ZILIN
PROPERTIES
INDUSTRIAL SPECIALIST BEYOND BOUNDARIES



COMPANY PROFILE

INDUSTRIAL SPECIALIST • BEYOND BOUNDARIES

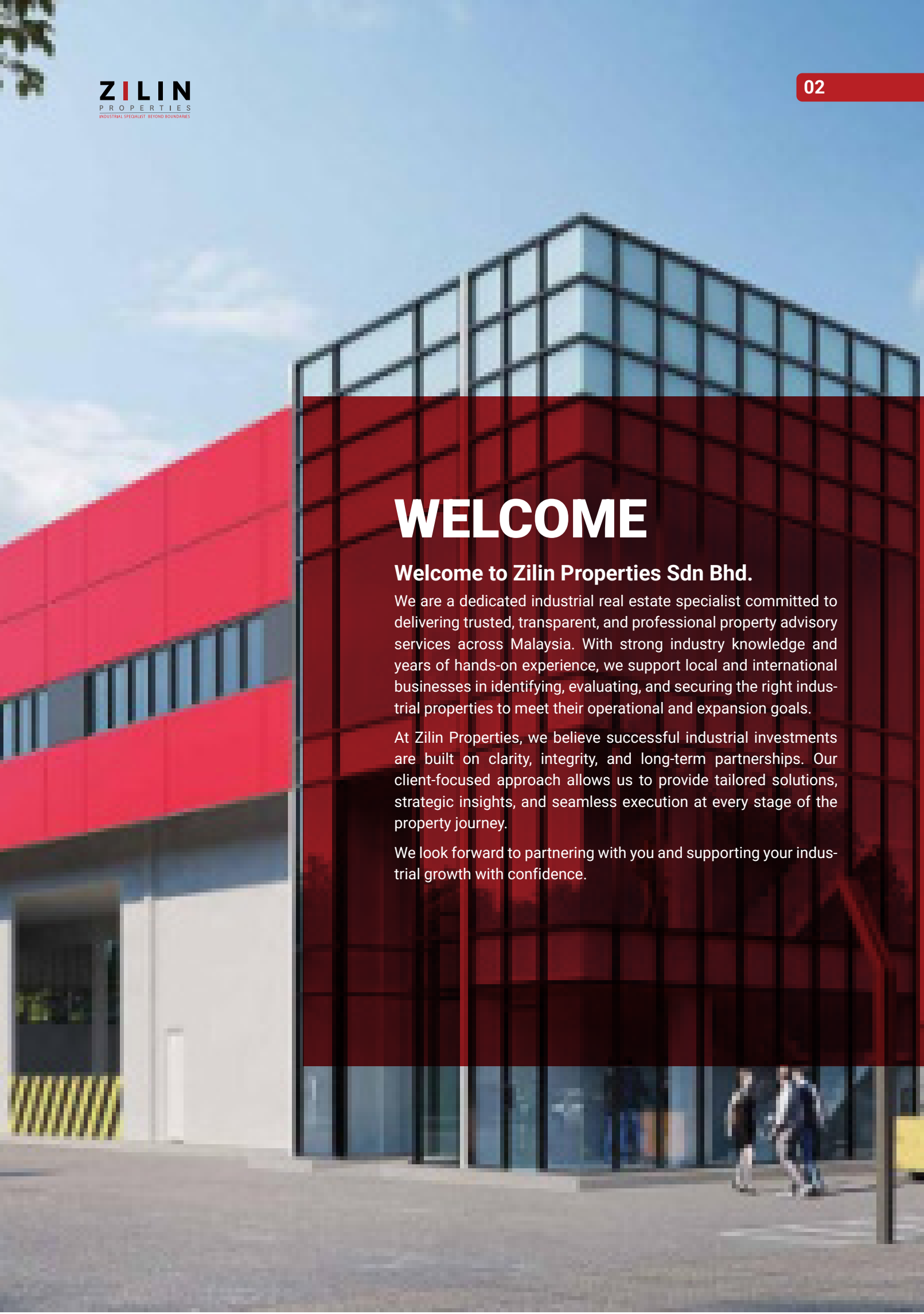
Professional Industrial Property Advisory & Brokerage



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Zilin Properties is a dedicated industrial real estate specialist based in Malaysia, providing strategic property advisory, sales, leasing, and compliance solutions for local and international businesses. With over a decade of industry experience, we connect investors, developers, and industrial operators with the right opportunities to support sustainable growth and long-term success.



