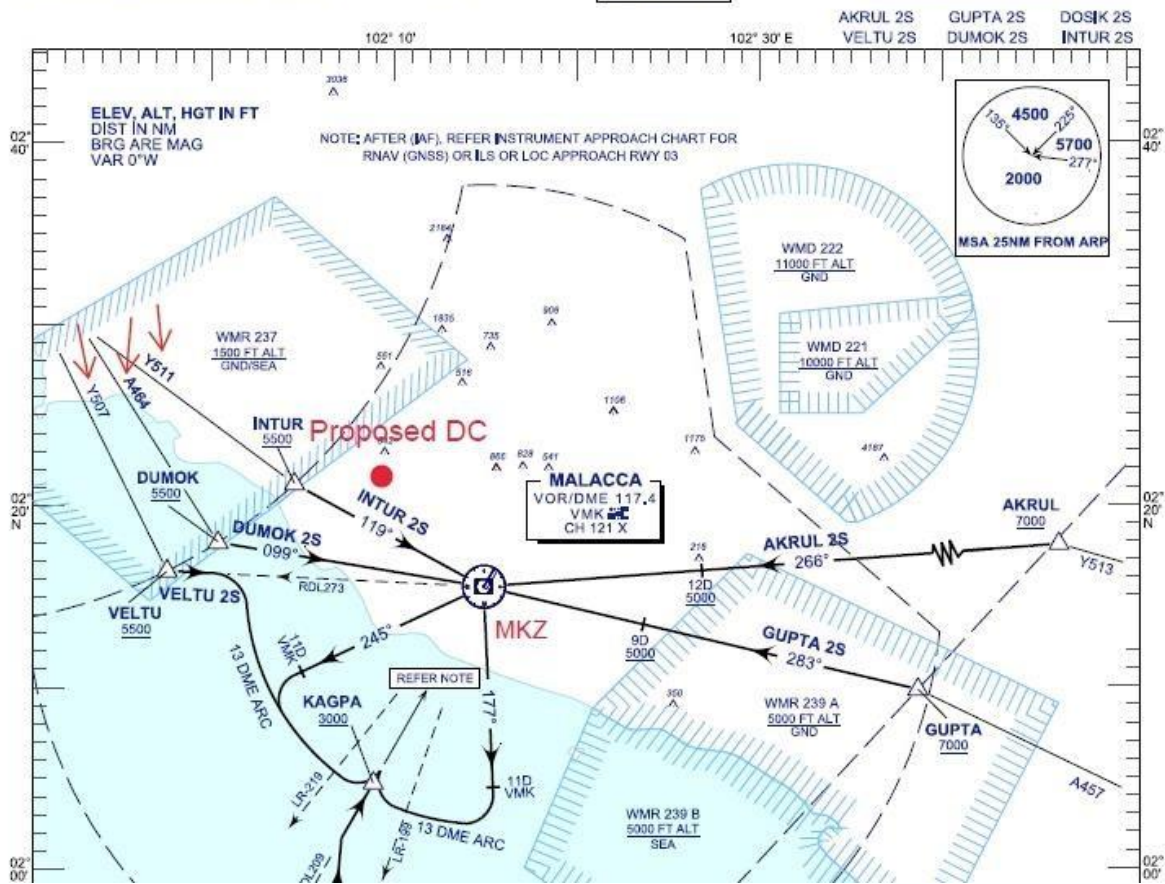
As the closest airport to the proposed data center site is Melaka International Airport (MKZ), our study will focus around this airport. Listed below are the flight paths around Melaka area. This is an extraction from the document published and available online in Civil Aviation Authority of Malaysia (CAAM) website.

Link → <https://aip.caam.gov.my/aip/eAIP/history-en-MS.html>

**STANDARD ARRIVAL CHART
INSTRUMENT (STAR) - ICAO**

TRANSITION ALTITUDE	11 000 FT
TWR	118.00
SMC	121.60
ATIS	127.45

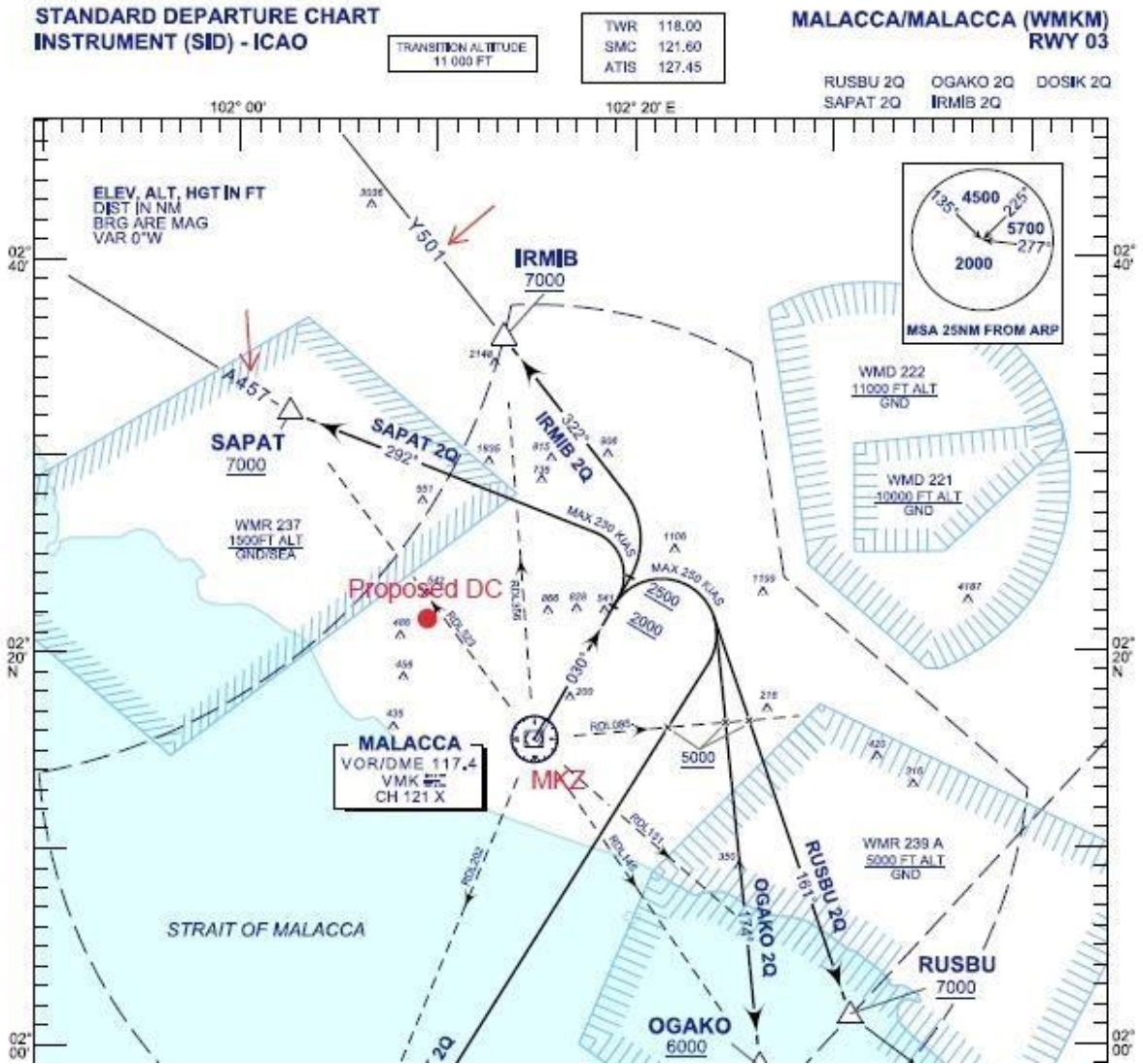
**MALACCA/MALACCA (WMKM)
ARRIVAL (13 DME ARC) RWY03**



Source : CAAM eAIP

Chart 1

Chart 1 shows the standard arrival for runway 03 (Northern portion of runway nearer to Melaka town), where there are 3 main routes for aircraft to enter MKZ from west side. These routes are Y511, A4664 and Y507 as indicated in red arrow in the chart. These routes are away from the proposed DC area with way points located in the sea or close to Straits of Malacca. The nearest route to proposed DC is INTUR 2S which is estimated about 6km away in radius of a circle.



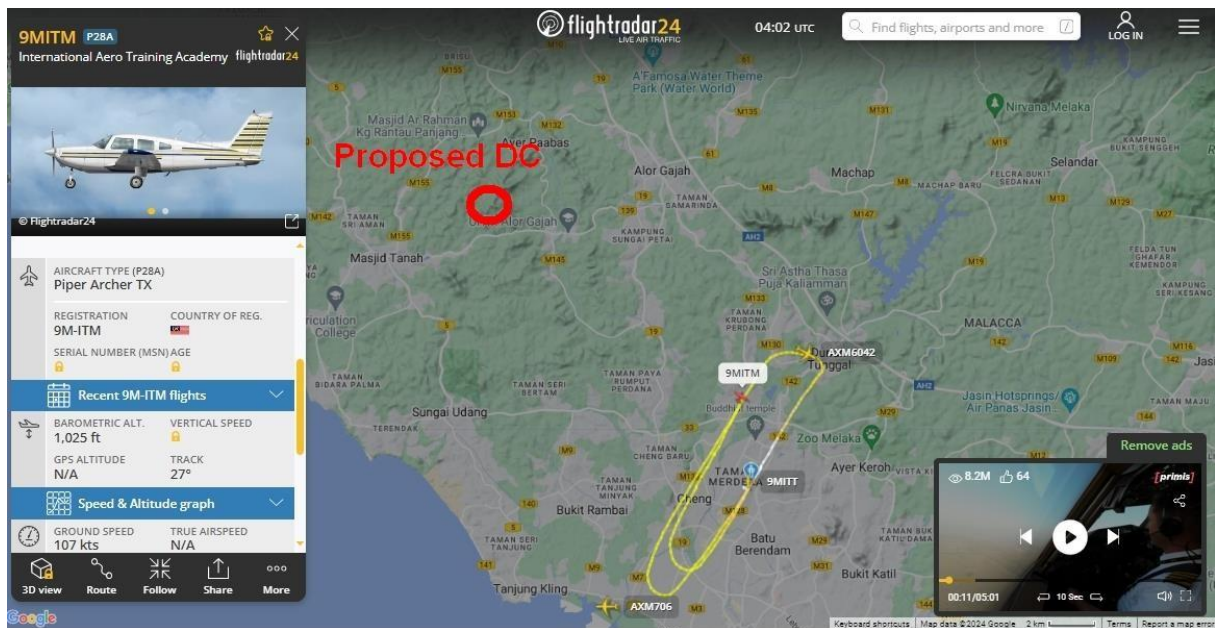
Source : CAAM eAIP

Chart 2

In another scenario if runway 03 is use for aircraft departure, there are 2 routes towards west direction. These routes are SAPAT 2Q to A457 and IRMIB 2Q to Y501. Both routes are highlighted with red arrows. The nearest route to proposed DC is SAPAT 2Q which is estimated about 15km away in radius of a circle.

Melaka International Airport (MKZ) – Flying Schools

There are 2 main flying schools operating in MKZ. Malaysia Flying Academy (MFA) and International Aero Training Academy (IATAC). Both flying schools have some single-engine and twin-engine light aircraft for their training purposes. During training sessions, they will carry out flying circuits around the airport. The height usually around 1,200 feet. Please refer to Flightradar24.com as reference [Flightradar24: Live Flight Tracker - Real-Time Flight Tracker Map](https://www.flightradar24.com)



Credit : Flightradar24

Figure 14

Reference to the above findings from the nearest airport which is Melaka International Airport (MKZ), it is relatively clear that the proposed data center site has minimal risk impact from air traffic.

3 Site Infrastructure Assessment

A data center is a significant investment and perhaps more importantly the business will depend on the service continuity it can provide. Anything which may disrupt that continuity of operation should be identified and the risk assessed before making a decision to proceed. During this process it is also important, as with any investment, to ensure that it provides value for money.

This can be determined through a site location assessment where the site must be able to assess to the below critical infrastructure which is crucial for the operations of data center.

1. Power availability
2. Water supply
3. Telecommunications – Fiber, telecoms and submarine cables accessibility

3.1 Power

The feasibility study on power infrastructure availability for the proposed DC site being assessed through the available reports, site visit and verification made at the existing Main Entry Substation (Pencawang Masuk Utama [PMU]) and TNB Rentis lines crossing the area.

During site visit to Lendu, Melaka on 12th August 2024 with Shantawood Team who had led and toured us around the proposed data center site. From the site visit, we managed to identify existing TNB rentis is crossing the land area. There is an existing Pencawang Masuk Utama (PMU) at Kelemak Industrial Estate which rated 275kV/132kV/33kV/11kV.

Map below shows the location of the facilities as listed in the table below.

