103°
Medini | Johor | Malaysia

The Free Commercial Zone





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About Equalbase

We leverage cutting-edge building technology and deep expertise in supply chain real estate to offer sustainable, customer-centric solutions tailored for industrial development and investment, ensuring long-term growth and adaptability. Our commitment to sustainability, reliability, and agility positions us as a leader in creating value and addressing the evolving needs of our stakeholders, contributing to a sustainable future for generations to come.

Our Mission

Providing world-class sustainable industrial real estate solutions through building sustainable innovation



Introducing 103°

103°, a free commercial zone aims at boosting regional trade and logistics. Developing modern Grade A warehouses within this zone, covering a total development area of 6,800,000 sqft. The warehouses are designed to function as an

extension of Singapore, the facility offers businesses a practical and strategic opportunity with easy access to the top ports and airports in Singapore. Discover the location that combines connectivity with top-tier infrastructure, brought to you by Equalbase.



Sectors

Catering to FMCG, 3PL's, Retail, Ecommerce, Manufacturing, Pharmaceuticals and Automotive



People Power

Our integration with Sunway city ensures easy access to a skilled local workforce, enhancing operational productivity and reducing manpower challenges



Quality

- Green building certifications
 LEED Gold and equivalent
- Grade A modern warehouse
- Solar roofs



Delivery

Phase I will be completed in the fourth quarter of 2025, with the remaining phases scheduled for completion in the following years



Optimized Operational Efficiency

Our state-of-the-art building design is tailored to ensure maximum operational efficiency for our tenants. This includes optimised storage solutions that exceed local standards, ensuring businesses can operate at peak performance



Logistical Advantage

Leveraging its strategic location, 103° offers unparalleled connectivity to major ports and airports in Singapore, making it an ideal hub for businesses looking to streamline their logistics and distribution channels

103° Logistical Advantages



Superior connectivity

Directly linked to major highways enhancing logistical efficiency



Enhanced security

The enhanced security in the free commercial zone boosts operational efficiency



Dual-Port advantage

Benefits from both Singapore's port and airport connectivity for streamlined trade



Streamlined customs

Minimal customs formalities with green lane access to PTP, and Singapore's port and airport



Unrestricted operations

No penalties or restrictions on goods throughput, maximising operational flexibility



Strategically located

The closest free zone to Singapore in Johor for seamless business operations



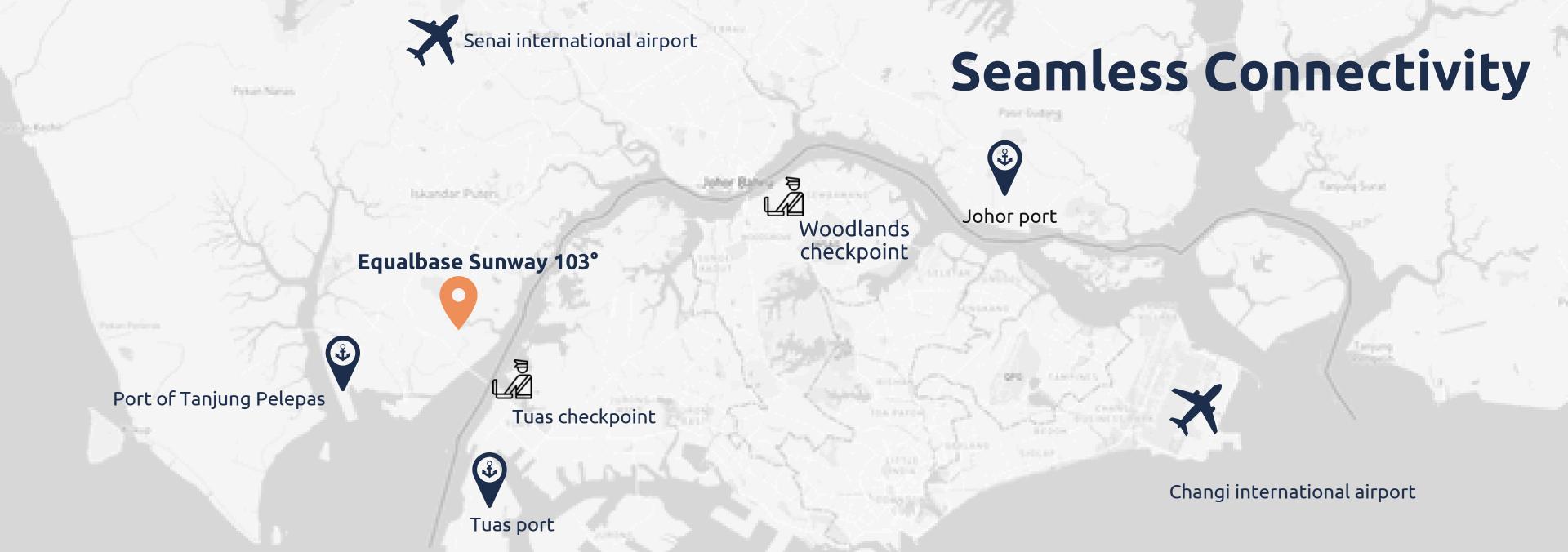
Competitive timing

Export and import timelines on par with Singapore, ensuring fast market access



Cost-effective

Save approximately 30-50% on operations including rentals, electricity, and manpower



2.6 km

Distance to E3 expressway

5.1km

Distance to Malaysia Checkpoint 8.0 km

Distance to Port of Tanjung Pelepas

24 km

Distance to port of Singapore

35 km

Distance to Senai International Airport 58 km

Distance to Changi International Airport





Green Building

Integrating solar panels, low carbon construction, energy-efficient systems, and electrical charging infrastructure, our buildings offer unparalleled sustainability and ecofriendliness