WELCOME

Welcome to Zilin Properties Sdn Bhd.

We are a dedicated industrial real estate specialist committed to delivering trusted, transparent, and professional property advisory services across Malaysia. With strong industry knowledge and years of hands-on experience, we support local and international businesses in identifying, evaluating, and securing the right industrial properties to meet their operational and expansion goals.

At Zilin Properties, we believe successful industrial investments are built on clarity, integrity, and long-term partnerships. Our client-focused approach allows us to provide tailored solutions, strategic insights, and seamless execution at every stage of the property journey.

We look forward to partnering with you and supporting your industrial growth with confidence.

ABOUT OUR COMPANY

Zilin Properties Sdn Bhd is a dedicated industrial real estate agency based in Selangor, Malaysia, specializing exclusively in industrial properties. Established in 2013, the company has built a strong reputation as a trusted advisor for local and international businesses seeking strategic industrial property solutions.

With a focused approach to factories, warehouses, industrial parks, and logistics facilities, Zilin Properties delivers end-to-end services covering property sales, leasing, site identification, due diligence, regulatory coordination, and project support. Our deep understanding of industrial operations enables us to align property recommendations with our clients' operational, technical, and long-term business requirements.

As an independent and unbiased specialist, we work closely with private landowners, developers, and government-related agencies to provide transparent market insights and tailored solutions. Guided by professionalism, integrity, and industry expertise, Zilin Properties continues to support sustainable industrial growth and successful investments across Malaysia.



OUR BACKGROUND & EXPERIENCE

Established in 2013, Zilin Properties Sdn Bhd has grown into a recognized industrial real estate specialist with over a decade of experience in Malaysia's industrial property market. From our base in Selangor, we have developed extensive market coverage and strong industry relationships across key industrial regions nationwide.

Our experience spans a wide range of industrial property transactions, including factories, warehouses, logistics facilities, and large-scale industrial land developments. We have successfully supported both local enterprises and foreign investors by providing practical, well-informed advisory services tailored to industry-specific operational needs.



Through years of hands-on involvement, Zilin Properties has built in-depth knowledge of industrial zoning, infrastructure requirements, regulatory procedures, and investment considerations. This expertise allows us to guide clients confidently through complex decision-making processes while ensuring efficiency, compliance, and long-term value.

Driven by professionalism, integrity, and continuous market engagement, our experience positions us as a reliable partner for industrial expansion and investment in Malaysia.



MISSION & VISION

Our Mission

Our mission is to deliver professional, accurate, and reliable industrial real estate advisory services that enable our clients to make informed and strategic property decisions. We are committed to understanding each client's unique operational needs and providing tailored solutions that enhance efficiency, support sustainable growth, and create long-term value. Through transparency, integrity, and deep industry knowledge, we strive to exceed expectations at every stage of the industrial property journey.

Our Vision

Our vision is to be Malaysia's most trusted and respected industrial property specialist. We aim to set industry benchmarks through consistent professionalism, strong market expertise, and ethical business practices. By building long-term partnerships with clients, developers, and stakeholders, we seek to contribute meaningfully to Malaysia's industrial development and strengthen its position as a competitive destination for local and foreign investment.



OUR SERVICES

At Zilin Properties, we specialize in providing comprehensive industrial real estate solutions tailored to meet the diverse needs of our clients. With extensive experience in the industrial sector, we offer a range of services designed to help businesses, developers, and investors navigate the complexities of industrial property transactions with ease and confidence. Our services are structured to ensure that every client receives expert guidance, from identifying the right property to ensuring compliance with local regulations.

1. Industrial Property Sales & Leasing

We offer a diverse selection of industrial properties for sale and lease, ensuring that our clients find the perfect match for their operational needs. Whether you're looking for a factory, warehouse, or land, our in-depth market knowledge and professional expertise make us the ideal partner to guide you through the purchase or lease process.