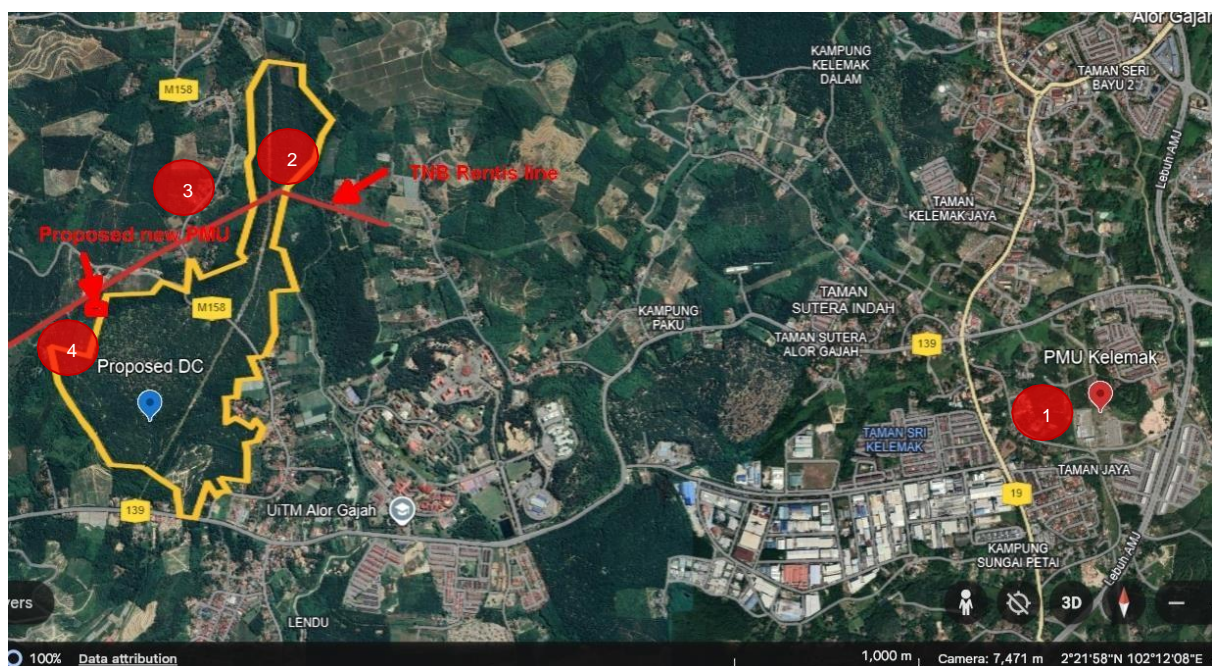


Figure 15

Location	Legend
PMU Kelemak	1
Rentis crossing inside land area	2
Rentis crossing outside land area	3
Rentis near proposed new 275kV *GIS **SSU	4

*GIS = Gas-insulated substations

**SSU = Main Switching Station (Stesyen Suis Utama)



Photo 1 PMU Kelemak




Photo 2 Rentis crossing inside land area



Photo 3 Rentis crossing outside land area



Photo 4 Rentis near new 275kV GIS SSU



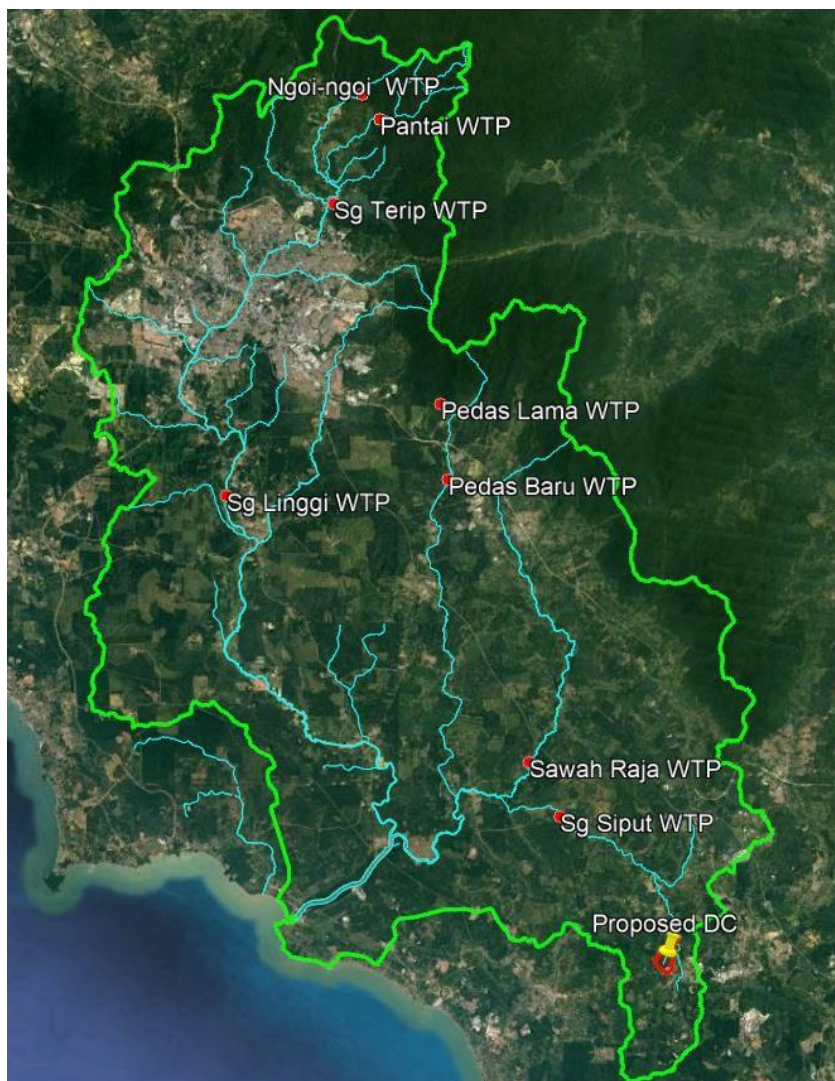
The proposed data center site is located at the south side of the land. After a few rounds of discussion with Shantawood Team, the proposed TNB incoming will be tapping from TNB Rentis on the south.

A formal request letter to TNB Melaka dated 27th September 2024 has been sent and confirmed received by TNB on 9th October 2024. Please refer to Appendix 1

3.2 Water

A water consultant (Global Water Consultants Sdn Bhd) was engaged to carry out studies on water availability around Lendu area for the proposed data center usage. The Water Consultant had carried out desktop research and summarized their findings with proposed execution of Hydrological Analysis to ensure the water source is sufficient at the area otherwise proposed water storage with minimum volume required.

Sg Lendu, a tributary of Sg Rembau, is situated within the larger Sg Linggi river basin catchment, which covers 1,298 km² (refer **Figure 16**). The river originates from the southern part of the Sg Linggi basin. It flows northward, joining Sg Siput at the confluence with Sg Sempang Empat. From this point, it continues westward, merging with Sg Rembau and eventually flowing into Sg Linggi, after passing Kg Sungai Dua, before finally discharge into the sea.



Credit : GWC report

Figure 16

Potential Water Abstraction Points

Figure 17 illustrates the potential water abstraction points from the nearby rivers, along with the delineated catchment areas. Based on the available river network data, the catchment area of Sg Lendu at the Project Site is approximately 32 km². Upstream to the confluence with Sg Siput, the catchment area extends to around 38 km². When combined with the catchment area of Sg Sempang Empat, the total catchment area for Sg Lendu is about 89 km².



Credit : GWC report Figure 17: Location of Proposed Data Center Development

Notes: CA = Catchment Area

The estimated water requirement for the proposed DC site is around 18MLD (Million Litre per Day) with two days of water storage as guideline. Water Consultant recommended a Hydrological Analysis to be conducted prior to the commencement of the proposed DC project to determine the sufficiency of the required resource for future demand purpose.

3.3 Telecommunication – Fiber Optic, Telecom & Submarine Cable Station

The feasibility study for fibre optics or telecommunication service provider (telco) infrastructure covers from available reports, site visit and communication and feedback from potential telco. Communication with the telcos will enable them to study and propose viable routing from their current infrastructure to the proposed site.

Fibre Optics and Telco Infrastructure

A site visit to Lendu, Melaka on 12th August 2024 led by Shantawood Team has bring us visited the proposed data center site. As the site is not in development yet, there is no visible major telco infrastructure like telecommunication exchange building or telco cabins around the proposed data center site.

During the site visit, we proceeded to explore the surrounding areas. From the walkthrough, we evidenced some telco cabins in Alor Gajah Industrial Estate/Kelemak Industrial estate. Telekom Malaysia also has an exchange in Alor Gajah. Locations of these places are as marked in map below.



Credit : Google Earth

Figure 18: Telekom Exchange & Telco cabins

Distances to some of the notable telco infrastructures are as in the table below.

Location	Legend	Distance from proposed DC (km)	Estimated travelling time by car (Hour/Min)
Alor Gajah Industrial Estate (Telco cabins)	1	6.1	9min
Ibusawat Alor Gajah	2	6.2	9min

Request for Information from Telcos

CSF has contacted Telcos in the industry to seek their readiness and participation for future proposed data center connectivity.

A standard Request for Information (RFI) questionnaires were sent out to Telcos and below is the status of respond from respective Telcos.

1. Allo Technology Sdn. Bhd. (**Responded**)
2. Fibercomm Network (M) Sdn. Bhd. (**Responded, No connection**)
3. Fiberail Sdn. Bhd. (**Responded**)
4. Maxis Bhd. (**Responded**)
5. Petronas Gas Bhd. (**Responded**)
6. SEAX Malaysia Sdn. Bhd (**Responded**)
7. TT dotCom Sdn. Bhd. (**Responded, No connection**)

The summary of the Telcos' responses and proposals indicating their plan towards the development of proposed data center as shown in the table below. At the time of preparing this report, some key information was not available from the telco service providers.

No	Telco	Capacity	Latency	Pricing	Timeframe
1	Allo Technology Sdn Bhd	100Gbps	<5ms	*OTC USD 5,000 **MRC USD 7,800	<6 months subject to authority approval
2	Fibercomm Network (M) Sdn Bhd	No connection	No connection	No connection	Not applicable
3	Fiberail Sdn. Bhd	100Gbps	~6ms	*OTC (New built) USD1.9 million *OTC USD 5,000 **MRC USD 12,000	1.5 years
4	Maxis Berhad	100Gbps	<5ms	*OTC RM 15,000 **MRC RM 50,000	< 6 months subject to local authority approval
5	Petronas Gas Bhd	^TBD	^TBD	Subject to commercial discussion	1. Target 12 months for trunk network from Johor to Selangor (RFS Q2 2026). Potential optimisation post ^^EPCC Award 2. Lendu < 6 months upon completion of trunk network
6	SEAX Malaysia Sdn Bhd	100Gbps	<5ms	Subject to commercial discussion	Estimate 6 months but subject to the local authority approval like JKR or any relevant state agencies
7	TT dotCom Sdn Bhd	No connection	No connection	No connection	Not applicable

*OTC = One time charge

**MRC = Monthly recurring charge

^ TBD = To Be Discussed

^^ EPCC = Engineering, Procurement, Construction and Commissioning

The telco providers' replies for the Request for Information (RFI) questionnaires appended in Appendix 2.

Summary connectivity from Lendu Proposed DC to Singapore (via Equinix SG1 Singapore and Global Switch Singapore)

No	Telco	Capacity	Latency	Pricing	Timeframe
1	Allo Technology Sdn Bhd	100Gbps	<5ms	*OTC USD 5,000 **MRC USD 13,500	<6 months subject to authority approval
2	Fibercomm Network (M) Sdn. Bhd.	No connection	No connection	No connection	Not applicable
3	Fiberail Sdn. Bhd	100Gbps	~7ms	*OTC (New built) USD1.9 million *OTC USD 8,000 **MRC USD 17,000	1.5 years
4	Maxis	100Gbps	<5ms	Indicative price = OTC RM15,000 MRC RM80,000 (Subject to Maxis actual survey and cost to build)	< 6 months subject to local authority approval
5	Petronas Gas Bhd	^TBD	^TBD	Subject to commercial discussion	1. Target 12 months for trunk network from Johor to Selangor (RFS Q2 2026). Potential optimisation post ^^EPCC Award 2. Lendu < 6 months upon completion of trunk network
6	SEAX	100Gbps	<5ms	Subject to commercial discussion	Estimate 6 months and achievable but It is subject to the local authority approval like JKR or any relevant state agencies
7	TT dotCom Sdn. Bhd.	No connection	No connection	No connection	Not applicable

