



A member of UEM

Tropical Fruit Orchard

BUKIT GANTANG LAYBY SOUTHBOUND

Business Partner Information Kit

2026

Ideal Leasing Space for your business

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- 1.2 Future Concept
- 1.3 Location Layout Plan

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Section 1 Info Kit

- 1.1 Introduction
- 1.2 Future Concept
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Info Kit

BUKIT GANTANG LAYBY SOUTHBOUND



Strategic Location

Located along the PLUS North-South Expressway within Perak, serving travellers between: Penang, Perak, Klang Valley / Kuala Lumpur and West Coast Expressway (WCE)



Key Highlights

- Popular stopover renowned for its vibrant fruit market and fresh local produce as famously known as *Perkampungan Buah-buahan Tropika*.
- New development expands the built-up area while preserving the surrounding orchard landscape.
- Open-plan design enhances natural ventilation, daylight and views of the greenery.
- Seamless indoor-outdoor experience inspired by a tropical fruit orchard.

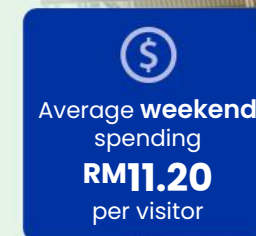


Leasing Space & Opportunities



Customer Insights*

*Source: Kantar TNS 2018, before the implementation of MCO



Primary Visit Purpose

Eat & drink | Take a break | Toilet facilities
Purchase local products and fruits



Peak Opportunity

Morning travellers show the highest propensity to spend on food and beverage.

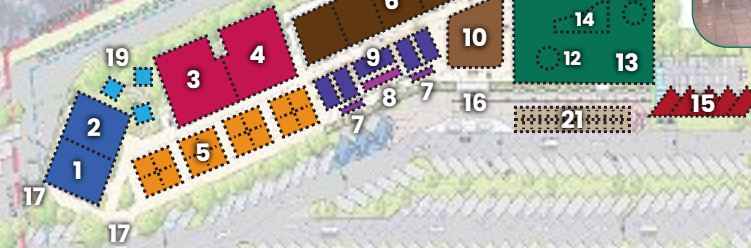




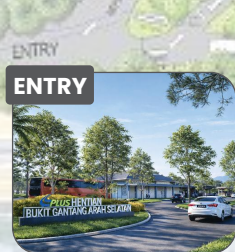
Future Concept BUKIT GANTANG LAYBY SOUTHBOUND

The images provided are for illustration purposes only





DRIVE-THRU AREA



LEGEND

- | | |
|------------------------|------------------------------------|
| 1 Female Surau | 12 Beverage Island |
| 2 Male Surau | 13 Food Court Seating |
| 3 Male Toilet | 14 Kids Zone |
| 4 Female Toilet | 15 Food Truck/Wagon Bay |
| 5 Fruit Kiosk | 16 Drop Off Zone |
| 6 Commercial Lot | 17 Second Entrance |
| 7 Pushcart | 18 Loading/Unloading |
| 8 Vending Machine Zone | 19 Wakaf |
| 9 Kiosk | 20 Staff Parking |
| 10 Central Court | 21 Motorcycle Parking |
| 11 Food Stall | 22 Grab & Go Station Heavy Vehicle |

Location Layout Plan

BUKIT GANTANG LAYBY SOUTHBOUND

Section 2 Brand Overview

- 2.1 Introduction to PLUS Malaysia Berhad
- 2.2 Introduction of our Rest and Service Areas



PLUS HENTIAN
BUKIT GANTANG ARAH SELATAN

A large, modern roadside sign for the PLUS Hentian Bukit Gantang Arah Selatan. The sign features the PLUS logo in blue and green, followed by the text 'HENTIAN' and 'BUKIT GANTANG ARAH SELATAN' in large, white, sans-serif capital letters. The sign is set against a backdrop of lush green trees and a clear blue sky.

PLUS – Strategic Backbone of Malaysia’s Road Networks

From North to South, PLUS highways span over 1,130km, covering 9 states and 2 federal territories



PLUS Malaysia Berhad is the nation’s largest highway operator and serves as the backbone of Malaysia’s road transportation network. Managing a vital connectivity network, PLUS facilitates seamless mobility for more than 1.8 million vehicles daily, enabling the safe movement of people, goods, and services while supporting socioeconomic growth across communities.