- Wide range of industrial properties for various needs
- Expertise in matching properties to business operations
- Transparent and efficient transaction processes



2. Property Identification

Our team works diligently to identify and recommend available properties that meet our clients' specific requirements. We provide detailed information on private and developer-owned lands, including zoning laws, location suitability, and investment potential. With a focus on transparency, we aim to ensure that every client makes an informed decision.

- Comprehensive property search across Malaysia
- Detailed analysis of private and developer lands
- Transparent comparison and unbiased advice

3. Due Diligence

Before committing to a property, it is crucial to conduct thorough due diligence. We offer a comprehensive due diligence service, ensuring that all aspects of a property's legal, technical, and financial conditions are properly evaluated. Our expert team mitigates potential risks and provides clients with the confidence they need to proceed with their investment.

- Full legal, technical, and financial assessments
- Risk identification and mitigation
- Ensuring compliance with regulations and best practices

4. Property Tours

We understand the importance of experiencing a property in person. That's why we organize and conduct property tours that are tailored to each client's needs. Our team coordinates itineraries to ensure clients can visit shortlisted properties, inspect facilities, and meet with developers or relevant stakeholders. This hands-on approach helps clients make well-informed decisions.

- Customizable site visit itineraries
- Developer and stakeholder meetings
- On-the-ground insights and property inspections

5. Regulatory Compliance

Navigating local regulations can be complex, especially for foreign investors. Our regulatory compliance service ensures that all transactions meet the required local laws, zoning regulations, and environmental standards. We assist with the application process for permits and approvals, ensuring that every project moves forward smoothly and efficiently.

- Compliance with zoning, environmental, and land use regulations
- Assistance with government permits and approvals
- Ensuring seamless adherence to local legal frameworks

INDUSTRIAL PROPERTY SALES & LEASING

At Zilin Properties, we specialize in offering a wide range of industrial properties for sale and lease, tailored to meet the needs of businesses across various sectors. With our in-depth market knowledge, we ensure that every client finds the ideal property to support their operational goals.

Key Features of Our Industrial Property Sales & Leasing Services:

1. Wide Selection of Industrial Properties

We provide a diverse portfolio of industrial spaces, including factories, warehouses, and land for both sale and lease. Our properties cater to businesses of all sizes, offering flexibility to meet different operational needs.

- Factories & Warehouses
- Land for Development
- Mixed-Use Industrial Spaces

2. Tailored Solutions

We work closely with clients to match them with properties that align with their business operations, ensuring that the spaces are optimized for their needs and growth.

- Location Matching
- Customizable Spaces
- Scalable Solutions

3. Expert Market Insights

Our team provides up-to-date market data to help clients make informed decisions, from pricing trends to strategic location recommendations.

- Market Insights
- Negotiation Expertise
- Investment Guidance

4. Smooth Transaction Process

We handle the entire process from inquiry to signing, ensuring that all transactions are seamless, legally compliant, and hassle-free.

- Legal & Regulatory Support
- Paperwork Management
- Post-Transaction Assistance

5. Prime Locations

With properties located in industrial hubs across Malaysia, we offer spaces in prime areas with excellent infrastructure and logistical advantages.

- Strategic Locations
- Access to Key Infrastructure



PROPERTY IDENTIFICATION

At Zilin Properties, our Property Identification service is designed to help clients find the ideal industrial property that meets their specific business needs. We leverage our extensive market knowledge and local expertise to offer customized property solutions, ensuring you make the right investment choice.

Key Features of Our Property Identification Services:

1. Comprehensive Property Search

We provide a thorough search of available industrial properties across Malaysia, focusing on both private and developer-owned lands. Our team identifies properties that match your operational, financial, and strategic requirements.

- Private & Developer Lands
- Customized Search Based on Your Needs
- Full Market Coverage

2. Transparent Property Comparison

We offer detailed property comparisons to help you understand the pros and cons of different options. Our unbiased advice ensures you make informed decisions based on location, price, zoning laws, and future growth potential.

- Clear Property Comparison
- Objective & Unbiased Advice
- Focus on Long-Term Value



3. Location Suitability

Our team specializes in identifying properties in strategic locations that are ideal for your business operations. We analyze factors like transportation access, proximity to markets, and overall logistical advantages to ensure your property supports future growth.