*OTC = One time charge

**MRC = Monthly recurring charge

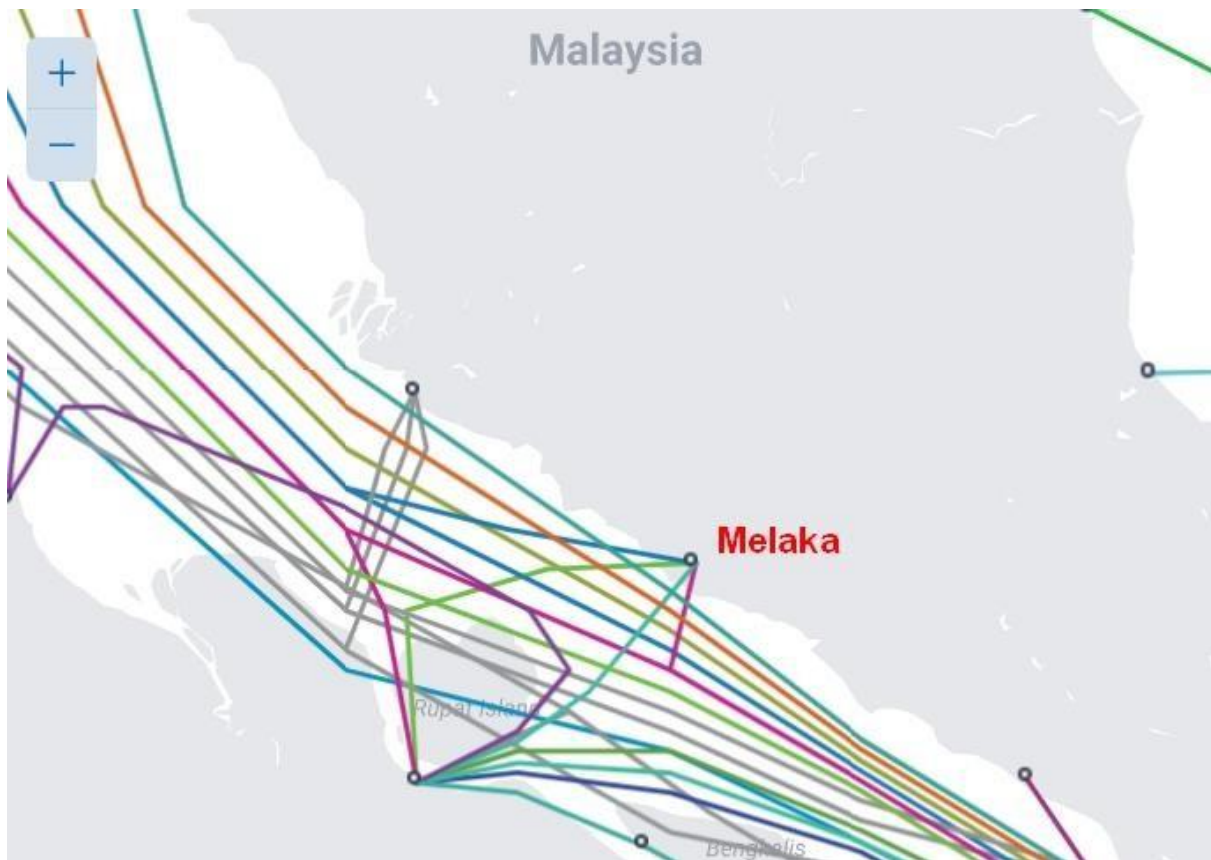
^ TBD = To Be Discussed

^^ EPCC = Engineering, Procurement, Construction and Commissioning

Submarine Cable Landing Station near Lendu, Melaka

As Melaka is a port city along the Straits of Malacca, it is one of the cities in Peninsular Malaysia with Cable Landing Station (CLS). CLS is a place where the submarine cable will terminate on land. The backhaul network portion of the CLS will serve facilities that require telecommunication connection like data center. The length of the backhaul determines how quickly data traffic can reach end users, which means there's great value in ensuring a quick and efficient backhaul.

There are quite a number of subsea cables passing along the Straits of Malacca. Four of the subsea cables are terminated at the Cable Landing Station (CLS) in Melaka. Diagram below shows the density of the cable crossing the area.



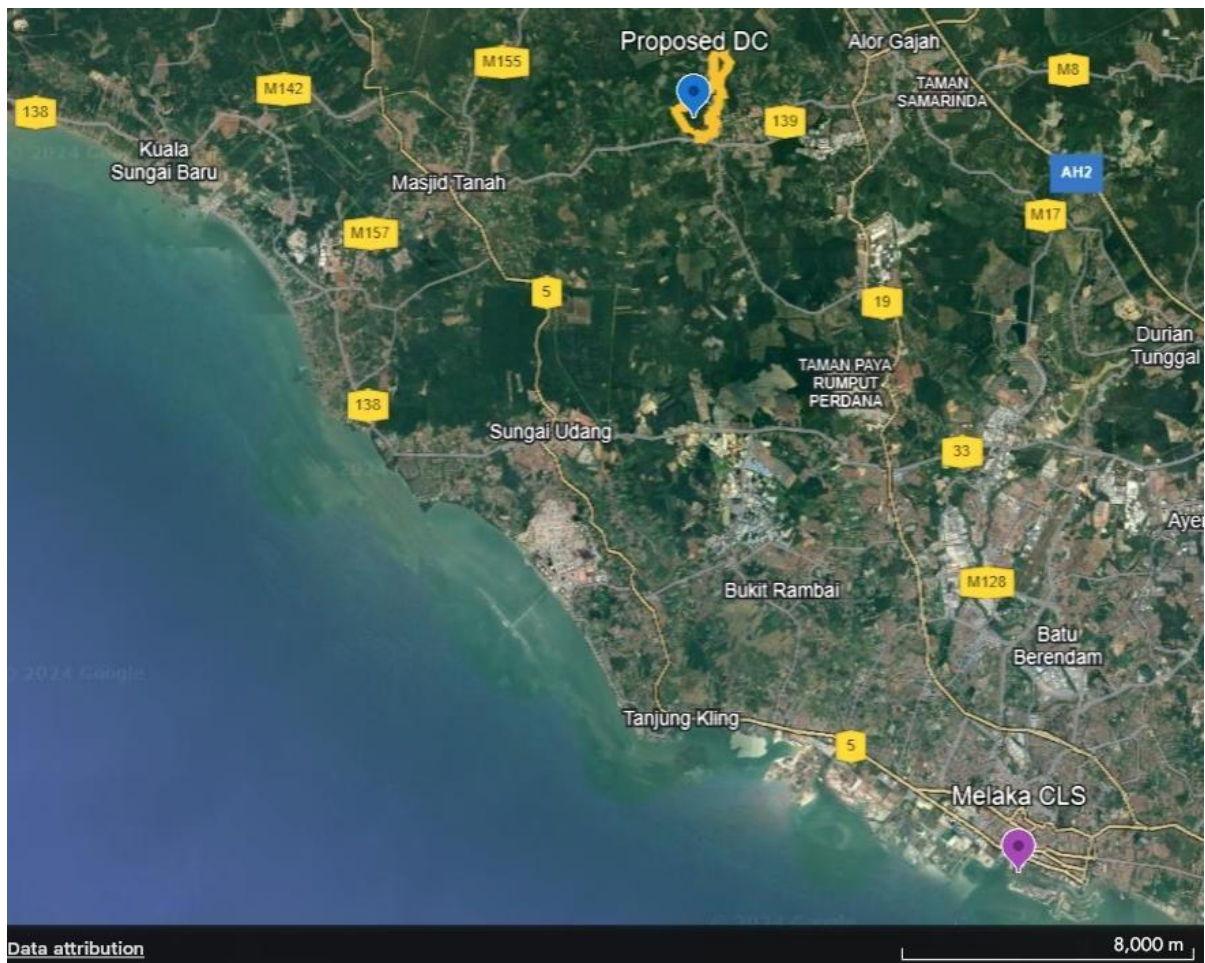
Source: Map from Submarinecablemap.com

Figure 19: Cable Landing Station in Melaka

Information for the subsea cables as per table below.

No	Submarine cable name	Length(km)	Part of landing points (Country)
1	SeaMeWe-4 (South East Asia-Middle East-West Europe)	20,000	France, Italy, Egypt, India, Pakistan, Thailand, Malaysia, Singapore
2	SeaMeWe-5 (South East Asia-Middle East-West Europe)	20,000	France, Italy, Turkey, Myanmar, Pakistan, Thailand, Malaysia, Singapore
3	BDM (Batam-Dumai-Melaka) cable system	353	Indonesia & Malaysia
4	DMCS (Dumai-Melaka Cable System)	159	Indonesia & Malaysia

Map below is showing the approximate distance of Cable Landing Station (CLS) in Melaka to Lendu Proposed data center. The distance from CLS is roughly about 20km radius to Lendu proposed data center or about 30km by road.



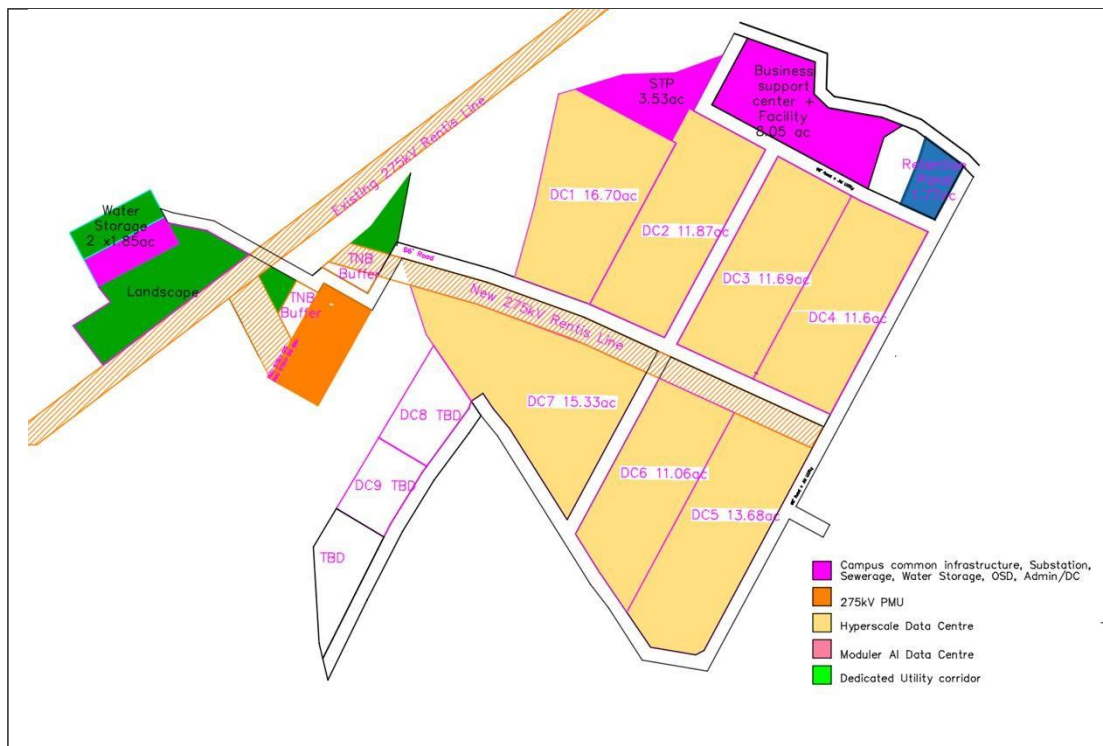
Credit : Google Earth

Figure 20: Cable Landing Station Melaka

4 Proposed Master Development of the Location

Initial proposal for the Data Center Campus is designed to occupy approximately 100 acres at the southern part of the 253 acres land. The entire critical infrastructure to support the Data Center Campus will be located inside the proposed area. This will provide better security and ease in managing by own operations team.

4.1 Overview of Development Plan



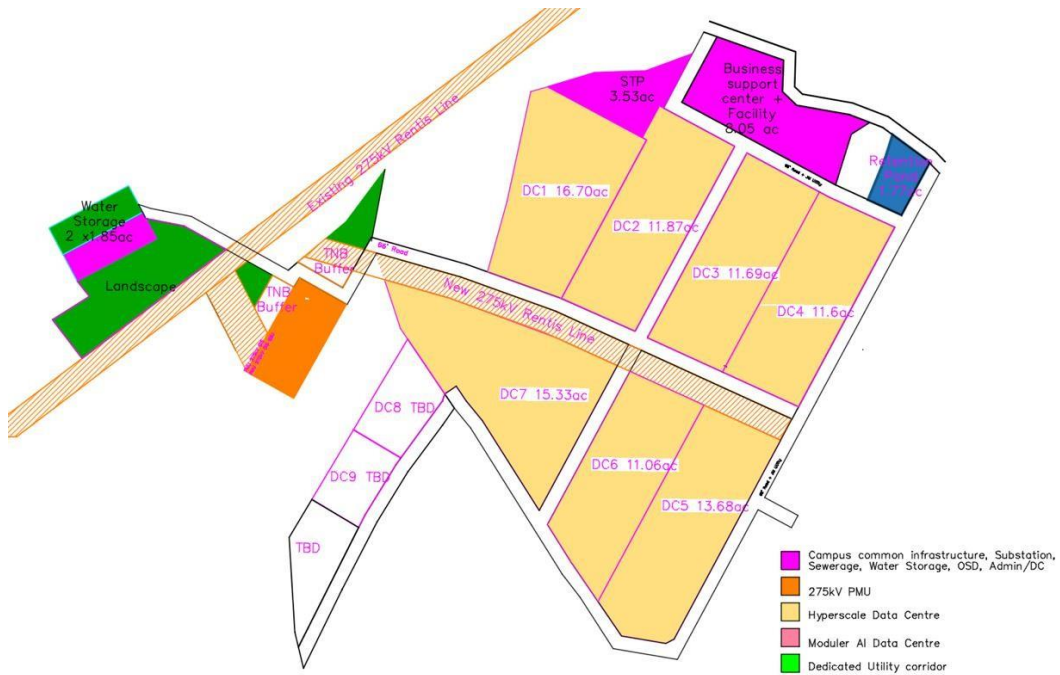
There are some supporting infrastructures allocation at the top left and right of the site such as campus common infrastructure, power substation, sewerage, water storage and OSD. Power supply is crucial and needed to support the proposed data centers. A PMU (Pencawang Masuk Utama/Transmission Main Intake) with 275kV that can support up to 500MVA/450MW is required. This PMU will be located near to the existing 275kV Rentis line which located at the southern part of the area.

Data centers proposed to be located at the south-east of the site which occupied major of land size. There will be 7 hyper scale data centers (DC1-7) with estimated land size of 11 acres to 17 acres each. Aside, there will be 1 to 2 colocation data centers which indicated as DC8 & DC9. In view of the hyper scale data center power requirement is high, new 275kV Rentis line is recommended to be in placed across the hyper scale DC area.

4.2 Key Design Practice and Approach in DC Campus

In consideration with all the main design criteria, CSF uses the following design approach to ensure full compliance in accordance with best practices:

- 4.2.1 Highly flexible deployment modules in various configuration.
CSF uses design concept of **“Think Big, Start Small, Growth as You Need”** approach by leveraging minimum investment fund required to kick start this project. This will require minimum investment into common infrastructure such as main entrance, guard house, road, sewerage, retention pond, utility infrastructure and just start with 1 modular AI DC or 1 hyper scale DC.
- 4.2.2 Each DC plot can support the development of standalone Hyperscale DC type or it can amalgamate multiple plots into one to support Hyperscale or AI DC type.