International Grade A

Meeting all your operational requirements, we uphold the highest quality warehouse standards



Direct Truck Access

Trucks have direct access to all levels, ensuring smooth movement within the industrial facility



Attractive Workplace

The facility prioritises employee well-being with ergonomic workstations, natural light, and advanced ventilation. Communal areas, green spaces, and recreational amenities foster relaxation and community

Features of Grade A 103° Industrial Facility

Development Attributes



Sprinkler System

Advanced fire fighting provisions NFPA standards include the ESFR sprinkler system



Direct Ramp

The ramp is designed with a 4.75 meters headroom clearance, allowing for easy maneuvering of a 40 ft truck



Clear Racking Height

With 10-meter clear racking heights on both the ground and first floors, our building maximises vertical storage space, allowing for more efficient inventory management and increased operational capacity



Power and Energy

Experience reliable and sustainable energy solutions tailored to meet the demands of modern industrial operations while supporting your environmental goals



Utilities

Our warehouse uses energy-saving technologies and sustainable practices such as optimised lighting, efficient HVAC systems, and intelligent water management to reduce electricity and water consumption, resulting in cost savings and improved performance



Mechanically Ventilated

The building is resilient and future-proof, designed to withstand diverse weather conditions and easily upgraded with advanced air conditioning systems



- Solar panels for renewable energy
- International (LEED Gold) and/or local building certification
- Electrical charging infrastructure
- Intelligent automated LED warehouse lighting



Resource recycling and reuse

- Integrated landscaping
- Rainwater harvesting and water retention design
- Efficient water fittings system



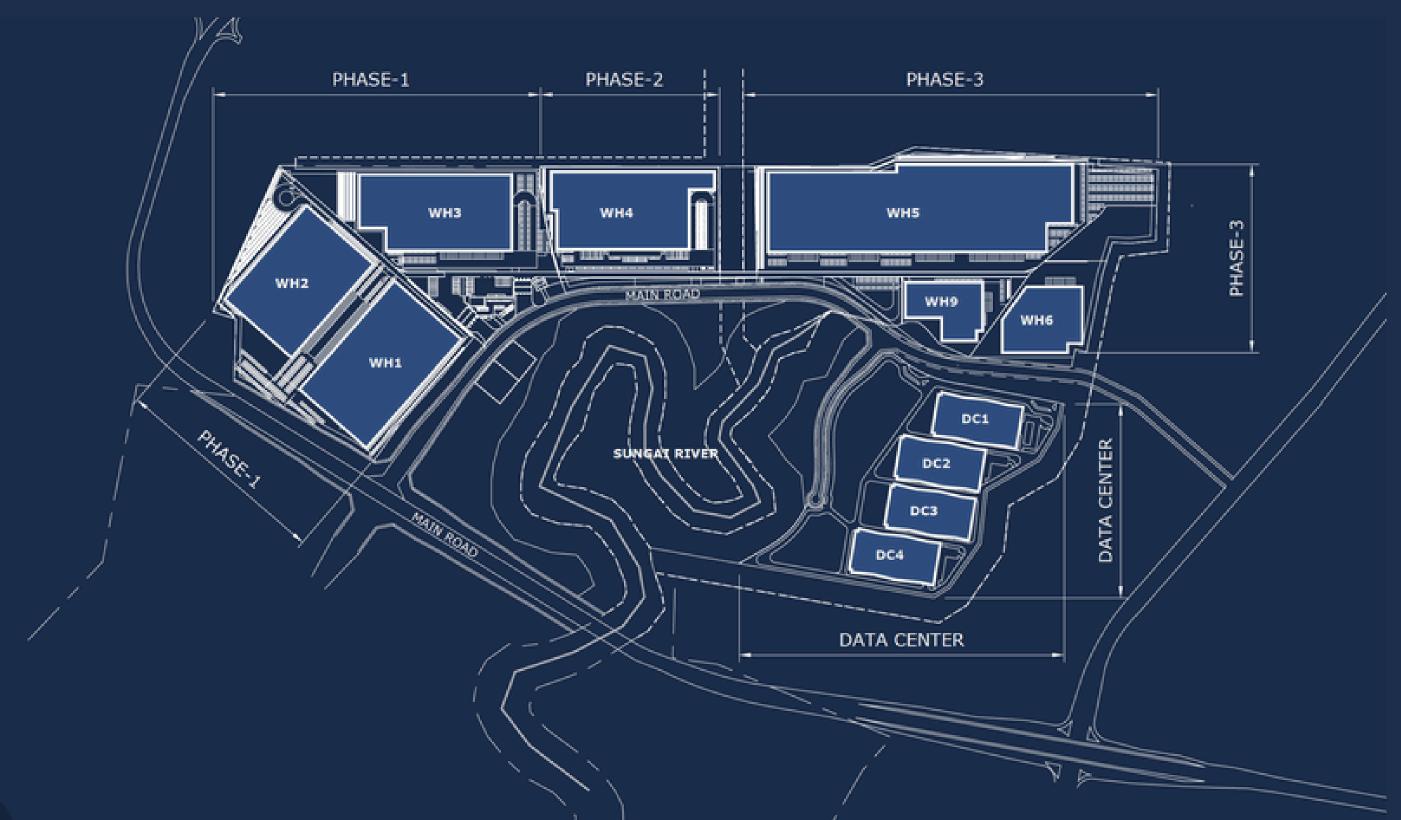
Efficient design principles

- Smart planning and densification through multi-storey design
- Low carbon building materials
- Digital metering system



103° Masterplan

The 103° development is situated in the southern part of the Medini township master planning. It provides convenient access to various other Medini developments including retail outlets, hotels, sports facilities, condominiums, offices, and luxury housing developments. Comprising of two distinct areas, 103° the Free Commercial Zone, housing 7 warehouses of varying sizes, and the Non-Free Commercial Zone, which accommodates two warehouses. This development is well-suited to the expanding economy of Johor and provides an ideal location for Singapore-based businesses seeking storage facilities.