- Strategic Location Matching
- Access to Transport & Infrastructure
- Proximity to Key Markets

4. Legal & Zoning Compliance

We ensure that every property meets the necessary zoning regulations and legal requirements, minimizing the risk of future complications. Our team provides all the necessary documentation and ensures compliance with local regulations.

- Zoning & Land Use Compliance
- Legal Documentation Assistance
- Regulatory Support

5. Market Insights for Informed Decisions

With access to up-to-date market trends and insights, we provide valuable information on property values, demand patterns, and investment opportunities, enabling you to make the best possible decision.

- Market Trends & Data
- Real-Time Investment Insights
- Pricing & Demand Analysis

DUE DILIGENCE

At Zilin Properties, our Due Diligence service ensures that you make fully informed decisions when purchasing or leasing industrial properties. We provide a thorough, comprehensive evaluation of every aspect of a property, mitigating risks and ensuring compliance with all legal and financial requirements.

Key Features of Our Due Diligence Services:

1. Comprehensive Legal & Regulatory Checks

We conduct in-depth legal research to ensure that the property is free from legal issues, including land disputes, ownership complications, and unresolved claims. Our team also ensures that all zoning, land use, and environmental regulations are properly adhered to.

- Title & Ownership Verification
- Zoning & Land Use Compliance
- Environmental and Regulatory Checks

2. Property Condition & Technical Inspections

Our team arranges for detailed inspections to assess the physical condition of the property, including structural integrity, utilities, and environmental risks. This helps identify any potential issues that could affect the property's value or usability.

- Building & Structural Inspections
- Utilities & Infrastructure Assessment
- Environmental Hazard Identification

3. Financial Evaluation & Investment Viability

We analyze the financial aspects of the property, including cost assessments, return on investment (ROI), and potential operational costs. Our financial experts provide insights into the property's profitability, helping you avoid unforeseen expenses.

- Cost Analysis & ROI Projections
- Operating Cost Breakdown
- Investment Feasibility Study

4. Risk Assessment & Mitigation

We identify any potential risks associated with the property, such as environmental concerns, regulatory changes, or hidden structural issues. Our team works to mitigate these risks and provide solutions to protect your investment.

- Risk Identification & Management
- Compliance Risk Mitigation
- Strategic Advice for Risk Reduction

5. Transparent Reporting

After completing the due diligence process, we provide a detailed and transparent report outlining all findings, recommendations, and necessary actions. This report ensures you have all the information you need to make an informed, confident decision.

- Detailed Due Diligence Report
- Clear Recommendations & Next Steps
- Full Disclosure of Property Status



PROPERTY TOURS

At Zilin Properties, we believe that experiencing a property firsthand is crucial to making an informed investment decision. Our Property Tours service offers customized, on-site visits that allow clients to assess the property in real-time, meet with developers, and gather all necessary information to make confident, well-rounded decisions.

Key Features of Our Property Tours Services:

1. Customized Property Tour Itineraries

We create personalized itineraries tailored to your specific needs and property preferences. Whether you're visiting multiple properties or focusing on a particular site, we ensure that the tour is structured to maximize efficiency and meet your requirements.

- Tailored Tours Based on Your Needs
- Comprehensive Itinerary for Site Visits
- Efficient Use of Your Time with Prioritized Properties

2. On-Site Inspections & Property Walkthroughs

We guide you through detailed property walkthroughs, highlighting key features, available amenities, and any unique aspects of the space. This hands-on approach allows you to assess the property's condition, layout, and suitability for your business operations.

- In-Depth Walkthroughs of Properties
- Spot Potential Strengths and Weaknesses
- Assess Facility Conditions & Layouts

3. Developer & Stakeholder Meetings

During your property tour, we facilitate direct meetings with developers, property managers, and other relevant stakeholders. This gives you the opportunity to ask questions, negotiate terms, and discuss any specific requirements or concerns you may have.

- Meet Developers & Key Decision-Makers
- Negotiate Terms and Clarify Requirements
- Direct Communication for Clear Understanding



4. Local Area Insights

In addition to property inspections, we provide valuable insights into the local area surrounding the property. We highlight key factors such as transportation access, nearby amenities, and the overall business climate, ensuring you have a complete understanding of the property's location.