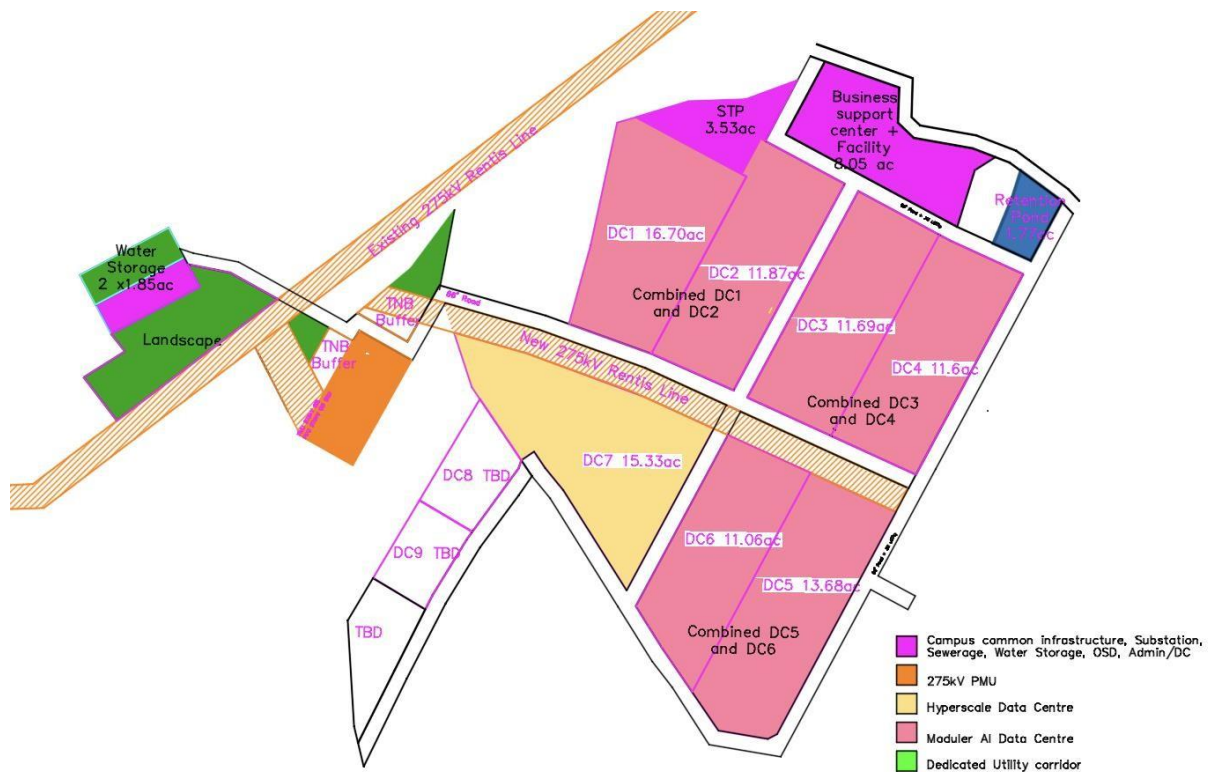
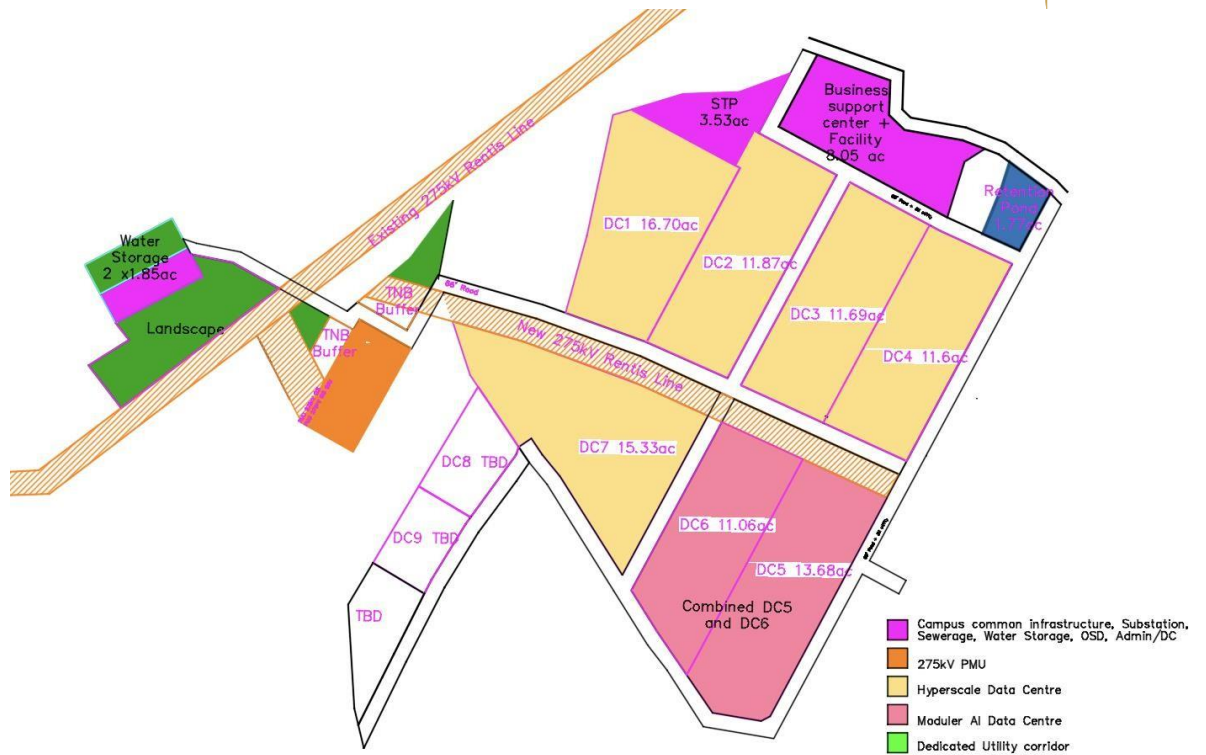


Figure 22: Options of Data Center Configuration

- 4.2.3 A 275kV Pencawang Masuk Utama (PMU) with capacity that can cater up to 500MVA/450MW within the data center campus and have multiple Stesyen Suis Utama (SSU) consists of 132kV, 33kV and 11kV distribution to each different type of data center.
- 4.2.4 A local campus wide water storage facility to ensure continuous water supply to data center facility.
- 4.2.5 Fully redundant, highly diverse purposed-build dark fibre infrastructure within the data center campus to cater for distribution from DC to DC or from DC to external site such as Singapore and Kuala Lumpur etc.
- 4.2.6 Each DC design as a standalone data center without any additional infrastructure support such as central district cooling, green energy supply farm and etc.
- 4.2.7 Based on latest colocation, hyperscale and AI data center requirements to cater to cloud, content platform and AI customers.
- 4.2.8 Data center certification to be flexible to support both Telecommunications Industry Association (TIA-942) and Uptime & Tier III or Tier IV certification standards.
- 4.2.9 Physical security compliance in accordance with Threat, Vulnerability, and Risk Assessment (TVRA) and PCI Data Security Standard (PCI DSS) standards.
- 4.2.10 Green building design target rating of Gold using Green Building Index (GBI) guideline.
- 4.2.11 Maximize the land use in conjunction with available power supply capacity.
- 4.2.12 Flexibility and modularity which can cater to changes of technology and requirements in the future.
- 4.2.13 Energy and Water efficient design based on PUE of <1.35 and WUE of <2.0.

4.3 Exclusions of Site Technical Condition & Assumptions

- 4.3.1 No site risk assessment has been carried out.
- 4.3.2 No soil and technical tests that has been carried out.
- 4.3.3 No access to recent technical report such as Environmental Impact Report (EIA) and Traffic Impact Report (TIA)
- 4.3.4 Latest official pre-computation land detail and actual survey plan has yet established. The parcel of land information merely confirmed by Shantawood Team.
- 4.3.5 Assumptions made that the land is generally flat and suitable for development.
- 4.3.6 Assuming existing site plans information is correct.
- 4.3.7 We are not aware of any information which has not been communicated to us which may affect the correctness of the matters and opinions contained in this Report;
- 4.3.8 Detail hydrology analysis can be carried out to ensure sufficient water supply can be obtain to site
- 4.3.9 No stormwater management and drainage plan by Civil Engineering

5 Data Center Design Concept and Criteria

5.1 Data Center Design Concept

The conceptual design of this entire site of approximately 100 acres is to create a Data Center Campus (DCC) to house various types of data center such as Colocation DC, Hyperscale DC and AI DC with highly flexible deployment modules in various configuration. This design uses design concept of “**Think Big, Start Small, Growth as You Need**” approach by leveraging minimum investment fund to kick off the project and yet be able to maximize the full potential value of the entire site.

5.2 Main Design Criteria

Building and designing a highly flexible and module **LEGO** block that suit all types of data center business model which could maximize the gross development value of this site involves several key criteria to ensure efficient and effective operation at a large scale. The main criteria must include Modularity, Scalability and Futureproofing, Redundancy and Resilience, Energy Efficiency, High Density & AI Computing, Power & Utility Infrastructure, Network Connectivity, Security, Sustainable with green initiative, Compliance and Regulatory.

5.2.1 Scalability, Modularity and Future-Proofing

Data center campus need to be designed with modularity and scalability in mind to accommodate future growth and everchanging technological needs. Ensuring the both the DC campus and DC's infrastructure can be easily expanded, upgraded, and integrated with new technologies without disrupting operations is a challenge.

5.2.2 Redundancy and Resilience

Data centers require high level of redundancy to ensure continuous operation. Multiple layers of redundancy should be built into the design, including diverse DC campus utility infrastructure, redundant power sources, stable water supply, flexible telecommunication infrastructure. This helps minimise downtime and ensures fault tolerance.

5.2.3 Energy Efficiency

Energy consumption is a significant concern for data centers due to their size and power requirements to support the IT equipment. In data center industry, the cost of electricity will cost in the range of 45% of its total operating cost. Design considerations should focus on energy-efficient solutions, such as utilising efficient cooling systems, optimising airflow management, employing advanced power distribution techniques, and incorporating renewable energy sources.

5.2.4 High-Density & AI Computing

The design of data center is aimed to maximise the computing power within a given space. This requires efficient rack layout design, high-density and AI server configurations, and advanced cooling techniques include indirect evaporative cooling, liquid cooling and immersion cooling to dissipate the heat generated by densely packed equipment.

5.2.5 Scalable Power and Utility Infrastructure

Data center requires massive amount of energy and water to supports it computing power needs. It is evitable to have localization of distribution and storage facility to support such demand.

5.2.6 Connectivity and Network Design

Data centers rely on a robust and high-speed and dark fibre network infrastructure to handle the massive volume of data traffic. Designing a network architecture that can support dark fibre, high bandwidth, low latency, and seamless connectivity throughout the data center is a challenge, especially considering the need for redundancy and fault tolerance.

5.2.7 Security

Data centers store and process massive amounts of sensitive data, making security a top priority. The design should incorporate physical security measures, such as access controls, surveillance systems, and secure entry points. Additionally, network security measures like firewalls, intrusion detection systems, and encryption protocols should be implemented to safeguard data from cyber threats.

5.2.8 Sustainable and Green Initiatives

As sustainability becomes increasingly important, data center should consider implementing green initiatives. This includes optimising water usage effectiveness (WUE), power usage effectiveness (PUE), using energy-efficient hardware, adopting renewable energy sources, and incorporating technologies for building material, water recovery or waste reduction. This data center is design to cater for Green Building Index (GBI).

5.2.9 Compliance and Regulatory

Data centers must comply with various industry standards, regulations, and certifications, such as those related to data privacy, security, and environmental impact. The design should address these requirements to ensure legal and regulatory compliance. This data center is design to support Uptime Tier III and Tier IV, System Management System (ISO2000), Information Security Management System (ISO27001) and Payment Card Industry Data Security Standard (PCIDSS) and Threat, Vulnerability, and Risk Assessment (TVRA), Bank Negara Compliance, Planning Guideline for Data Center by Ministry of Housing and Local Government.

6 Conclusions

Malaysia is on track to become third largest data center market in Asia, after Japan and India with the key sector beneficiaries being utilities, renewable energy (RE), property/land and telecommunications available for adoption by the data center investors, quoted Hong Leong Investment Bank Berhad [1].

Malaysia is quickly becoming one of the sought-after destinations for data centers, with tech giants pouring billions into the country to establish cutting-edge digital infrastructure. As the world becomes more dependent on cloud services, streaming, and e-commerce, Malaysia's unique advantages are positioning it as a regional powerhouse.

According to a report by international tech research firm, Tech Navio, the market for data center in Malaysia is expected to grow at a compound annual growth rate (CAGR) of 13.92% in the following 5 years from US\$ 1.81 billion in 2023 to US\$ 3.97 billion in 2029 [2]. In addition, Malaysia government is now encouraging RM70 billion in investments in digitalization, which is expected to generate up to 500,000 jobs and contribute 22.6% of Malaysia's GDP by 2025 [3].

6.1 Why is Malaysia a strategic location for data centers?

Data centers need significant amounts of space, energy, and water for cooling. As a result, emerging markets like Malaysia, which offer affordable energy and land, have an edge over smaller city-states such as Hong Kong and Singapore, where these resources are more constrained. As Malaysia's construction cost averaging at USD8.5-10million per MW, it is cheaper than those in Singapore and Jakarta in the Asia-Pacific region [4].

