

Forest City SPECIAL FINANCIAL ZONE



Strategic Location
Vicinity to Singapore
新加坡旁黄金区位



Special
Financial Zone
列为金融特区



Gazetted As A
Duty-Free Island
免税岛



Freehold Property
No Inheritance Tax
永久产权, 零遗产税



Finish Off
Facilities
城市级配套落地



Special Financial Zone
—— 金融特区 ——

AN EMERGING FUTURISTIC URBAN DEVELOPMENT

国际金融中心·智慧科技新城



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A Joint Venture Company Between



Country Garden Pacificview Sdn Bhd (1044344-D)

◎ **Johor Bahru Sales Gallery**

CGPV Galeri Jualan Mahkota Selatan, Jalan Forest City 1,
Pulau Satu Forest City, 81550 Gelang Patah, Johor, Malaysia.





SPECIAL FINANCIAL ZONE INCENTIVES

森林城市金融特区优惠政策

FOR COMPANIES 企业类

FOREST CITY ISLAND 1 森林城市岛一

Family office 家族办公室

- **Only location with fiscal and non-fiscal incentives**
全马唯一提供财政和非财政激励措施的地区
- **0% tax rate for up to 10+10 years**
企业所得税: 0% 税率, 长达10年 (可申请延期10年)
- **Minimum AUM of RM30million**
(Forest City Newly Transacted Property Included)
最低资产管理规模为 3000 万令吉 (含森林城市新置产)
- **Domestic investment of RM10million or 10% AUM whichever is lower**
国内投资 1000 万令吉或 资产管理规模的10%, 以较低者为准
- **Stamp duty exemption on transfer of properties into Single Family Office Vehicle (SFOV) at initial establishment**
印花税: 在成立初期, 对资产转移到家办的协议可享受 100%印花税豁免

FOREST CITY ISLAND 1 森林城市岛一

- **FinTech, Insurtech, Regulatory Fintech, Islamic Fintech**
金融科技 (含保险/伊斯兰金融)
- **Foreign payment system operation**
外资电子支付系统运营商
- **Financial Global Business Services (GBS)**
全球服务中心

5% tax rate up to 10+10 years
企业所得税: 5%优惠税率, 长达10年 (可申请延期10年)

FOREST CITY ISLAND 1 森林城市岛一

- **Financial Institutions, Banks**
金融机构、银行
- **Capital Market Insurance**
资本市场
- **Insurance / Takaful Companies**
保险/伊斯兰保险公司

Exemption of existing physical branch limit in FCSFZ for locally-incorporated Foreign Banks (LIFB)

外资银行可突破牌照限制, 在森林城市多设立一家分行

OTHER INCENTIVES FOR ABOVE INDUSTRIES 以上行业获批的其他优惠政策

- A. **Industrial Building Allowance** of 10%.
10%的工业建筑费用抵税
- B. Special deduction of relocation expenses up to **RM500,000**
搬迁费用特别扣除高达50万令吉
- C. **10 years' withholding tax exemption** for services
针对服务性收入, 10年预提税100%豁免
- D. **50% Stamp Duty exemption** on transfer of property and mortgage financing
商业/住宅的产权转让及贷款协议享50%印花税豁免
- E. Foreign Exchange flexibility 外汇灵活性
 - **No limit on offshore borrowing** for entities operating in FCSFZ
在森林城市金融特区运营的实体离岸借款无限制
 - **No limit on investment in foreign currency** for entities operating in FCSFZ
在森林城市金融特区运营的实体外币投资无限制

FOREST CITY MAINLAND 森林城市陆地

- **Smart Logistics 智慧物流**

Investment Tax Allowance of **100% for 5 years**.
投资税务津贴100%, 为期5年

- **Global Services Hub 智慧物流**
- **Relocation Incentives 搬迁优惠**

5% up to 10+10 years
5%企业所得税, 长达10年 (可申请延期10年)

FOR INDIVIDUALS 个人类

FOREST CITY ISLAND 1 森林城市岛一

- **RPGT** for non-Malaysian citizen/non-PR – same as Malaysian citizen, 0% after 5 years
外国居民房产利得税与马来西亚公民同等待遇, 即五年后为0%
- **50% Stamp Duty exemption** on transfer of property and mortgage financing
50%印花税豁免

ISLAND 1 AND MAINLAND 森林城市岛一及陆地

- **Returning expert: 15% tax rate for 5 years**
归国专家计划: 5年15%的个人所得税税率
- **Knowledge workers: 15% flat tax rate**
知识型员工: 永久性15%的个人所得税税率

OTHER INCENTIVES IN FOREST CITY

森林城市其他优惠政策



DUTY-FREE ISLAND 免税岛

The first duty-free island in Malaysia that can be directly accessed by land traffic
全马首座可直接陆路通行的免税岛



MALAYSIA DIGITAL STATUS DESIGNATED OFFICE 马来西亚数字地位

Applicable companies will enjoy incentives such as income tax exemption for up to 10 years
特定行业可享长达十年企业所得税豁免



SPECIAL CATEGORY FOR MM2H 特区第二家园

Foreign nationals can apply for the MM2H program starting from just RM500K
50万马币起, 即可获金融特区第二家园申请资格

Diverse Products in Forest City Special Financial Zone 森林城市金融特区全系产品链

517-1,863sq.ft. High-rise Apartments
48-173 m² 高层洋房

463-3,111 sq.ft. Office Units, 377-1,281 sq.ft High-rise Apartments
43-289 m² 办公空间, 35-119 m² 高层公寓

4,489-9,235 sq.ft. Coastal Villas
417-858 m² 滨海别墅

3,014-10,678 sq.ft Sky Villas
280-992 m² 滨海空中豪宅

2,034-2,917sq.ft. Golf Villas
189-271 m² 高尔夫别墅

301-5,188 sq.ft. Commercial Units
28-484 m² 社区底商



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