- Assess Local Infrastructure & Accessibility
- Evaluate Proximity to Key Markets & Suppliers
- Understand the Business Climate of the Area

5. Expert Guidance & Advice

Our team of experienced professionals accompanies you throughout the tour, offering expert advice, answering questions, and addressing concerns. We ensure that you gain a thorough understanding of the property and the potential it holds for your business.

- Guided Tour by Experienced Professionals
- On-the-Spot Advice and Clarifications
- Comprehensive Property Evaluation

At Zilin Properties, we are dedicated to making your property search as smooth and informative as possible. Our Property Tours service ensures that you make well-informed decisions by giving you an up-close, comprehensive look at the properties you're considering, all while receiving expert advice every step of the way.

REGULATORY COMPLIANCE

At Zilin Properties, we understand that navigating the regulatory landscape of industrial property transactions can be complex, especially for foreign investors. Our Regulatory Compliance service ensures that every property deal meets the necessary legal and environmental standards, helping you avoid costly mistakes and ensuring a smooth, hassle-free process.

Key Features of Our Regulatory Compliance Services:

1. Zoning & Land Use Compliance

We provide in-depth analysis to ensure that the property you're considering complies with all local zoning regulations and land use policies. This service ensures that your intended use of the property is permitted and helps avoid any legal complications down the road.

- Verification of Zoning Laws
- Compliance with Land Use Regulations
- Ensuring Future Development Flexibility

2. Environmental & Sustainability Standards

We help clients understand and meet the environmental standards required for industrial properties. From waste management to energy usage and sustainability certifications (such as LEED or GreenRE), we ensure that your property complies with local environmental regulations and best practices.

- Environmental Impact Assessments
- Sustainability & Green Certifications
- Compliance with Local Environmental Laws



3. Legal Documentation & Approvals

Our team assists with all necessary legal documentation, ensuring that contracts, agreements, and permits are in order. We also work with local authorities to facilitate approvals for building permits, licenses, and other essential documentation, ensuring that everything is compliant before moving forward.

- Legal Paperwork Management
- Permit & License Applications
- Assistance with Government Approvals

4. Foreign Investment Compliance

For international clients, we offer expertise in navigating foreign investment laws and regulations, ensuring compliance with Malaysia's laws for foreign property ownership, investment approvals, and other essential requirements for non-local investors.

- Foreign Ownership Regulations
- Assistance with MIDA Approvals
- Compliance with International Investment Laws

5. Risk Mitigation & Compliance Monitoring

We proactively identify potential compliance risks, whether they're related to zoning, environmental regulations, or legal issues. Our team works to mitigate these risks and provides ongoing monitoring to ensure your property remains compliant throughout its use.

- Risk Assessment & Mitigation
- Ongoing Compliance Monitoring
- Legal and Regulatory Updates

WHY CHOOSE US

At Zilin Properties, we offer specialized industrial real estate services, ensuring a seamless experience for businesses, developers, and investors. Here's why you should choose us:

1. Industry Expertise

With extensive experience in the industrial property sector, we offer expert advice and tailored solutions for all your real estate needs.

- Deep industry knowledge
- Specialized in industrial properties

2. Comprehensive Services

From property identification to due diligence and regulatory compliance, we provide end-to-end services, making the process smooth and efficient.

- All-in-one solutions
- Expert guidance at every step

3. Transparency & Integrity

We value transparency and provide honest, unbiased advice, ensuring you make informed decisions with no hidden surprises.

- Clear and honest communication
- Ethical and transparent processes

4. Strategic Locations

With a strong network across key industrial regions in Malaysia, we offer prime properties that align with your business needs.

- Exclusive property listings
- Access to key industrial hubs

5. Tailored Solutions

We take the time to understand your specific needs, providing flexible and personalized solutions that match your goals.

- Custom solutions for every client
- Flexible options for all budgets

6. Proven Track Record

Our successful track record and strong client relationships reflect our ability to deliver results in industrial real estate.