6.1.1 Lower costs

While Singapore has been a major data center hub for years, the high cost of land and operations there has many companies turning to Malaysia as a more affordable alternative. For example, Johor is just across the border from Singapore, and offers similar advantages at a fraction of the price.

6.1.2 Stable power supply and sustainability focus

Electricity and water are relatively affordable and abundant in Malaysia. Data centers are incredibly energy-intensive, and Malaysia has a reliable and affordable energy infrastructure. Additionally, many data centers in the country are transitioning towards using renewable energy, aligning with global efforts to reduce the environmental impact of digital infrastructure.

6.1.3 Network connectivity

High bandwidth connectivity has become third critical utility in data center industry. Connectivity refers specifically to fiber and not only to domestic coverage but extensive reach to international shores as well. Fiber that transmits and receives data at the speed of light has become the prerequisite to network between data centers, corporates and end users.

6.1.4 Government support

The government has rolled out the red carpet for tech companies, offering tax incentives and grants to attract investment. The Malaysia Digital Economy Blueprint sets ambitious goals for the country to become a digital economy leader by 2030, and data centers are at the heart of this transformation.

Data Center companies may qualify for Malaysia Digital (MD) status, which provides benefits including

exemptions, exemption on import duties for multimedia equipment, and most importantly investment tax allowance ^[5]

BUDGET 2025 underscores Malaysia's commitment in advancing digitalisation, fostering artificial intelligence (AI) adoption and promoting inclusive growth. Projections indicate that by 2025, the digital economy will contribute 25.5% to the gross domestic product (GDP) and create up to 500,000 jobs. Budget 2025 places a strong emphasis on AI readiness, significantly increasing allocations for AI research and innovation in universities. With RM10mil allocated to the National AI Office and RM50mil for AI education, the government demonstrates a steadfast commitment to developing AI capabilities and nurturing a skilled talent pool ^[6].

6.2 Summary of Lendu proposed data center site

In the context of geographical positioning and infrastructural accessibility, the Lendu proposed data center site is a good site for a data center campus. Tailored for AI and hyperscaler clientele, its strategic location ensures both safety and operational efficiency. It maintains a judicious distance from primary transportation nodes, such as the nearest airport and railway station, yet offers streamlined access to these hubs and to a proximate bus transit terminal via a comprehensive arterial road network.

With regard to the physical site and infrastructure readiness, the site is expected to have the revised master plan where the master utility infrastructure for electricity and water, a centralised sewerage treatment plant to be resubmitted to the relevant Authority for approval. All the critical infrastructure is accessible from the nearby area.

The fiber and network connectivity to the proposed site has inherent competitive advantage as a regional interconnect the North (Thailand, Indo-China) to the South (Singapore, Indonesia and Australia). This has been evident with an abundance of dark fiber crossing and accessible to various submarine cables in Melaka within a 20km radius. Findings show at least 5 Telcos will be able to connect at Lendu proposed data center site once the data center is ready.

These key infrastructure readiness and strengths coupled with various incentives available to the studied location, will make the site very attractive to data center ecosystem investors, players, and customers.

In conclusion, as digitalization advances, the importance of data centers becoming more significant. Malaysia shows huge potential in this market due to its low construction cost and most importantly, the availability and efficient cost of power and water resources for the operation. By understanding the high demand for water and power in data centers, a thorough due diligence study by an engineering consultant is essential to avoid wrong decisions that may lead to failure or consequences in spending more money to obtain the infrastructure. With the aid of an engineering consultant, the construction cost, time, methods, etc. will become clearer, allowing investors to obtain the necessary infrastructure for their data centers.

References:

- [1] [BERNAMA - Malaysia On Track To Become Third Largest Data Centre Hub In Asia - HLIB](#)
- [2] [Malaysia Data Center Market Analysis 2024-2029: Malaysia is Among the Top Expensive Markets Globally for Developing Data Centers](#)
- [3] [Data Centre \(Malaysia\): Definition & Building Construction | Industrial Malaysia](#)
- [4] [Malaysia Data Center Market: Digital Economy, AI-Trends Driving Growth](#)
- [5] [Skrine - Advocates & Solicitors](#)
- [6] [Budget 2025: Empowering Malaysia's digital future | The Star](#)

7 Disclaimer Statement

This Report is confidential and provided solely for the benefit of Shantawood Property Management Sdn. Bhd. in relation to the proposed master development plan in building a Data Center Campus on a parcel of land situated in Mukim Lendu, District of Alor Gajah, Melaka, Malaysia. The information contained herein has been compiled from various sources believed to be accurate and represents the best efforts of CSF, however, CSF make no representations regarding its completeness or applicability to specific circumstances. The findings and conclusions are based on data available at the time of writing and may subject to change.

This Report is strictly limited on the matters outlined herein and is not to be disclosed to any other person or relied upon by any other person for any other purpose or quoted or referenced in any public document or filed with any government body or other entities without our prior written consent.

We would like to emphasize that in the event other material information emerges through disclosures by involved parties or upon perusal of any documents during and/or throughout this whole process, our views and opinions may vary accordingly. CSF assume no responsibility for any inaccuracies arising from the reliance on this information or for any consequences related to the use of this Report.

8 Appendixes

Appendix 1 – Letter to TNB

GREATIANS CONSULTING SDN. BHD. (1043345-H)
A-03A-5, Block A Setiawalk,
Persiaran Wawasan, Pusat Bandar Puchong, 47160 Selangor.
Tel: 03-5879 3257, Fax: 03-5886 2613
E-mail: gc@greatian.com Website : www.greatian.com



Ruj. Kami : 1278/TNB/CMY/24/001

Tarikh: 27 September 2024

KETUA (PERKHIDMATAN PELANGGAN) NEGERI MELAKA
TENAGA NASIONAL BERHAD
MENARA TNB MELAKA,
ARAS 13, JALAN MITC, HANG TUAH JAYA,
75450 AYER KEROH,
MELAKA
(U/P: En. Sheikh Adi Muazzam B Riza Feisal)



Tuan,

**PERMOHONAN KEBENARAN MERANCANG BAGI CADANGAN PEMBANGUNAN PUSAT DATA
DI ATAS LOT 1, LOT 2402, 2403, 2396, 2397, 2399 & 2340, MUKIM LENDU, DAERAH ALOR GAJAH,
MELAKA UNTUK: SUMMER STARHILL SDN. BHD.**

- *Permohonan Surat Tiada Halangan untuk Kebenaran Merancang*

Dengan hormatnya, perkara di atas, Sukacita dimaklumkan bahawa kami telah dilantik oleh pemaju bagi menguruskan kerja-kerja bekalan elektrik untuk projek ini.

2. Bersama-sama ini, kami kemukakan dokumen berikut untuk rujukan dan ulasan tuan: -
 - i) Butiran Anggaran Beban Maksima - 1 salinan
 - ii) Pelan Kunci, Pelan Lokasi & Pelan Tapak - No. Pelan : 1278-SD-TNB-B001 (3 Salinan)
3. Untuk makluman pihak tuan, projek ini adalah jenis pembangunan pusat data dan kehendak maksima untuk semua peringkat seperti berikut:-
 - i) Peringkat 1 – 85MW, 275kV 2 incoming feeder, 1 TNB 275kV PMU diperlukan, jangka dikehendaki pada December tahun 2025.
 - ii) Peringkat 2 – Kehendak maksima dijangka ialah 500MW, 275kV 2 incoming feeder, jangka dikehendaki pada tahun 2030.
4. Sehubungan dengan itu, kami akan mengemukakan dokumen dan pelan yang lebih terperinci dan maklumat yang berkaitan pada masa hadapan.
5. Untuk segala pertanyaan, pihak tuan boleh menghubungi En. Chong Man Yuen di talian 013-980 1214 atau melalui email mychong@greatian.com.

Kami amat hargai jika tuan boleh meluluskan permohonan kami dan membalas kirim surat sokongan/surat tiada halangan untuk Majlis Perbandaran Alor Gajah, Kerjasama dan balasan awal daripada pihak tuan, kami dahulukan ucapan terima kasih.

GREATIANS CONSULTING SUN. BHD. (1043345-H)
A-03A-5, Block A Setiawalk,
Persiaran Wawasan, Pusat Bandar Puchong, 47160 Selangor.
Tel: 03-5879 3257, Fax: 03-5885 2613
E-mail: gc@greatian.com Website : www.greatian.com



Sekian, terima kasih.

Yang benar,

b/p **GREATIANS ENGINEERS SDN. BHD.**

Chong Man Yuen
Principal Engineer

Appendix 2 - Fiber Optics Connectivity & Availability

Responses of Request for Information (RFI) Questionnaires from Telcos

Allo Technology Sdn. Bhd. (Responded)

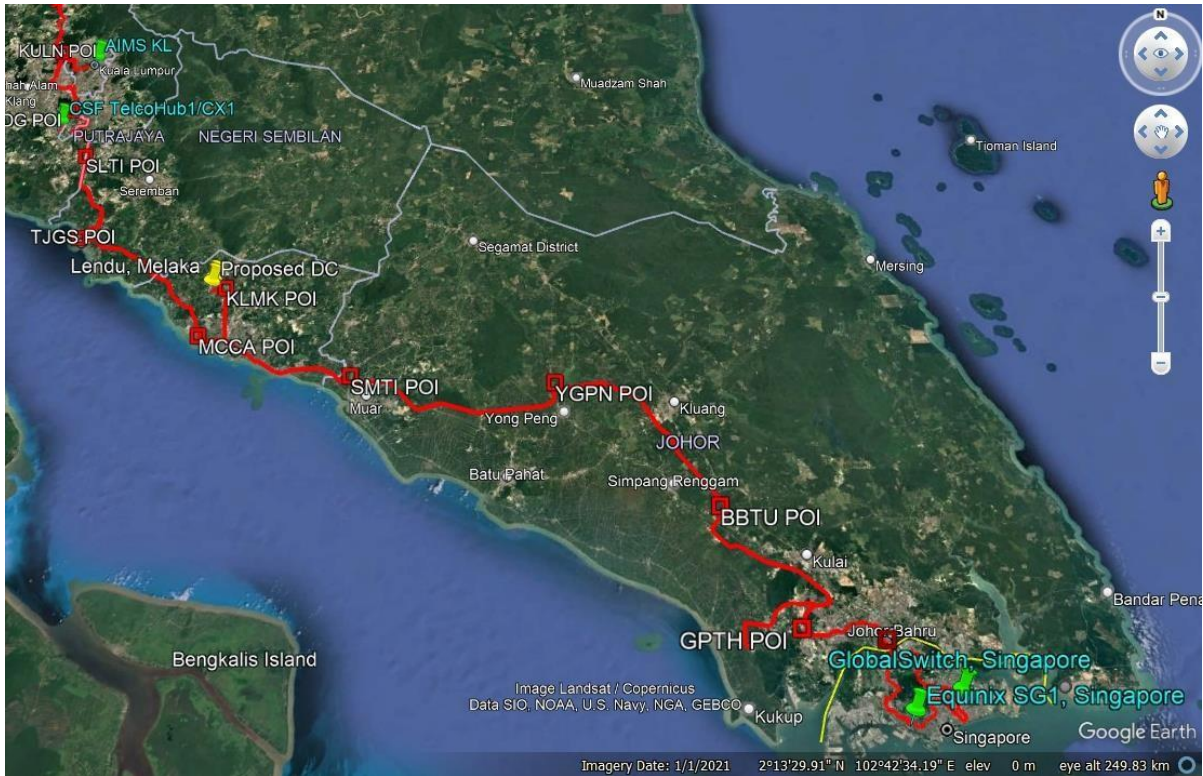
Site Assessment Q&A, Updated 20240923 MLK

	Connectivity	Preference	Please respond in detail
1	Please provide company detail address, contact and website.		ALLO Technology Sdn Bhd, Level 3 Nova Building, UNITEN, 43000 Kajang, Selangor
2	Please provide key contact person information, name, designation, email and mobile number.		Badlishah Mohamed, Head Wholesale Carrier, badlishah@allo.my, 0123000467
3	Please note location of proposed data center park Lendu, Melaka		https://maps.app.goo.gl/evqWYd1VE5Pseyx76
4	Please provide google link for your nearest network connectivity location.	Major #POP/Fiber Exchange	MY01, Cyberjaya
5	Please specify what type of services is available.	Dark Fiber/^DWDM/100 Gbps ME/10Gbps ME/Internet Services	DWDM/100Gbps ME/10Gbps ME/Internet Services
6	Please provide ###google earth kmz file on your existing fiber route from SG to KL		Please refer attachment
7	Please provide google earth kmz file on your proposed new fiber route from existing node to this proposed data center park		Please refer attachment
8	If you can provide connectivity from proposed data center park to CSF Telcohub1/CX1 , Please state highest capacity, latency, indicative price and provide routing path in google earth.	100Gbps, <5ms, **MRC, *OTC	100Gbps, <5ms, USD7,800, USD5,000
9	If you can provide connectivity from proposed data center park to KL AIMS , Please state highest capacity, latency, indicative price and provide routing path in google earth.	100Gbps, <5ms, MRC, OTC	100Gbps, <5ms, USD7,800, USD5,000
10	If you can provide connectivity from proposed data center park to Equinix SG1 Singapore , Please state highest capacity, latency, indicative price and provide routing path in google earth.	100Gbps, <5ms, MRC, OTC	100Gbps, <5ms, USD13,500, USD5,000
11	If you can provide connectivity from proposed data center park to GlobalSwitch Singapore , Please state highest capacity, latency, indicative price and provide routing path in google earth.	100Gbps, <5ms, MRC, OTC	100Gbps, <5ms, USD13,500, USD5,000
12	Please state whether Dark fiber with ##IRU (Indefeasible right to use) is available	Yes	YES
13	Assuming the proposed data center park is ready. How much time is required for you to build your network to proposed data center park?	<6 months	<6 months