Phase I - Specifications

Phase 1 includes three warehouses:
Warehouse 1, 2, and 3. Warehouse 1 and 2
are connected and share a yard on both the
ground and upper levels. Access to the upper
floor is provided through a shared ramp next
to Warehouse 1.

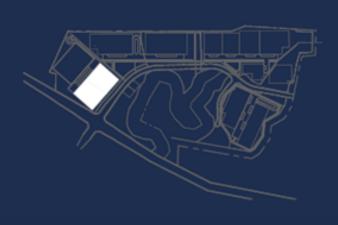
Gross Floor Area 2,288,500 sqft
Go Live 2026
Power 4.5 MW

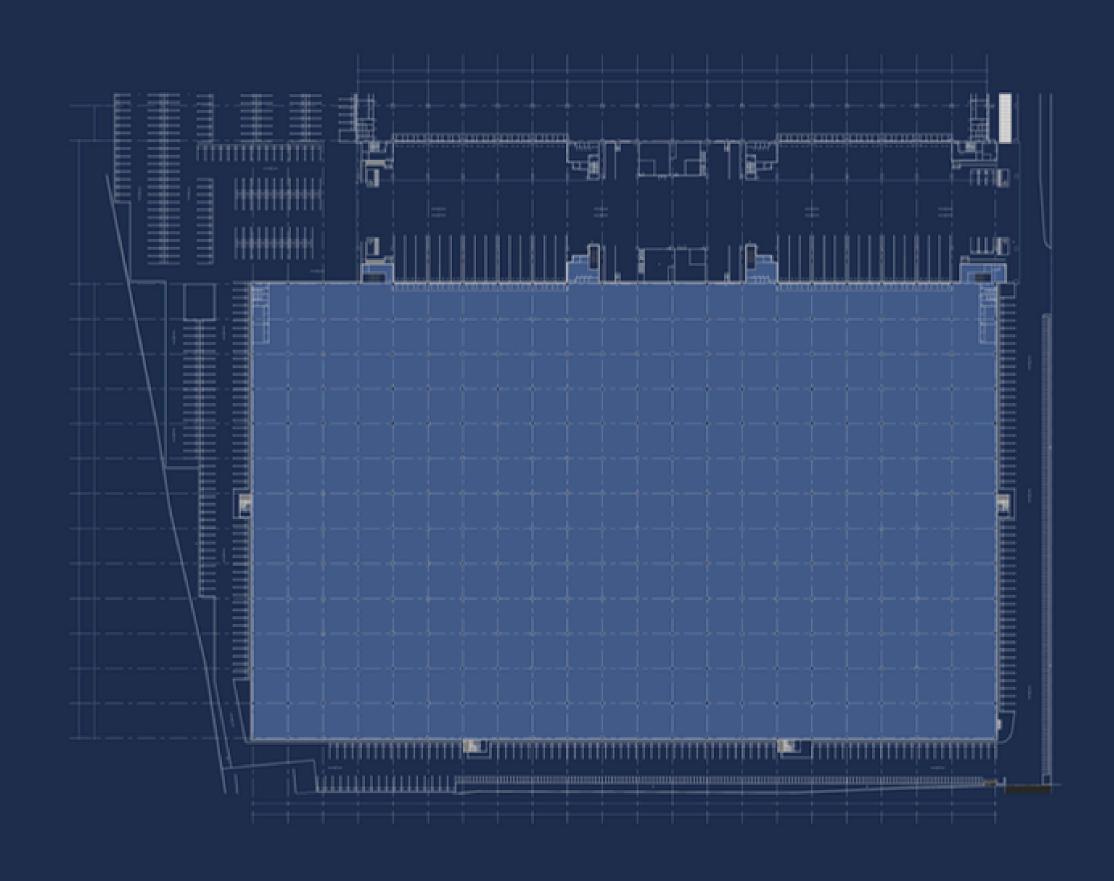
Storey	Floor loading	Clear height	Loading ba	ys Column grid
Warehouse 1 — 837,700 sqft*				
Ground floor	30kN/sqm	10 m	30	11.4 m X 11.4 m
Ground floor Mezzanine	2.5kN/sqm	2.6 m	-	-
First floor	25kN/sqm	10 m	30	22.8 m X 11.4 m
First floor Mezzanine	2.5kN/sqm	2.6 m	-	-
Warehouse 2 — 719,300 sqft*				
Ground floor	30kN/sqm	10 m	30	11.4 m X 11.4 m
Ground floor Mezzanine	2.5kN/sqm	2.6 m	-	-
First floor	25kN/sqm	10 m	25	22.8 m X 11.4 m
First floor Mezzanine	2.5kN/sqm	2.6 m	-	-
Warehouse 3 — 731,500 sqft*				
Ground floor	30kN/sqm	10 m	24	11.4 m X 11.4 m
Ground floor Mezzanine	2.5kN/sqm	2.6 m	-	-
First floor	25kN/sqm	10 m	29	22.8 m X 11.4 m
First floor Mezzanine	2.5kN/sqm	2.6 m	-	_