Guided by its mission to “Connect Communities to Shape a Safe and Sustainable Future”, PLUS remains committed to responsible operations through environmental stewardship, social responsibility, strong governance, and continuous innovation in mobility solutions.

Our highways:

- North-South Expressway (NSE)
- New Klang Valley Expressway (NKVE)
- Seremban-Port Dickson Highway (SPDH)
- Malaysia-Singapore Second Link Expressway (LINKEDUA)
- Penang Bridge
- North-South Expressway Central Link (ELITE)
- Butterworth-Kulim Expressway (BKE)
- East Coast Expressway Phase 2 (LPT2)

Facilities and Assets of PLUS



The Evolution of Rest and Service Areas on the PLUS Highway

1990s

Essential Amenities

Initially, the Rest and Service Areas (RSAs) were developed to provide essential facilities for highway users, including safe parking, clean restrooms, and basic food and beverage options, offering a convenient stopover during long journeys.



Modern RSAs evolved to offer a more comprehensive range of facilities beyond basic travel needs. Enhanced amenities included improved restroom facilities, convenience stores, fast food outlets and ATMs, providing greater comfort and convenience for highway users.

At the same time, safety enhancements were introduced through better lighting and regular security patrols, creating a safer and more secure environment for travellers throughout their journey.

Modernization & Enhanced Services

2000s

2020s

Towards Smart & Sustainable Rest Areas

In recent years, PLUS has transformed its RSAs into smarter, more sustainable facilities to enhance the travel experience. New features include Electric Vehicle (EV) charging stations, improved traffic management, and real-time information on facility availability.

PLUS has transformed its RSAs into smarter and more sustainable facilities to enhance the overall travel experience. New features include Electric Vehicle (EV) charging stations, improved traffic management, and real-time information on facility availability.

Moving forward, PLUS aims to introduce smart technologies for more efficient facility management, while incorporating greener and more welcoming spaces to provide a safer, more comfortable, and enjoyable rest experience for all highway users.



New High Impact Projects – Upgrading / Rejuvenation Projects

Official Launch of the New Upgraded Seremban RSA Southbound



A key milestone was the successful rejuvenation of Seremban RSA Southbound, officially launched by YAB Dato' Seri Anwar bin Ibrahim on 8 September 2024. The weekly visitor numbers doubled from approximately 25,000 to 50,000, reflecting an improved customer experience.

New Rejuvenation Project Bukit Gantang Layby Southbound



A new milestone ahead is the upcoming rejuvenation project, targeted to commence in the first quarter of 2027. The transformation aims to enhance facilities, improve customer experience, and create greater value for highway users and surrounding communities upon completion.