Note :

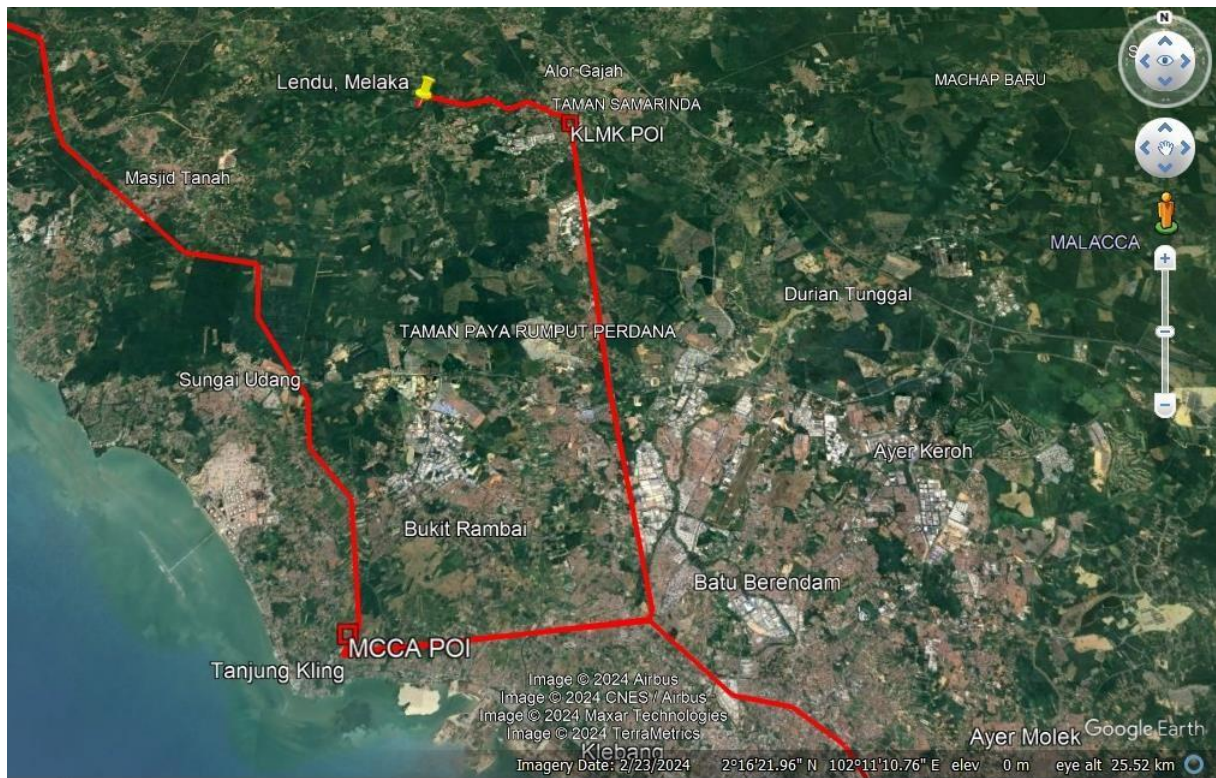
- #POP=Point Of Presence ##IRU= Indefeasible right to use
- ###Google Earth Compressed Keyhole Markup Language (kmz)
- *OTC = One time charge **MRC = Monthly recurring charge
- ^ DWDM = Dense wavelength-division multiplexing

Allo Technology Sdn. Bhd. has links from Kuala Lumpur and Singapore as shown below.



Source : Map from Google Earth

Allo Technology Sdn. Bhd. is able to connect fibre routing to Lendu proposed data center



Source : Map from Google Earth

Site Assessment Q&A, Updated 20240923 MLK

	Connectivity	Preference	Please respond in detail
1	Please provide company detail address, contact and website.		Company's Name : Fiberail Sdn Bhd Address: Coplace 11, 2340, Century Square, Persiaran Multimedia, Cyberjaya, 63000 Cyberjaya, Selangor Website : https://www.fiberail.com.my/ Contact : ccd@fiberail.com.my / +603 22737286
2	Please provide key contact person information, name, designation, email and mobile number.		Key contact Person : Haizun Najwa Designation : Account Manager Email : haizun.najwa@fiberail.com.my Mobile Phone : 011 - 39142405
3	Please note location of proposed data center park Lendu, Melaka		https://maps.app.goo.gl/evqWYd1VE5Pseyx76
4	Please provide google link for your nearest network connectivity location.	Major #POP/Fiber Exchange	KTMB Tampin
5	Please specify what type of services is available.	Dark Fiber/DWDM/100 Gbps ME/10Gbps ME/Internet Services	DWDM 100Gbps (Unprotected Link)
6	Please provide ###google earth kmz file on your existing fiber route from SG to KL		Please refer attachment
7	Please provide google earth kmz file on your proposed new fiber route from existing node to this proposed data center park		Please refer attachment
8	If you can provide connectivity from proposed data center park to CSF Telcohub1/CX1 , Please state highest capacity, latency, indicative price and provide routing path in google earth.	100Gbps, <5ms, **MRC, *OTC	Highest capacity : 1x100G Latency : ~6ms *OTC (New built) USD1.9 million *OTC USD 5,000 **MRC USD 12,000
9	If you can provide connectivity from proposed data center park to KL AIMS , Please state highest capacity, latency, indicative price and provide routing path in google earth.	100Gbps, <5ms, MRC, OTC	Highest capacity : 1x100G Latency : ~5.8ms *OTC (New built) USD1.9 million *OTC USD 5,000 **MRC USD 12,000
10	If you can provide connectivity from proposed data center park to Equinix SG1 Singapore , Please state highest capacity, latency, indicative price and provide routing path in google earth.	100Gbps, <5ms, MRC, OTC	Highest capacity : 1x100G Latency : ~6ms *OTC (New built) USD1.9 million *OTC USD 8,000 **MRC USD 17,000
11	If you can provide connectivity from proposed data center park to GlobalSwitch Singapore , Please state highest capacity, latency, indicative price and provide routing path in google earth.	100Gbps, <5ms, MRC, OTC	Highest capacity : 1x100G Latency : ~7ms *OTC (New built) USD1.9 million *OTC USD 8,000 **MRC USD 17,000
12	Please state whether Dark fiber with ###IRU (Indefeasible right to use) is available	Yes	No

13	Assuming the proposed data center park is ready. How much time is required for you to build your network to proposed data center park?	<6 months	1.5 years
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Note :

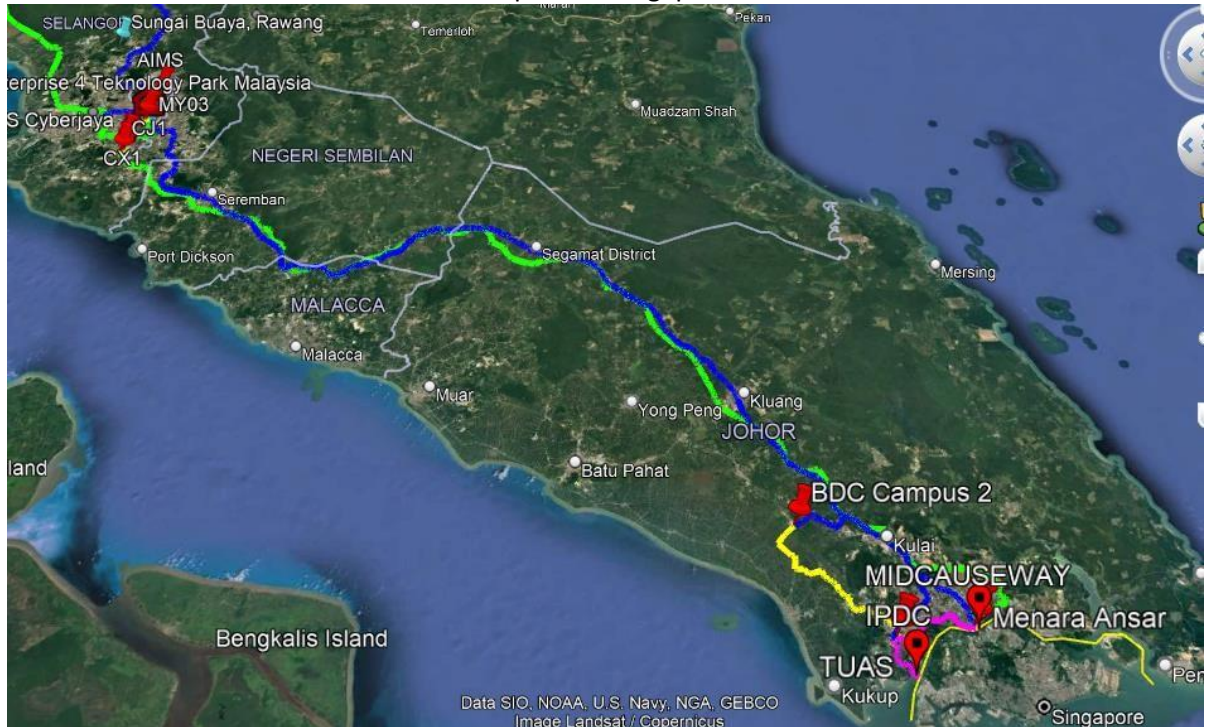
#POP=Point Of Presence ##IRU= Indefeasible right to use

###Google Earth Compressed Keyhole Markup Language (kmz)

**OTC = One time charge **MRC = Monthly recurring charge*

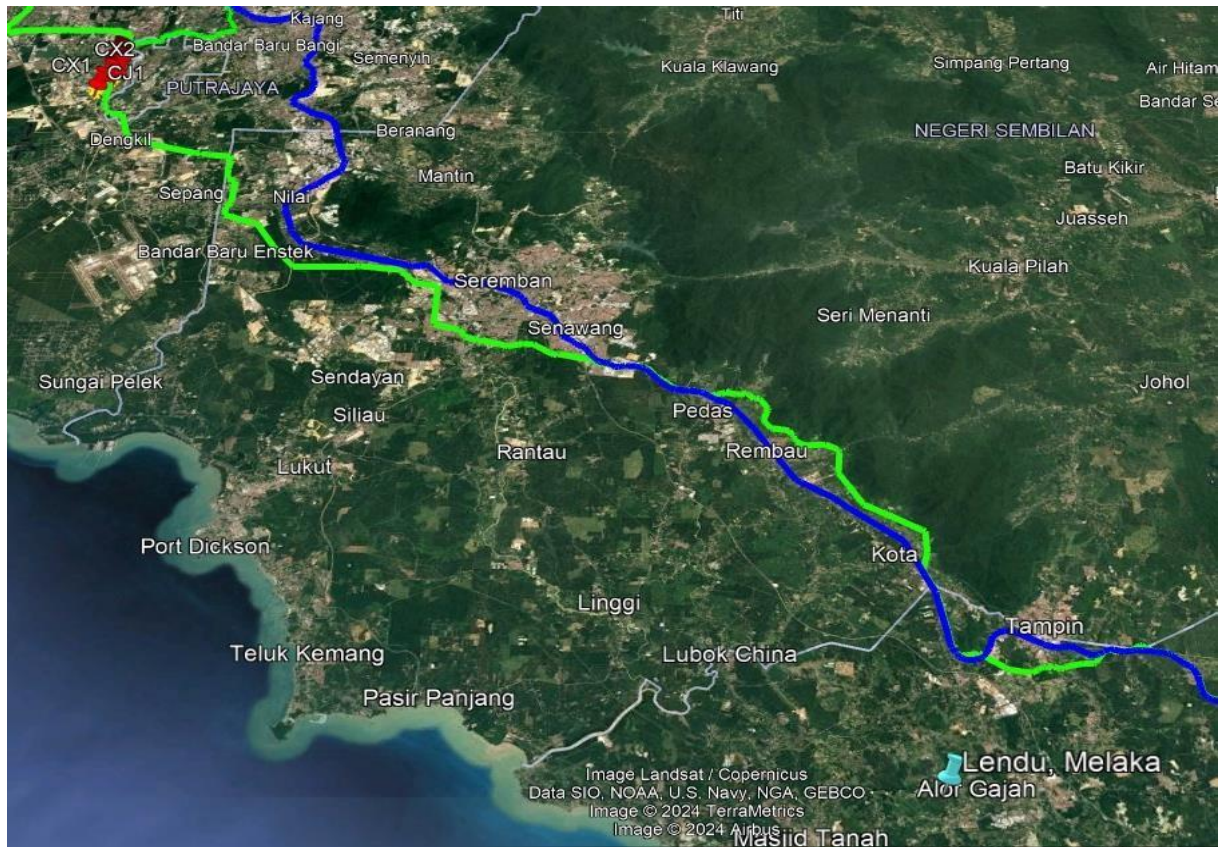
^ DWDM = Dense wavelength-division multiplexing

Fiberail Sdn. Bhd. has links from Kuala Lumpur and Singapore as shown below.



Source : Map from Google Earth

Fiberail Sdn. Bhd. is able to connect fiber routing to Lendu Melaka proposed data center but required further studies for exact routing.