^{*} Subject to Authority Approval

Warehouse 1 Ground floor

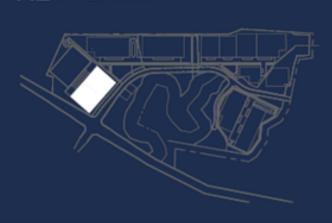
Warehouse — 398,000 sqft

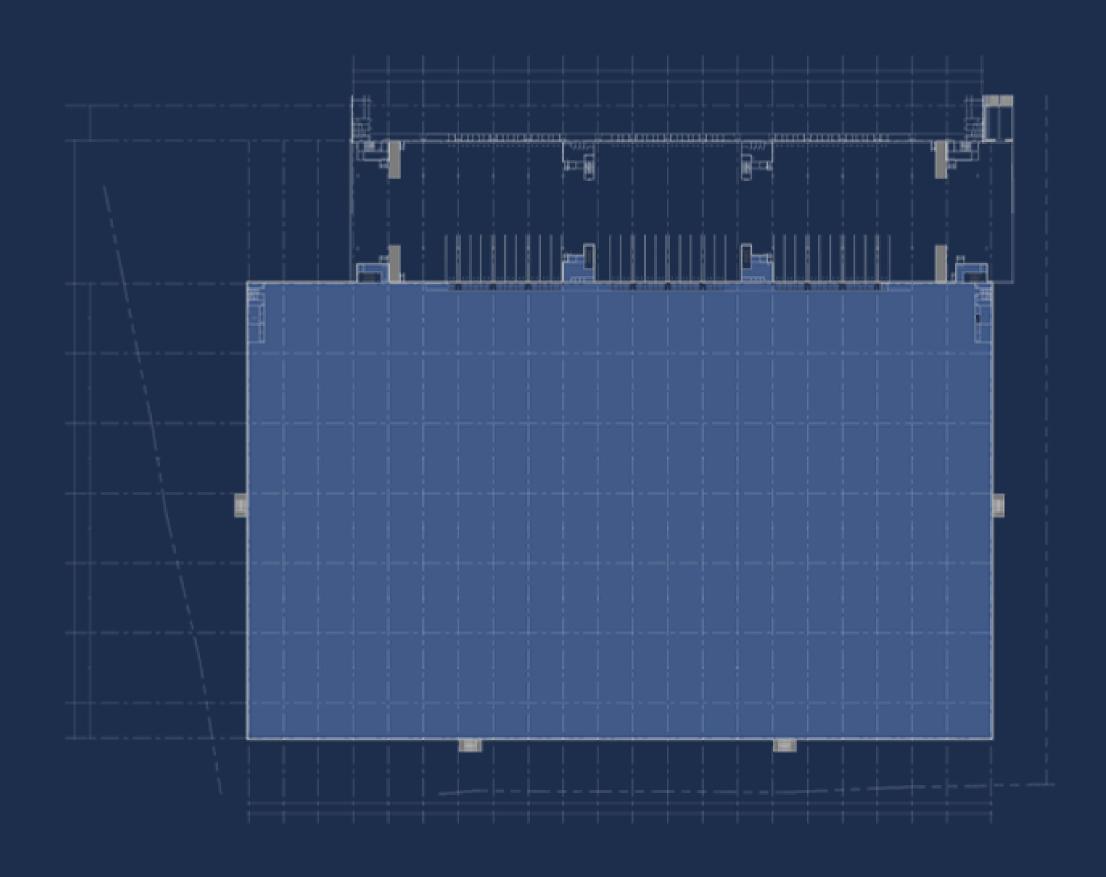




Warehouse 1 First floor

Warehouse — 395,400 sqft

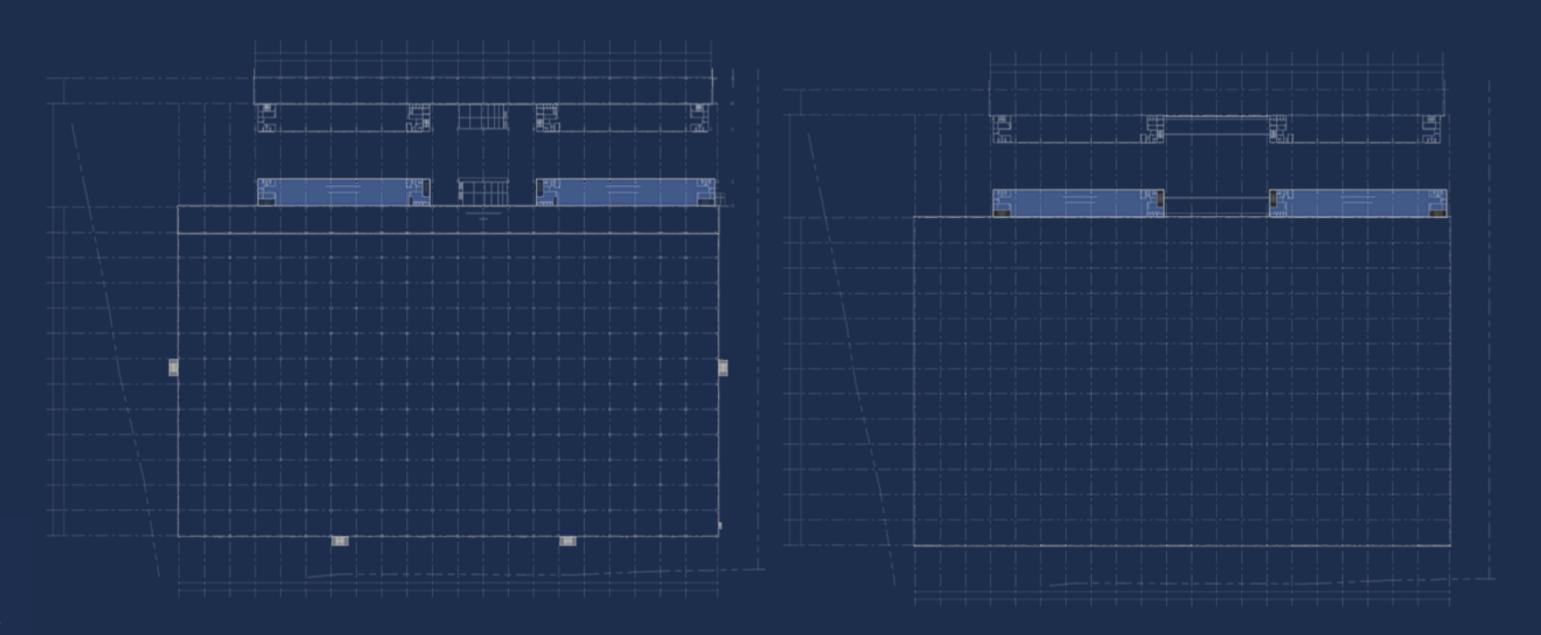




Warehouse 1

Mezzanine

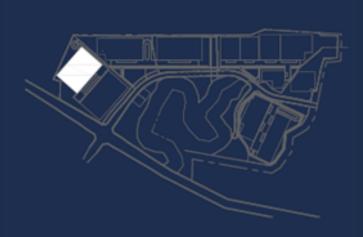
Mezzanine - 23,300 sqft Ground floor Mezzanine - 20,900 sqft First floor