Section 3 Customer Insights

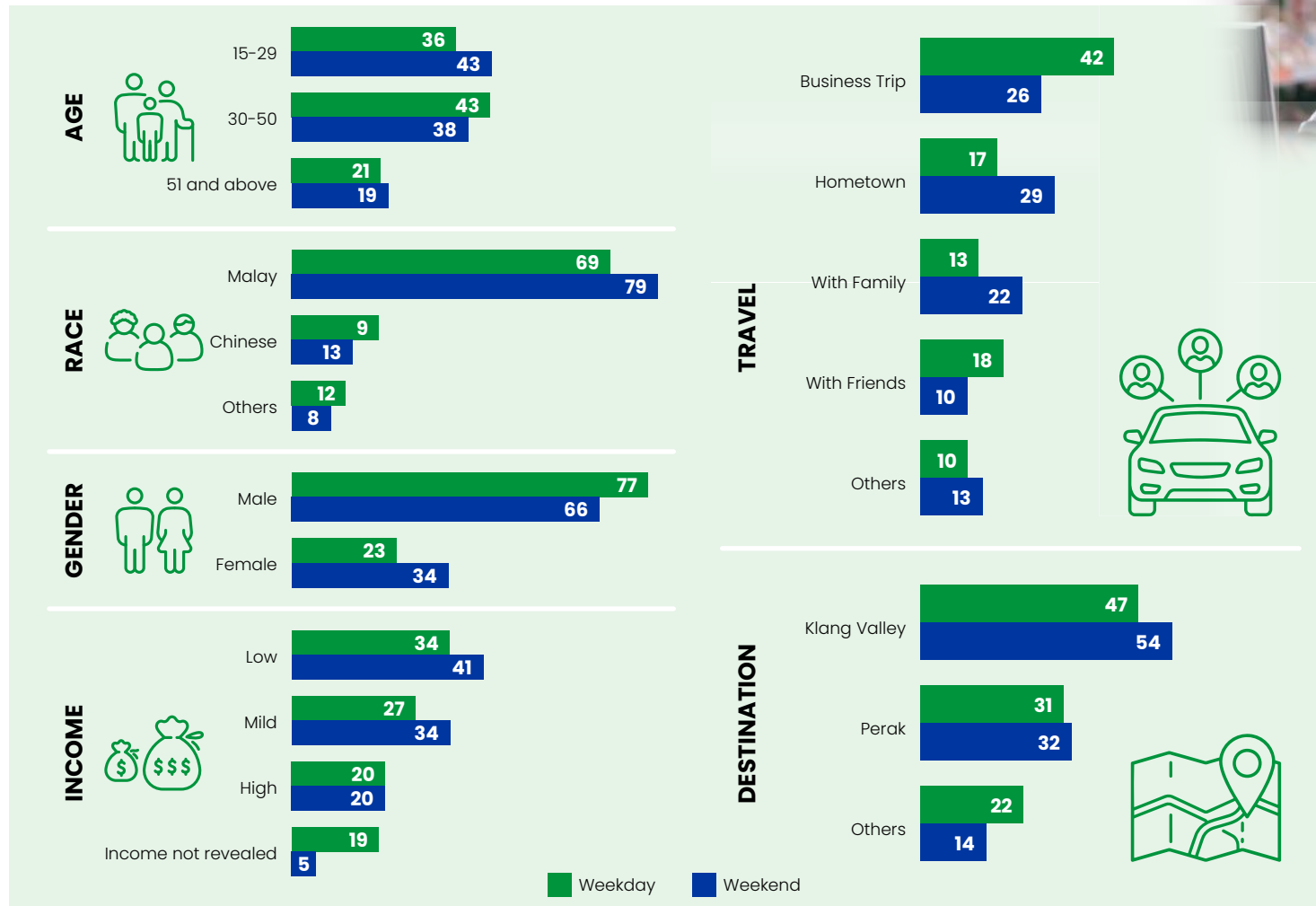
3.1 PLUS Highway Customer Segment



Insight of PLUS Customer at Bukit Gantang Layby Southbound

Source: Kantar TNS 2018, before the implementation of MCO

Weekday traffic is primarily influenced by business travellers, whereas weekends present greater spending opportunities from leisure, homebound, and family-oriented journeys.



88%
repeat travellers



82%
spend less than
30 minutes
at the layby



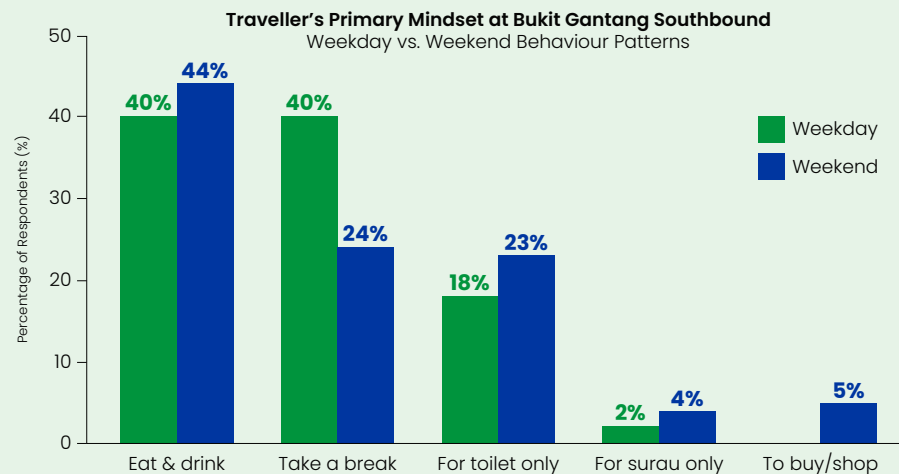
Average **weekend** spending
RM11.20
per visitor
(RM9.80 on weekday)