Source : Map from Google Earth

Maxis Berhad. (Responded)

Site Assessment Q&A, Updated 20240923 MLK

	Connectivity	Preference	Please respond in detail
1	Please provide company detail address, contact and website.		Maxis Tower 21, Jln Ampang, City Center, 50450 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur 1-800-82-1919 https://www.business.maxis.com.my/
2	Please provide key contact person information, name, designation, email and mobile number.		Name: Thaaniah Designation: Digital Channel Account Manager Email: thaaniahg@maxis.com.my Mobile Number: +60 12-286 6736
3	Please note location of proposed data center park Lendu, Melaka		https://maps.app.goo.gl/evqWYd1VE5Pseyx76
4	Please provide google link for your nearest network connectivity location.	Major #POP/Fiber Exchange	Maxis TOC Bandar Baru Nilai 2.80472,101.784
5	Please specify what type of services is available.	Dark Fiber/^DWDM/100 Gbps ME/10Gbps ME/Internet Services	DWDM/100Gbps ME/10Gbps ME/Internet Services
6	Please provide ###google earth kmz file on your existing fiber route from SG to KL		Please refer attachment
7	Please provide google earth kmz file on your proposed new fiber route from existing node to this proposed data center park		Please refer attachment
8	If you can provide connectivity from proposed data center park to CSF Telcohub1/CX1 , Please state highest capacity, latency, indicative price and provide routing path in google earth.	100Gbps, <5ms, **MRC, *OTC	100Gbps = Yes < 5ms = Yes Indicative price = MRC 50K (Subject to Maxis actual survey and cost to build) OTC 15K
9	If you can provide connectivity from proposed data center park to KL AIMS , Please state highest capacity, latency, indicative price and provide routing path in google earth.	100Gbps, <5ms, MRC, OTC	100Gbps = Yes < 5ms = Yes Indicative price = MRC 50K (Subject to Maxis actual survey and cost to build) OTC 15K
10	If you can provide connectivity from proposed data center park to Equinix SG1 Singapore , Please state highest capacity, latency, indicative price and provide routing path in google earth.	100Gbps, <5ms, MRC, OTC	100Gbps = Yes < 5ms = Yes Indicative price = MRC 80K (Subject to Maxis actual survey and cost to build) OTC 15K
11	If you can provide connectivity from proposed data center park to GlobalSwitch Singapore , Please state highest capacity, latency, indicative price and provide routing path in google earth.	100Gbps, <5ms, MRC, OTC	100Gbps = Yes < 5ms = Yes Indicative price = MRC 80K (Subject to Maxis actual survey and cost to build) OTC 15K
12	Please state whether Dark fiber with ##IRU (Indefeasible right to use) is available	Yes	No
13	Assuming the proposed data center park is ready. How much time is required for you to build your network to proposed data center park?	<6 months	<6 months (subject to Local Council Approval)

Note :

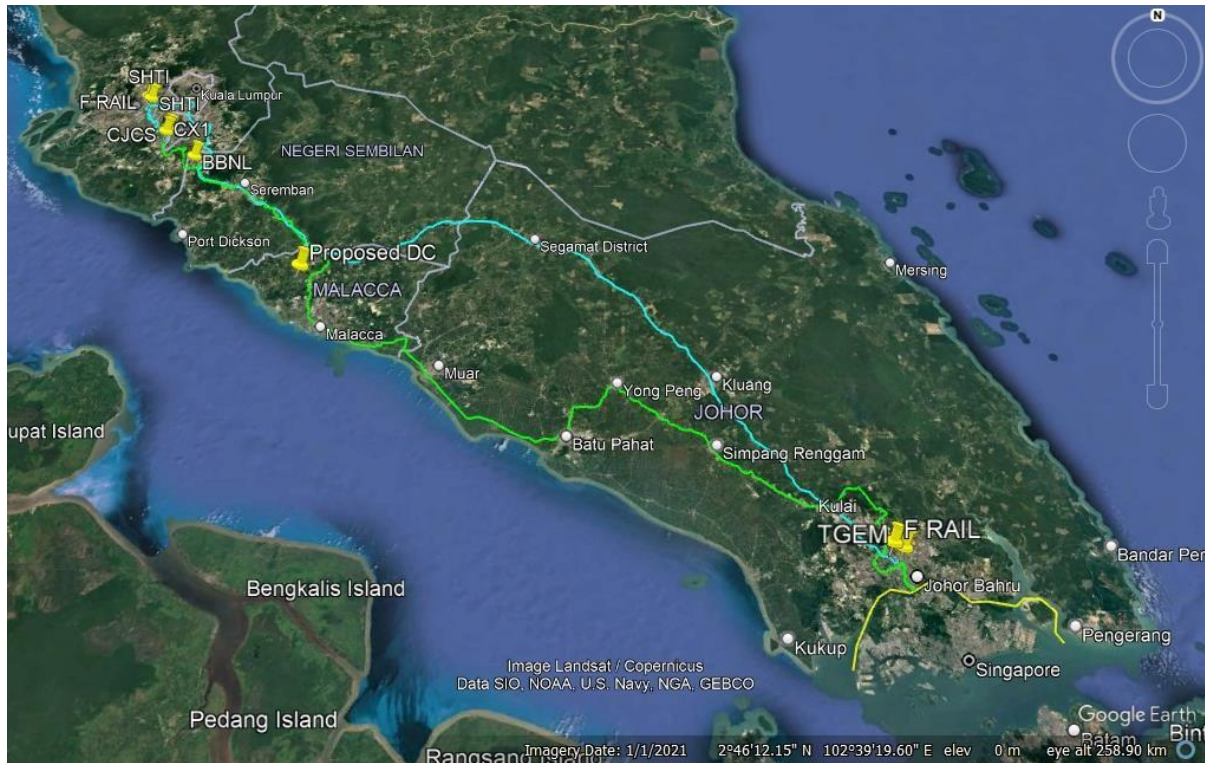
#POP=Point Of Presence ##IRU= Indefeasible right to use

###Google Earth Compressed Keyhole Markup Language (kmz)

*OTC = One time charge **MRC = Monthly recurring charge

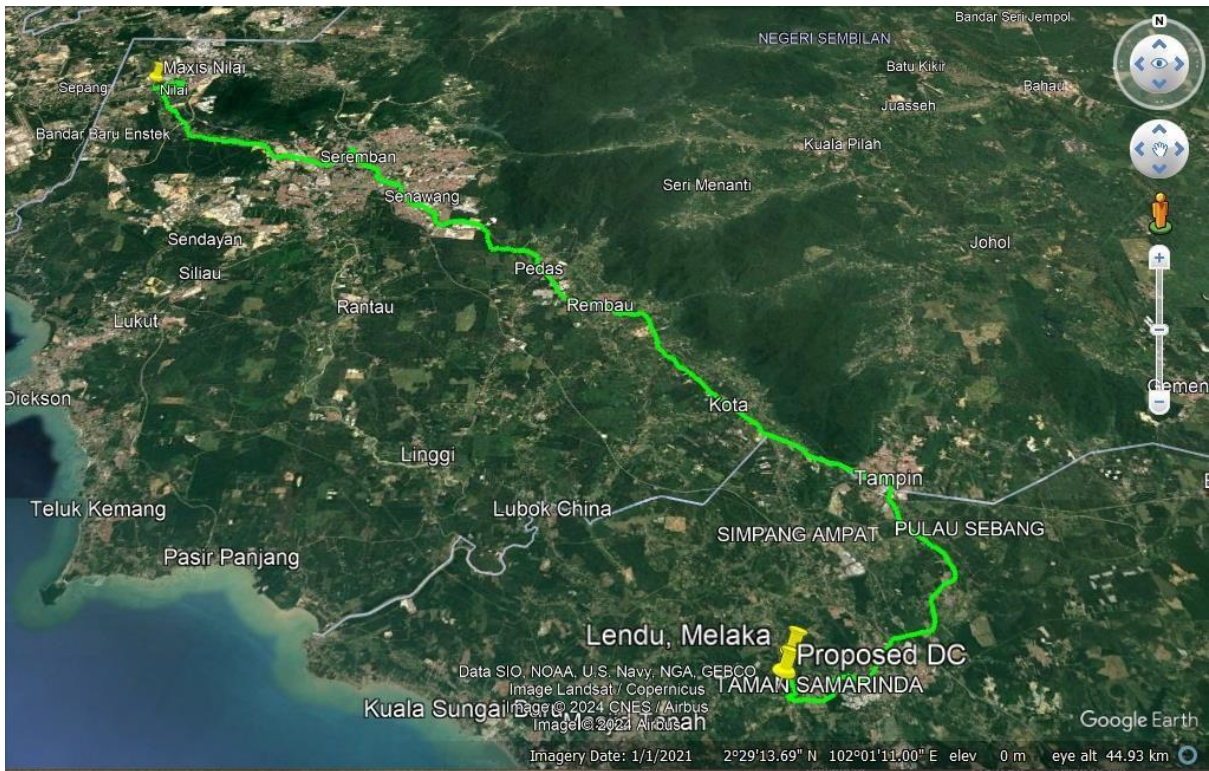
^ DWDM = Dense wavelength-division multiplexing

Maxis Bhd. has links from Kuala Lumpur and Singapore as shown below.



Source : Map from Google Earth

Maxis Bhd. is able to connect fibre routing to Lendu proposed data center



Source : Map from Google Earth

Petronas Gas Berhad (Responded)

Site Assessment Q&A, Updated 20240923 MLK

	Connectivity	Preference	Please respond in detail
1	Please provide company detail address, contact and website.		PETRONAS Gas Berhad, Tower 1, PETRONAS Twin Towers, Kuala Lumpur City Center, 50088 Kuala Lumpur
2	Please provide key contact person information, name, designation, email and mobile number.		Mior Idris B Anas Manager (Strategy and Business Development) mioridris.anas@petronas.com 0135075000
3	Please note location of proposed data center park Lendu, Melaka		https://maps.app.goo.gl/evqWYd1VE5Pseyx76
4	Please provide google link for your nearest network connectivity location.	Major #POP/Fiber Exchange	Please refer to the KMZ file
5	Please specify what type of services is available.	Dark Fiber/^DWDM/100 Gbps ME/10Gbps ME/Internet Services	Dark Fiber/DWDM/100Gbps
6	Please provide ###google earth kmz file on your existing fiber route from SG to KL		Please refer attachment
7	Please provide google earth kmz file on your proposed new fiber route from existing node to this proposed data center park		Please refer attachment
8	If you can provide connectivity from proposed data center park to CSF Telcohub1/CX1 , Please state highest capacity, latency, indicative price and provide routing path in google earth.	100Gbps, <5ms, **MRC, *OTC	Subject to commercial discussion
9	If you can provide connectivity from proposed data center park to KL AIMS , Please state highest capacity, latency, indicative price and provide routing path in google earth.	100Gbps, <5ms, MRC, OTC	Subject to commercial discussion
10	If you can provide connectivity from proposed data center park to Equinix SG1 Singapore , Please state highest capacity, latency, indicative price and provide routing path in google earth.	100Gbps, <5ms, MRC, OTC	PGB fiber could be connected to Menara Ansar, JB. From Ansar, JB to Singapore can be acquired by PGB or customer with other 3rd party providers. Proposed route: PGB ROW-Menara Ansar-Woodlands/Tuas -Equinix SG1
11	If you can provide connectivity from proposed data center park to GlobalSwitch Singapore , Please state highest capacity, latency, indicative price and provide routing path in google earth.	100Gbps, <5ms, MRC, OTC	PGB fiber could be connected to Menara Ansar, JB. From Ansar, JB to Singapore can be acquired by PGB or customer with other 3rd party providers. Proposed route: PGB ROW-Menara Ansar-Woodlands/Tuas -GlobalSwitch
12	Please state whether Dark fiber with ###IRU (Indefeasible right to use) is available	Yes	YES
13	Assuming the proposed data center park is ready. How much time is required for you to build your network to proposed data center park?	<6 months	1. Target 12 months for trunk network from Johor to Selangor (RFS Q2 2026). Potential optimisation post ^EPCC Award 2. Lendu < 6 months upon completion of trunk network

Note :

#POP=Point Of Presence ##IRU= Indefeasible right to use

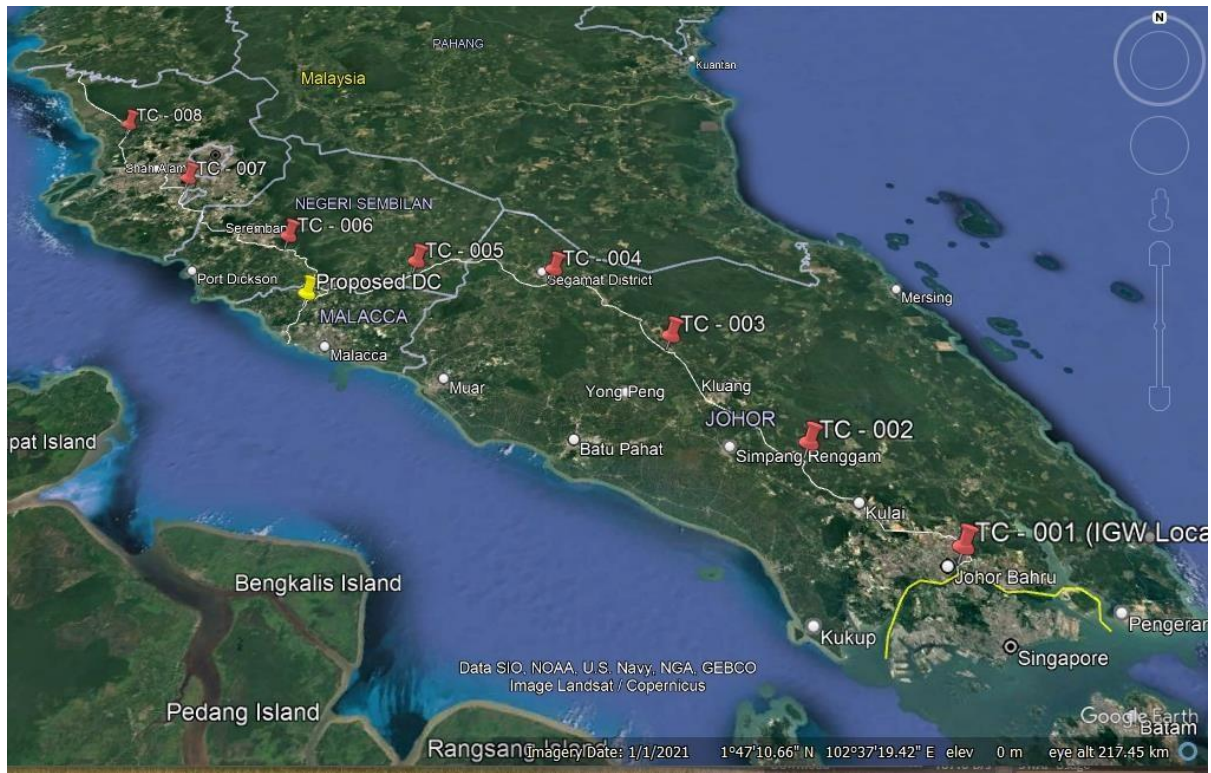
###Google Earth Compressed Keyhole Markup Language (kmz)