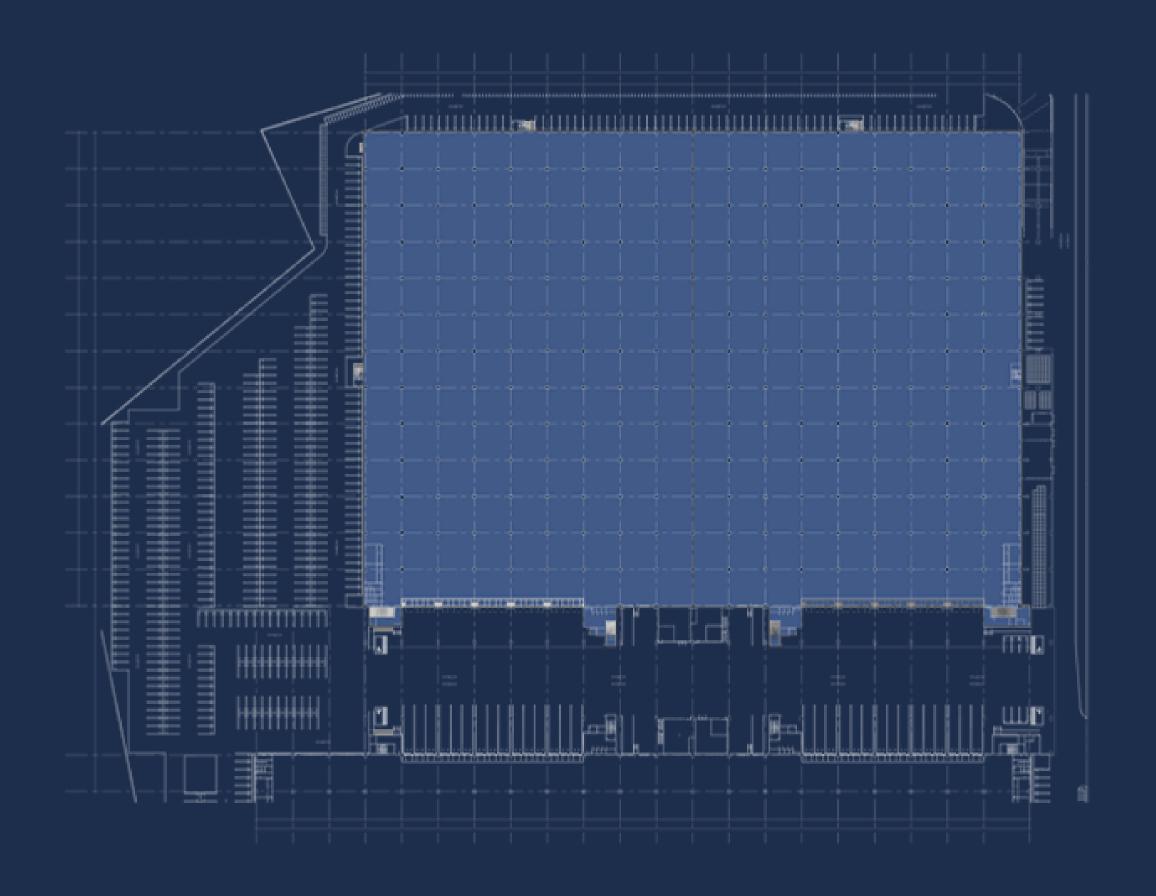




Warehouse 2 Ground floor

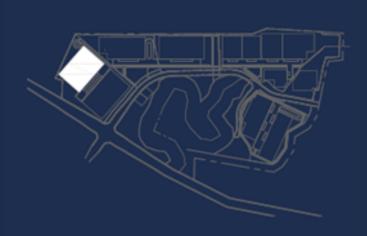
Warehouse — 334,900 sqft

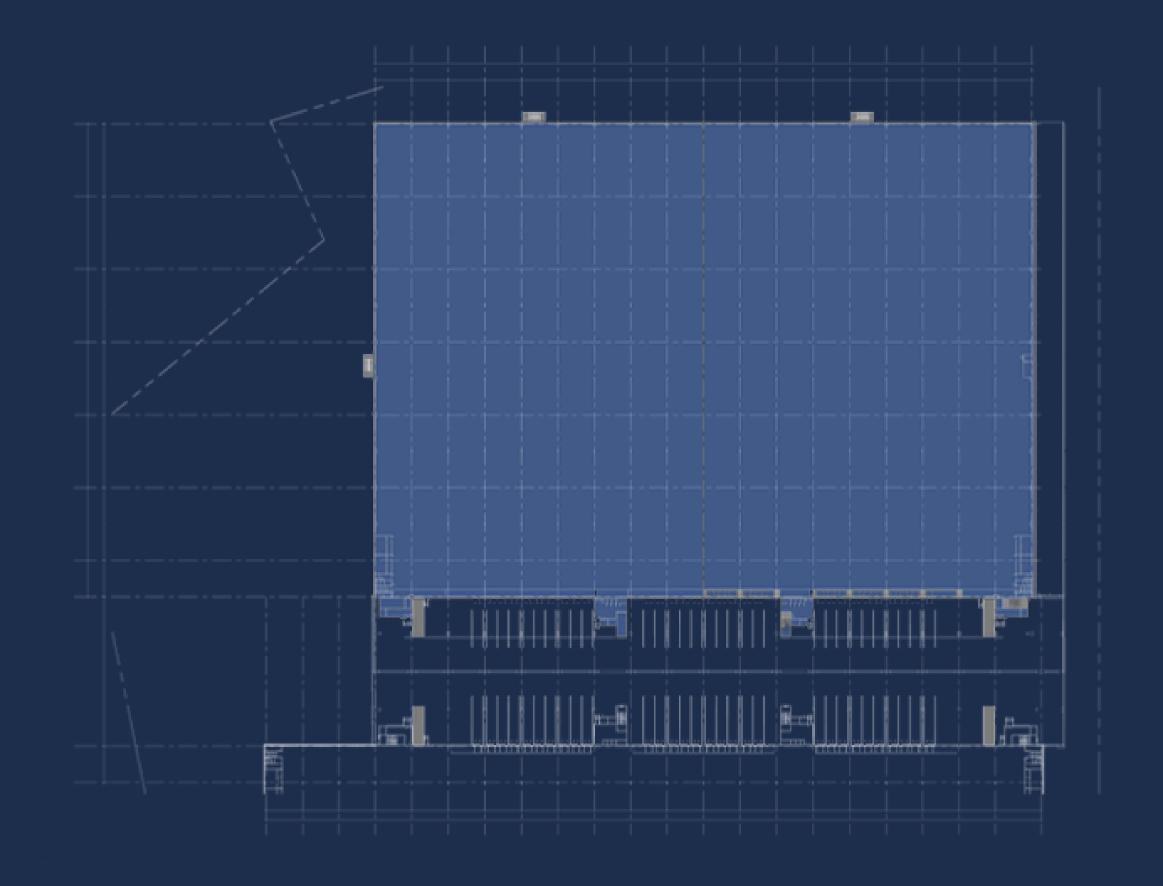




Warehouse 2 First floor

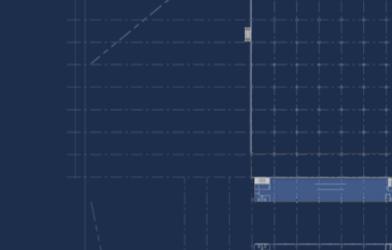