Insight of PLUS Customer at Bukit Gantang Layby Southbound

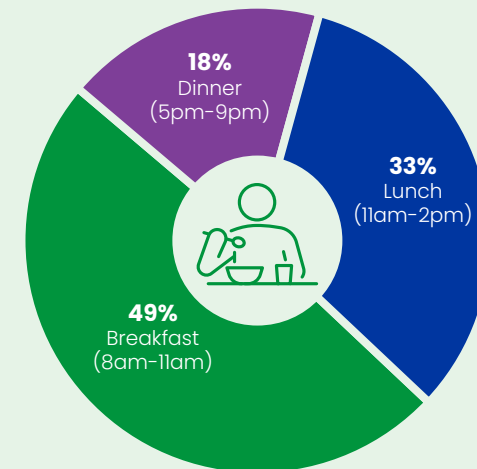
Source: Kantar TNS 2018, before the implementation of MCO

Traffic Insights: unlocking layby potential/ traveller stopover behaviour

Higher weekday traffic driven by business travellers, presenting an opportunity to enhance the stopover experience by providing a convenient and comfortable rest point.



Higher morning traffic creates an opportunity to establish the layby as a breakfast destination, catering to travellers seeking a convenient morning stopover.



Section 4 Bukit Gantang Layby Southbound

4.1 New Look – Introduction
& Key Facts

4.2 Key Layout



Bukit Gantang Layby Southbound

Bukit Gantang Layby Northbound and Southbound are popular stops among travellers, offering a vibrant marketplace and a variety of fresh local fruits within the renowned Perkampungan Buah-Buahan Tropika, showcasing the area's rich agricultural heritage.

The new open-plan concept at Bukit Gantang Layby Southbound, without solid walls, enhances this experience by creating a seamless connection with the surrounding greenery and a refreshing indoor-outdoor orchard-like environment.



Why Bukit Gantang Layby Southbound?



Strategically located along the PLUS Highway corridor, connecting key towns, tourist destinations, and economic hubs, serving as a key interstate travel stopover between multiple states.



Enhances traveller experience with convenient stop over in a natural environment with direct highway access, ample parking for cars and buses, and quick in-and-out flow make it efficient for short stops without delaying travel plans.



Ideal driver fatigue break point for long-haul drivers heading south, helping improve road safety and comfort particularly as a final rest stop before entering the Menora Tunnel.



Famous for fresh local fruit local harvests, giving travellers a true "Tropical Fruit Paradise" experience.