*OTC = One time charge **MRC = Monthly recurring charge

^ DWDM = Dense wavelength-division multiplexing

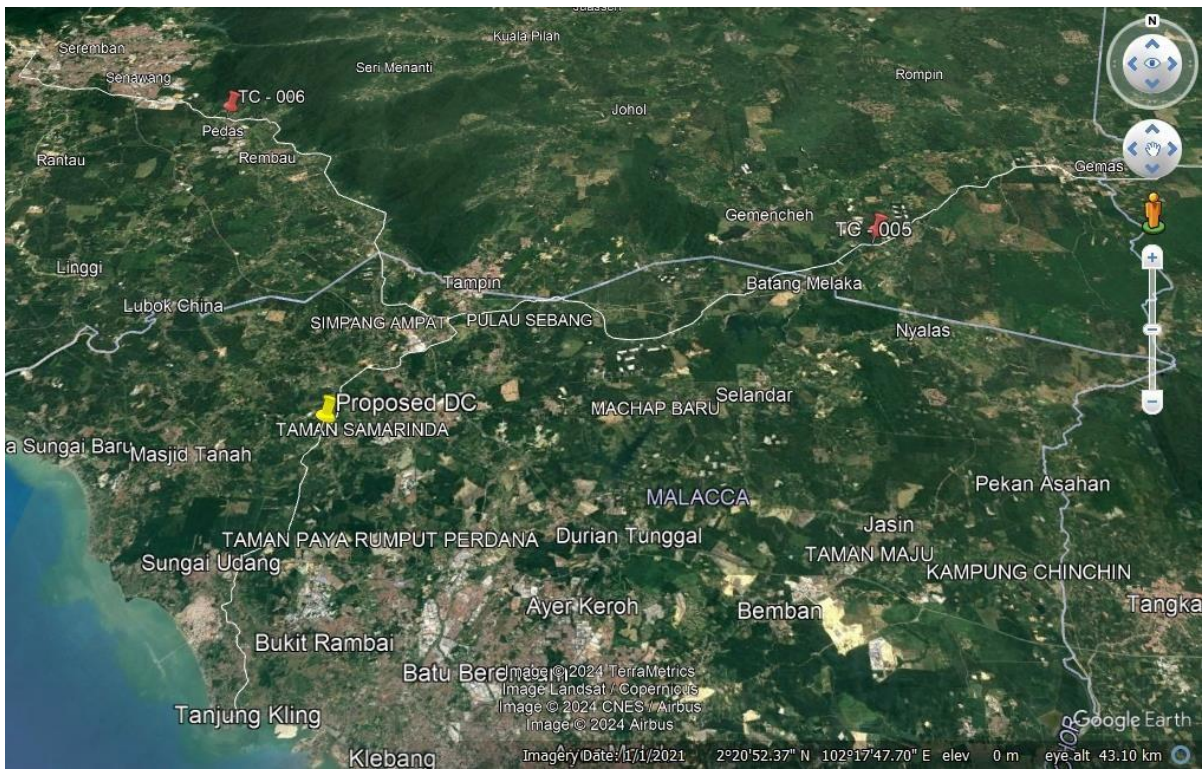
^^ EPCC = Engineering, Procurement, Construction and Commissioning

Petronas Gas Berhad has links from Kuala Lumpur and Singapore as shown below.



Source : Map from Google Earth

Petronas Gas Berhad is able to connect fibre routing to Lendu proposed data center



Source : Map from Google Earth

SEAX Malaysia Sdn Bhd (Responded)

Site Assessment Q&A, Updated 20240923 MLK

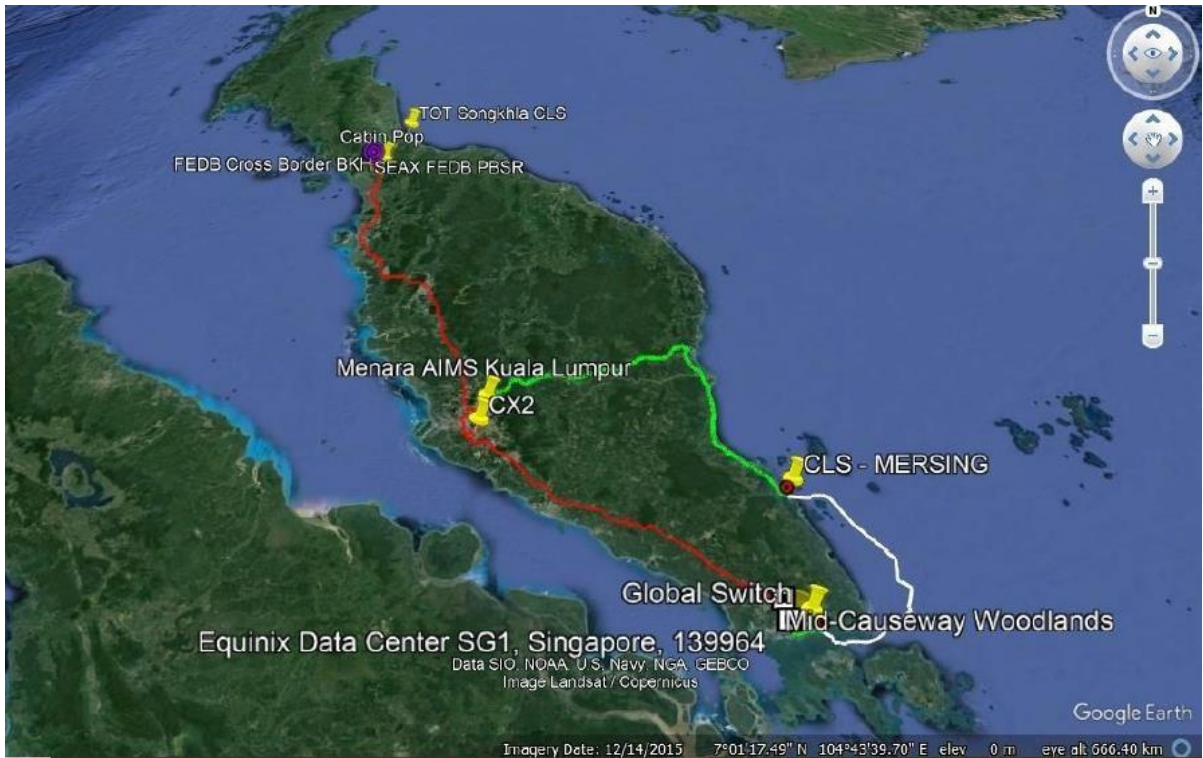
	Connectivity	Preference	Please respond in detail
1	Please provide company detail address, contact and website.		Level 19-11, Q Sentral, 2A, Jalan Stesen Sentral 2, KL Sentral, 50470 K.L +6017 2452157 www.seax.net
2	Please provide key contact person information, name, designation, email and mobile number.		Name: Aziah binti Abd Aziz Designation: Sales Director Email: aziah@seax.net Mobile no.: +6019 2886814
3	Please note location of proposed data center park Lendu, Melaka		https://maps.app.goo.gl/evqWYd1VE5Pseyx76
4	Please provide google link for your nearest network connectivity location.	Major #POP/Fiber Exchange	2.364583, 102.245172
5	Please specify what type of services is available.	Dark Fiber/^DWDM/100 Gbps ME/10Gbps ME/Internet Services	DWDM/100Gbps ME/10Gbps ME/Internet Services
6	Please provide ###google earth kmz file on your existing fiber route from SG to KL		Please refer attachment
7	Please provide google earth kmz file on your proposed new fiber route from existing node to this proposed data center park		Please refer attachment
8	If you can provide connectivity from proposed data center park to CSF Telcohub1/CX1 , Please state highest capacity, latency, indicative price and provide routing path in google earth.	100Gbps, <5ms, **MRC, *OTC	Comply for the DF service as of now and to be discuss on the capacity services
9	If you can provide connectivity from proposed data center park to KL AIMS , Please state highest capacity, latency, indicative price and provide routing path in google earth.	100Gbps, <5ms, MRC, OTC	Comply for the DF service as of now and to be discuss on the capacity services
10	If you can provide connectivity from proposed data center park to Equinix SG1 Singapore , Please state highest capacity, latency, indicative price and provide routing path in google earth.	100Gbps, <5ms, MRC, OTC	Comply for the DF service as of now and to be discuss on the capacity services
11	If you can provide connectivity from proposed data center park to GlobalSwitch Singapore , Please state highest capacity, latency, indicative price and provide routing path in google earth.	100Gbps, <5ms, MRC, OTC	Comply for the DF service as of now and to be discuss on the capacity services
12	Please state whether Dark fibre (DF) with ##IRU (Indefeasible right to use) is available	Yes	Yes with 10 years IRU Offering as below:- A-end: CSF, Cyberjaya B-end: Lendu, Melaka Services: 1 pair Dark Fibre Contract Terms: IRU 10years OTC: MYR14,168,700.00 O&M: 4.5%

13	Assuming the proposed data center park is ready. How much time is required for you to build your network to proposed data center park?	<6 months	Estimate 6 months and achievable but It is subject to the local authority approval like JKR or any relevant state agencies
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Note :

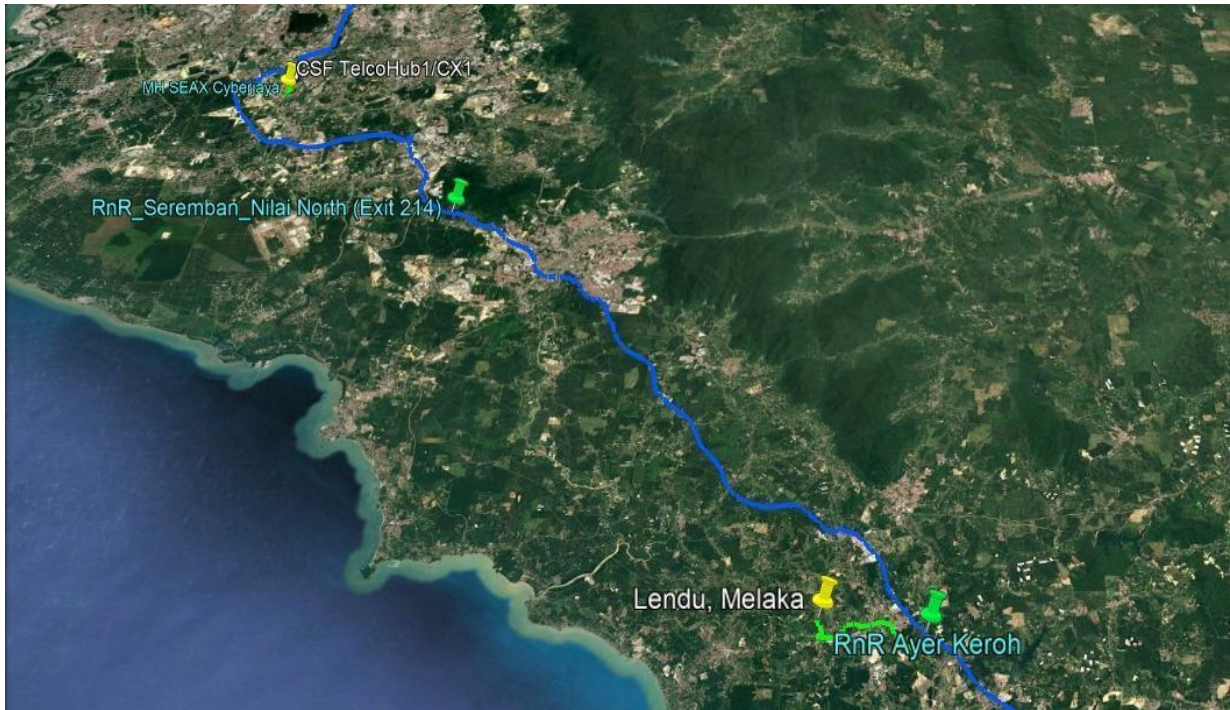
- #POP=Point Of Presence ##IRU= Indefeasible right to use
- ###Google Earth Compressed Keyhole Markup Language (kmz)
- *OTC = One time charge **MRC = Monthly recurring charge
- ^ DWDM = Dense wavelength-division multiplexing

SEAX has links from Kuala Lumpur and Singapore as shown below.



Source : Map from Google Earth

SEAX is able to connect fibre routing to Lendu proposed data center



Source : Map from Google Earth