Warehouse — 335,600 sqft

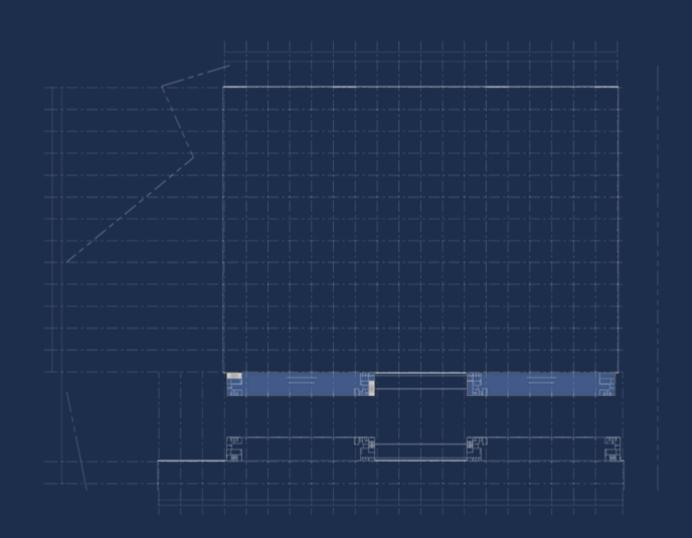




Warehouse 2 Mezzanine

Mezzanine - 22,900 sqft Ground floor Mezzanine - 20,500 sqft First floor

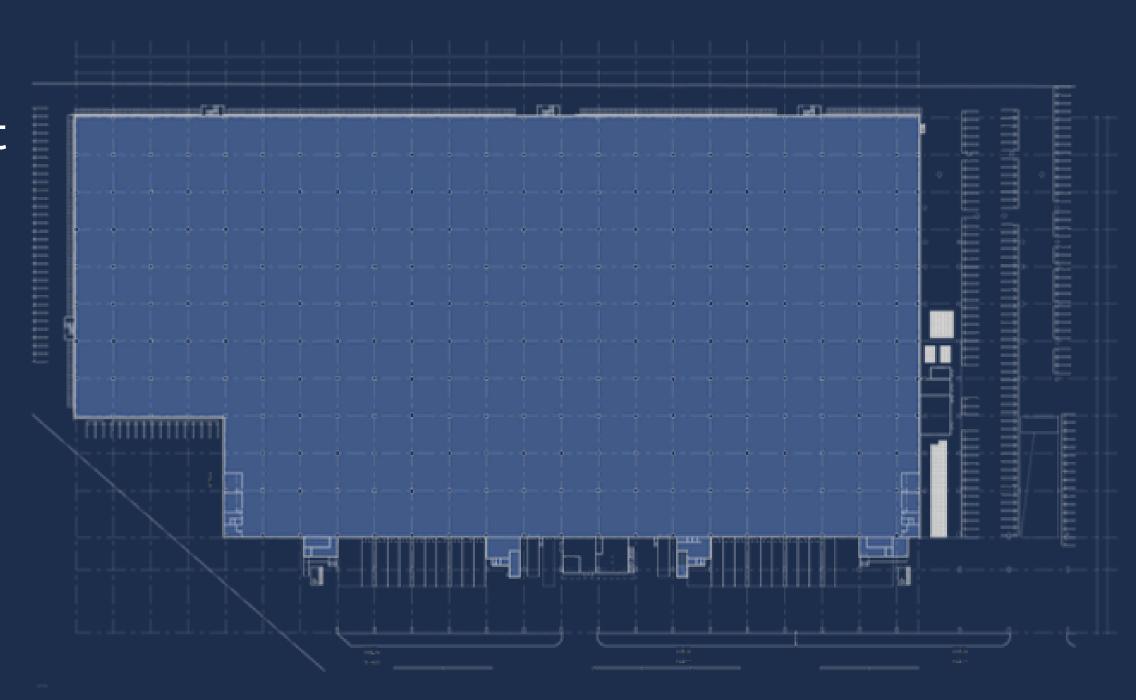