- Proven success
- Long-term client partnerships

5. Tailored Solutions

We provide continued support even after the transaction, ensuring that your property is managed and remains compliant.

- Post-transaction support
- Ongoing expert advice

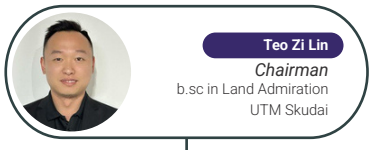
Choose Zilin Properties Today

Partner with us for a seamless and expert-driven industrial real estate experience. Let us help you achieve your property goals with confidence.



OUR TEAM

At Zilin Properties, we pride ourselves on having a highly skilled and dedicated team of professionals who are committed to delivering exceptional industrial real estate services. Each member brings a wealth of expertise from various industries, allowing us to offer comprehensive solutions tailored to meet the unique needs of our clients.



Teo Zi Lin
Chairman
b.sc in Land Admiration
UTM Skudai



Max Wong
Deputy Director
b.sc in Mechanical
Engineering UTM Skudai



Tyler Ng
Deputy Director
Bachelor (Hons) of Banking
and Finance, University
Tunku Abdul Rahman (UTAR)



Eddy Tan
Business Manager
Bachelor of Business
Administration,
University Selangor (UNISEL)



Lee Xiu Wen
Business Manager
Bachelor of Business
Administration,
National Taiwan Ocean University



Christina Lim
Business Manager
Bachelor of Marketing,
Olympia College



Eric Tan
Business Manager
Bachelor of Marketing
Xiamen University



Gwee Yi Xuan
Group Legal
LLB(Hons),University
of Liverpool



Maggie Fong
Business Manager
Bachelor of Accounting
macquarie university,Sydney



James Ch'ng
Business Manager
Bachelor of Finance
University Selangor (UNISEL)



Chee Yan
Administrator
Bachelor of E-commence
QuanzhouCollege
of Technology



Mei Lau
Administrator
Bachelor of Human Resource
Management University
Tunku Abdul Rahman (UTAR)



Sean Chong
Business Manager
Bachelor of Accounting,
University Selangor (UNISEL)

SUCCESS STORIES

At Zilin Properties, we pride ourselves on the successful outcomes we've helped our clients achieve. Here are some key success stories that showcase our expertise in industrial real estate.

1. Tenpower (M) Sdn Bhd – 48 Acres Deal

We helped Tenpower (M) Sdn Bhd secure a prime 48-acre industrial property for their expansion into the renewable energy sector. Our team handled everything from property selection to final negotiations, ensuring a smooth transaction.

- Highlights: Identified prime property, facilitated negotiations, and secured government approvals.

2. Orange Component Sdn Bhd – 38 Acres Site

We assisted Orange Component Sdn Bhd in acquiring a 38-acre industrial site, ideal for their logistics operations. Our team ensured due diligence and negotiated favorable terms to support their long-term growth.

- Highlights: Secured optimal location, completed due diligence, and handled regulatory processes.

3. Longi Group – Sustainable Manufacturing Investment

We helped Tenpower (M) Sdn Bhd secure a prime 48-acre industrial property for their expansion into the renewable energy sector. Our team handled everything from property selection to final negotiations, ensuring a smooth transaction.

- Highlights: Identified prime property, facilitated negotiations, and secured government approvals.

4. SKB Shutters – Industrial Expansion

SKB Shutters needed a new site to meet increasing demand. We identified a location that enhanced their manufacturing capabilities and ensured proximity to key transport routes.

- Highlights: Secured ideal site for manufacturing and logistics, negotiated favorable terms.

5. MIDA & Zilin Collaboration – Attracting Global Investments

Through our collaboration with MIDA, we've supported numerous foreign investments in Malaysia's advanced manufacturing and green energy sectors, contributing to economic growth.

- Highlights: Attracted foreign investments, facilitated collaboration with developers and agencies.

At Zilin Properties, we deliver successful property transactions that meet our clients' needs and contribute to their business growth. Let our proven track record be your assurance of quality and expertise.

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Thank You

Thank you for taking the time to learn more about Zilin Properties Sdn Bhd.
We are committed to delivering trusted, transparent, and professional industrial property advisory services that support long-term business success.

Contact Us

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