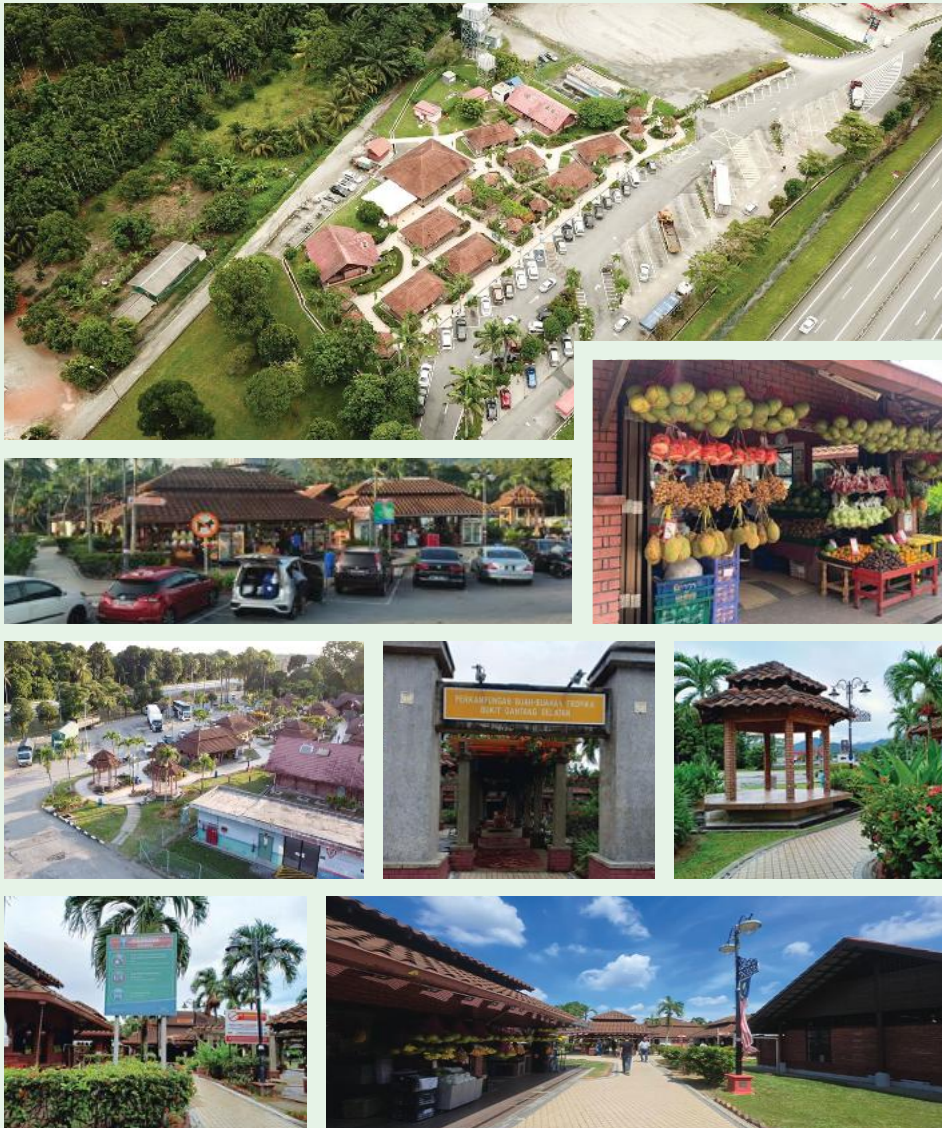


Support local community and SMEs through vibrant marketplace and business opportunities.

Seamless Highway Connections



Existing Bukit Gantang Layby Southbound



Future Bukit Gantang Layby Southbound



*The images provided are for illustration purposes only.

Overall New Development Plan



1 New Main Building

2 New Light Vehicle Parking

3 Existing TNB

4 Future Petrol Station

5 New Heavy Vehicle Zone, Grab & Go Station

6 Existing Caltex

7 Existing Petron

8 Future Drive Thru

9 Future Development

Vehicle and Pedestrian Flow



Building Layout Plan: Leasing Space & Opportunities



- | | | | | |
|------------------------|-------------------------------|--------------------------------|-----------------------------|---|
| 1 Female Surau | 6 Commercial Lot | 11 Food Stall | 16 Drop Off Zone | 21 Motorcycle Parking |
| 2 Male Surau | 7 Pushcart | 12 Beverage Island | 17 Second Entrance | 22 Grab & Go Station Heavy Vehicle |
| 3 Male Toilet | 8 Vending Machine Zone | 13 Food Court Seating | 18 Loading/Unloading | |
| 4 Female Toilet | 9 Kiosk | 14 Kids Zone | 19 Wakaf | |
| 5 Fruit Kiosk | 10 Central Court | 15 Food Truck/Wagon Bay | 20 Staff Parking | |





Main Entrance

Ingress

The main entrance to acts as the primary arrival gateway, designed to capture highway visibility and channel incoming traffic into the Layby in an orderly flow, creating a strong sense of arrival to the “Tropical Fruit Paradise”

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Second Entrance

Serves as the first visual and physical arrival point, offering a welcoming ingress experience framed by the Fruit Stalls area while improving traffic distribution and easing congestion at the main entrance



Central Court & Event Space

Serves as a welcoming node and main drop-off point, functioning as an event space and buffer zone that facilitates smooth crowd transition between Retail Area and Food Court



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Food Court Seating Area

The food court is strategically located at the largest corner of the Layby to maximise seating capacity, featuring an open-air concept with natural ventilation to ensure a comfortable and pleasant dining experience