Warehouse 3 Ground floor

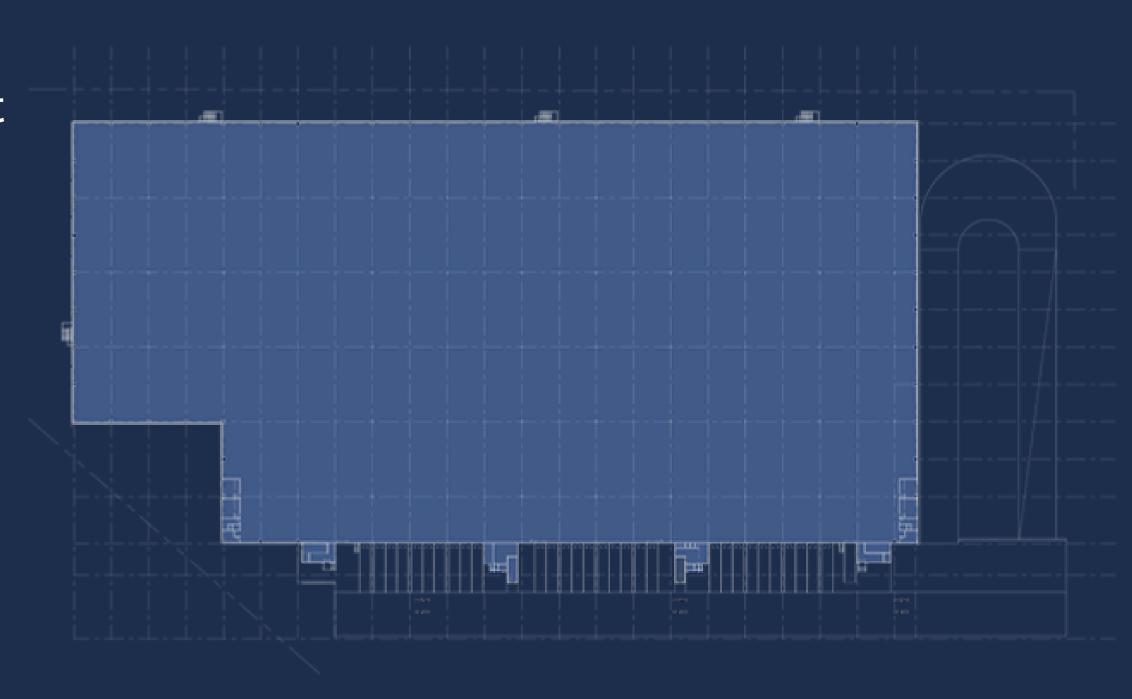
Warehouse - 344,100 sqft





Warehouse 3 First floor

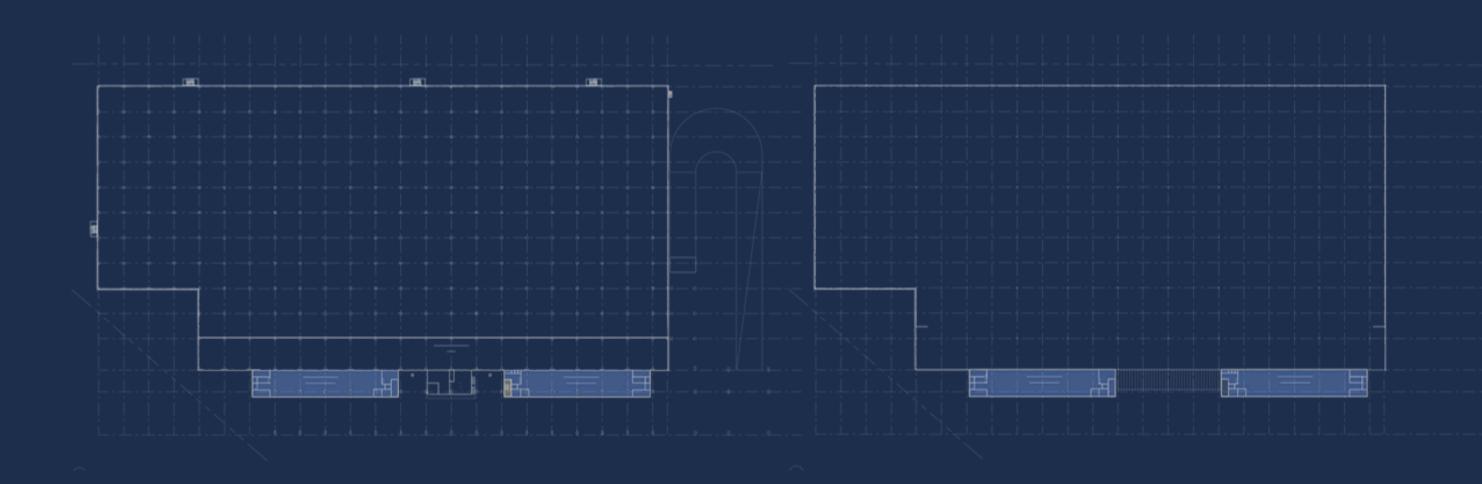
Warehouse - 344,700 sqft

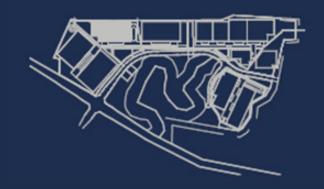


