

## PR Booklet



## KOA DENKO (MALAYSIA) SDN. BHD. NEW PRODUCTION FACTORY & OFFICE PROJECT

Client : Koa Denko (Malaysia) Sdn. Bhd.  
 Location : Melaka, Malaysia  
 Usage : Factory, Corporate Office, Warehouse, Guard Houses, Others  
 C M : Plus PM Consultant Sdn. Bhd.  
 Size (GFA) : Approx. 77,697m<sup>2</sup>  
 Completion : April 2025

### KOA DENKO (MALAYSIA) SDN. BHD. held a handover ceremony for its “New Factory Project”

On April 16, 2025, Koa Denko (Malaysia) Sdn. Bhd. (hereinafter referred to as KOA Malaysia) held a handover ceremony for its new factory project. KOA Malaysia is a consolidated subsidiary of KOA Corporation, which was founded in 1940. The new factory was planned as an additional production site to complement the existing facility and was constructed in the Ayer Keroh Eco Park Industrial Zone in the state of Melaka. Among all KOA Group facilities worldwide, this factory stands as the largest single production facility within the Group.

This project was managed by Plus PM Consultant from the land selection phase, including negotiations with the industrial park developer, support for the formulation of the basic plan, selection of the design and construction firms, on-site supervision, and handover management. We were responsible for comprehensive project management throughout the entire process.

Thanks to the dedicated efforts of all parties involved, the construction was successfully completed, and the handover ceremony was held as scheduled. Plus PM Consultant remains committed to delivering optimal management services to realize our clients' visions and contribute to the creation of a sustainable society.



▲ At the handover ceremony: Representatives from Koa Denko (Malaysia) Sdn. Bhd. and Kajima (Malaysia) Sdn. Bhd., the construction contractor, sign the handover documents.



## In collaboration with SDPLOG 1 (Industrial Asset I) Sdn. Bhd., we successfully completed the MetroHub 1 and MetroHub 2 warehouse facilities.



### MetroHub 1

Client : SDPLOG 1 (Industrial Asset I) Sdn. Bhd.  
 Location : Selangor, Malaysia  
 Usage : Goods Storage Warehouse  
 C M : Plus PM Consultant Sdn. Bhd.  
 Size (GFA) : Approx. 106,860 m<sup>2</sup>  
 Completion : August 2024



Plus PM Consultant successfully delivered the MetroHub 1 Warehouse, a key project under the SDPLOG 1 (Industrial Asset I) Sdn. Bhd. arm a joint venture between Sime Darby Property Berhad and ESR Group Limited. The warehouse was developed to address the increasing market demand for modern storage solutions driven by e-commerce growth, supply chain expansion, and digital transformation in industries like retail and manufacturing. With over 100,000 square meters of space, MetroHub 1 is equipped with advanced logistics systems and features a sustainable design certified by the U.S. Green Building Council (USGBC) with LEED certification, enabling fast and efficient operations for tenants.

Plus PM Consultant played a critical role in managing the project from planning to completion, ensuring it met market demands and was delivered on time and within budget.



### MetroHub 2

Client : SDPLOG 1 (Industrial Asset I) Sdn. Bhd.  
 Location : Selangor, Malaysia  
 Usage : Goods Storage Warehouse  
 C M : Plus PM Consultant Sdn. Bhd.  
 Size (GFA) : Approx. 80,100 m<sup>2</sup>  
 Completion : May 2024



In May 2024, as part of the same development project, MetroHub 2 was completed and is now fully operational. Located adjacent to MetroHub 1, this facility was similarly developed as a next-generation logistics hub. Comprising two blocks of two-storey warehouses, it is designed to meet the growing logistics demands in Port Klang and the surrounding areas. With excellent connectivity to major transportation networks, the facility is expected to support a wide range of logistics operations. The development prioritizes high-quality finishes for both architectural and M&E (mechanical and electrical) works, and is equipped with fire protection systems featuring Early Suppression Fast Response (ESFR) technology, ensuring both safety and functionality. From an environmental standpoint, the facility has obtained the Green Mark certification, contributing to the realization of sustainable logistics solutions.

Plus PM Consultant will continue to support the development of reliable facilities through high-quality project management services.

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