

Johor-Singapore Special Economic Zone

One zone, two nations, infinite possibilities.

The Johor-Singapore Special Economic Zone (JS-SEZ) is your strategic bridge between two thriving economies. Unlock the future of cross-border opportunity by seamlessly connecting with Singapore’s world-class infrastructure, innovation, capital, and global connectivity, as well as Malaysia’s high-growth ecosystem, cost-efficiency and scalability.

One partner, two markets, endless success.

JS-SEZ, with its 9 flagship zones focusing on 11 priority industries (Business Services, Digital Economy, Education, Energy, Financial Services, Food Security, Green Economy, Health, Logistics, Manufacturing, Tourism) is more than just a location. It is a launchpad for you to expand smarter, scale faster, and operate borderlessly. Unlock the potential for more growth, trade, and investments, powered by OCBC Singapore and OCBC Malaysia—your trusted partner for financial solutions across both markets.

Sedenak
Manufacturing, business services, digital economy, education, energy, food security, health, logistics, tourism.

F

Senai-Skudai
Manufacturing, digital economy, education, logistics, tourism.

E

OCBC Kulai Branch

JB City Centre
Business services, digital economy, health.

A

OCBC Taman Molek Branch

OCBC Al-Amin Skudai Branch

OCBC Johor Bahru Branch

Pasir Gudang
Manufacturing, energy, logistics.

D

Desaru
Education, food security, health, tourism.

I

Iskandar Puteri
Manufacturing, business services, digital economy, education, health, tourism.

B

Tg. Pelepas - Tg Bin
Manufacturing, energy, logistics.

C

G

Forest City
Financial services
Note: Special Financial Zone (SFZ)

Pengerang Integrated Petroleum Complex (PIPC)
Manufacturing, energy, logistics.

H

OCBC, which is deeply rooted in Malaysia for over 100 years, operates 38 branches across the country. Of the 8 branches located in Johor, **4 are within the JS-SEZ:**

OCBC Al-Amin Skudai
OCBC Johor Bahru

OCBC Kulai
OCBC Taman Molek

Source: Ministry of Trade and Investments, Malaysia; OCBC.

*This information is obtained from Malaysian Investment Development Authority as of May 2025. You may wish to refer to www.mida.gov.my for more information. The information provided herein is intended for general circulation and/or discussion purposes only.

Why choose OCBC as your JS-SEZ banking partner?

We are uniquely differentiated from our peers in Asia. The OCBC group has six commercial banks, one Islamic bank, one private bank, one asset management company, a leasing unit, three securities houses and an insurer.

World class credit rating

AA-

S&P

Aa1

Moody's

AA-

Fitch

AAA

RAM Rating

Get reliable funding support across major and emerging markets

Global reach, local expertise

- Global presence with roots in Singapore and Malaysia
- 25 dedicated JS-SEZ bankers for tailored advisory.
- 8 branches in Johor (4 within JS-SEZ) for seamless connectivity.

Connecting you to opportunities

Leverage our strong regional presence to help connect your business across ASEAN to foster partnerships and accelerate growth.

Award-winning supply chain solutions

- Consistently recognized as one of the best Asian Trade Finance Bank
- Connectivity with local supply chain players to you optimise supply chain management and expand your trading network in ASEAN / JS-SEZ.

Diversified strategic presence across sectors:

- **Banking:** OCBC, OCBC Al-Amin, Bank of Singapore
- **Insurance:** Great Eastern
- **Securities:** OCBC Securities
- **Asset Management:** Lion Global Investors



Unlock your business' potential in the JS-SEZ

The JS-SEZ, launched in 2025 represents a significant milestone in the enduring relationship between Singapore established Singapore bank with over 100 years of history in Malaysia, OCBC has the in-depth understanding

Key benefits

Bolster business ecosystems

Streamlined investment processes through the **Invest Malaysia Facilitation Centre - Johor (IMFC-J)** ^[1] \$1.5 billion infrastructure fund

Enhance cross-border flow

Passport-free QR immigration, digitized cargo clearance and Strengthening of local transport links e.g., RTS ^[2], ART ^[3]

Creation of highly skilled jobs

100 high-impact projects, minimum salaries for diploma/degree holders. Setup of Johor Talent Development Council (JTDC) to provide industry-ready skills training and education programmes

[1] Physical location in Forest City and coordinates end-to-end investment-related processes for investors. [2] Rapid Transit System connecting Singapore to Johor Bahru and set to begin service end-2026. [3] Proposed Autonomous Rail Rapid Transit system within Johor Bahru.



Industry-specific expertise

- Tailored solutions for key sectors: Energy, Technology, Logistics, and Healthcare.
- Deep sectoral knowledge to drive growth in the JS-SEZ.

End-to-end solutions across banking, wealth, leasing, and insurance

- One Group, Unlimited Opportunities
- Our strategic stakes across Banking, Wealth, Leasing, Insurance allow us to craft holistic door-to-door solution for your needs in the JS-SEZ.

Simplify your business account setup

Save time and effort with a seamless process that requires just one verification step for all your account openings, plus a dedicated point of contact to streamline your experience.



Singapore and Malaysia, building on a longstanding history of close economic and cultural ties. As the longest, we bring the best of both worlds: Singapore's expertise, resources, and networks to support businesses in unlocking the potential of JS-SEZ.

What this means for your business:

- 1 Capitalize on global trade diversification**
- 2 Benefit from deepened economic integration**
- 3 Leverage Singapore's strengths with Malaysia's cost advantages**

Why the JS-SEZ works for you

Operate across two economic engines:



Singapore: Global financial hub, predictable regulations, talent for high-value functions, innovation incentives.



Malaysia: Cost-effective scaling, manufacturing infrastructure, tailored investment incentives.

Tax incentives*

Special corporate tax rate of 5%
for up to 15 years in qualifying sectors

0% tax rate
for Family Offices setup in Forest City up to 20 years

Flat income tax rate of 15%
for knowledge workers for 10 years

100% Investment Tax Allowance
on qualifying CAPEX

Accelerated Capital Allowances
in respect of renovation costs for qualifying business purposes

Relocation Incentives, stamp duty exemptions, Real Property Gains Tax incentive for Non-Residents

Where the opportunities are



Technology

Scalable infrastructure for digital economy sector to prosper.



Healthcare

Growth driven by aging populations.



Logistics

Boosted by RTS connectivity and port integration.



Advanced manufacturing

State-of-the-art industrial & R&D facilities.



Energy/renewables

Aligns with New Industrial Master Plan 2030 and green energy investments.

Start your journey into the JS-SEZ with OCBC, your partner for growth.

Let us simplify your entry. Speak to your Relationship Manager or scan to connect.



For more information, visit: ocbc.com/jssez

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