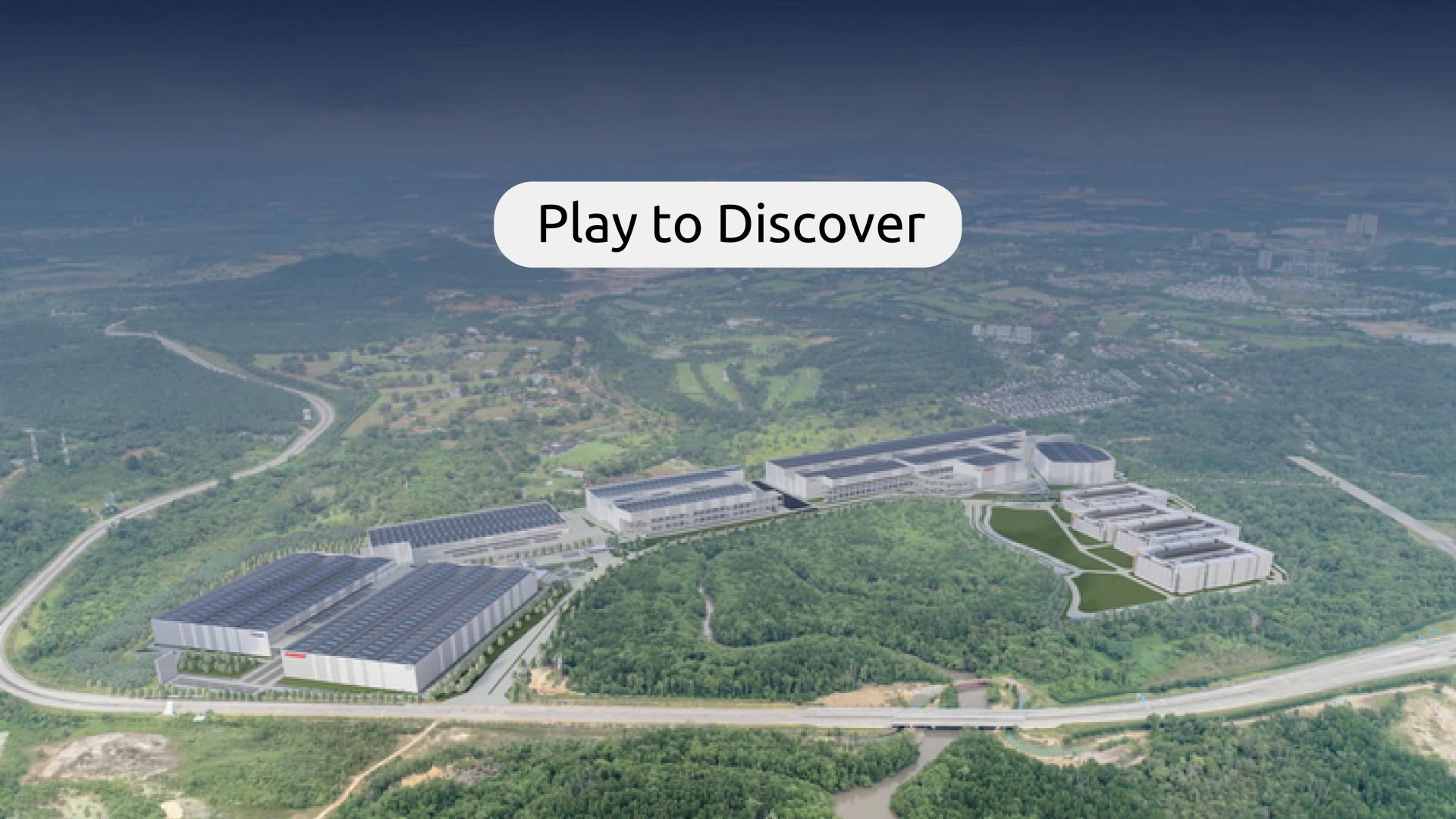


Warehouse 3 Mezzanine

Mezzanine - 19,900 sqft Ground floor Mezzanine - 17,500 sqft First floor









For further information, or to arrange a visit, please contact us through