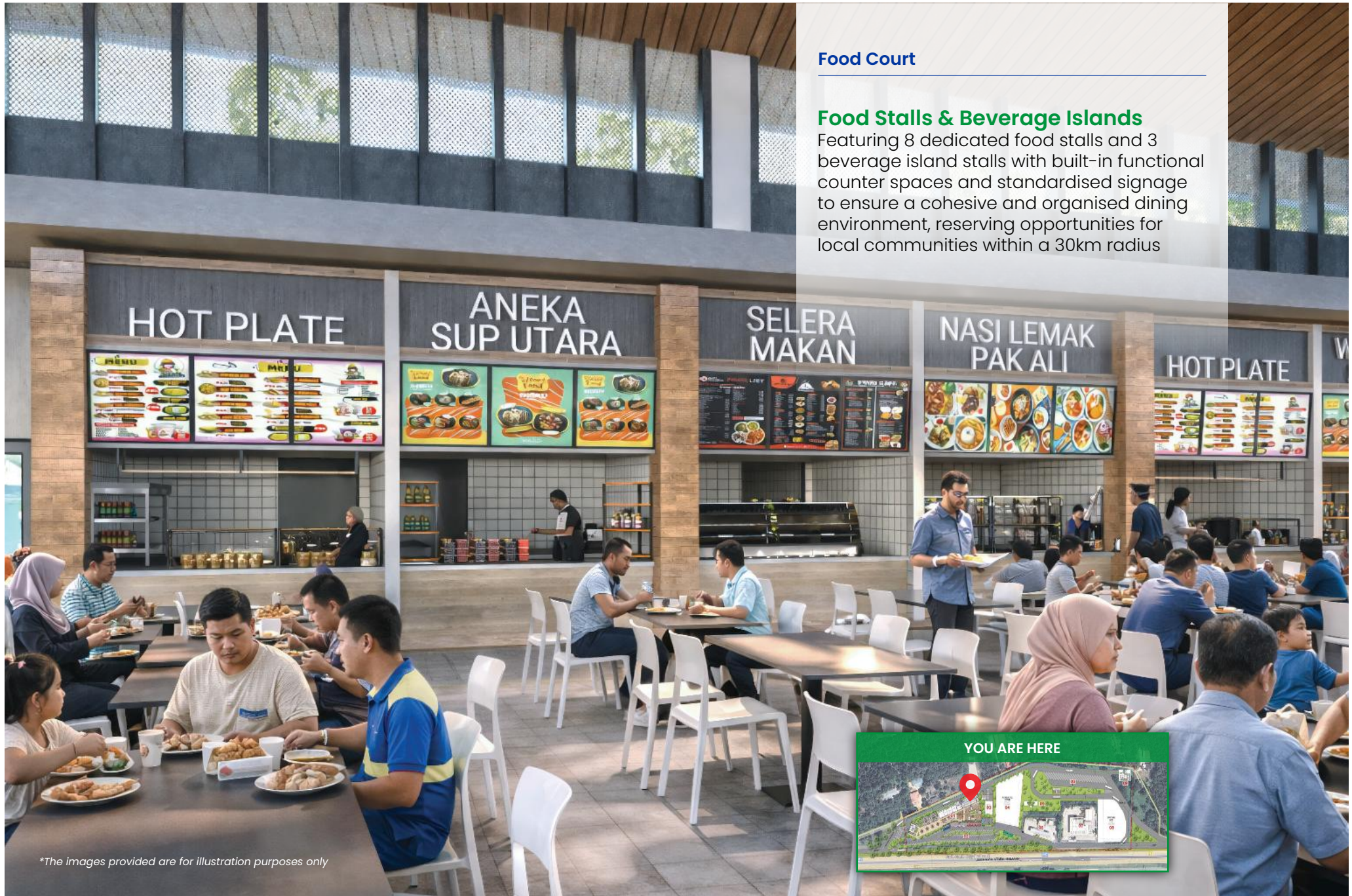


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Food Court

Food Stalls & Beverage Islands

Featuring 8 dedicated food stalls and 3 beverage island stalls with built-in functional counter spaces and standardised signage to ensure a cohesive and organised dining environment, reserving opportunities for local communities within a 30km radius



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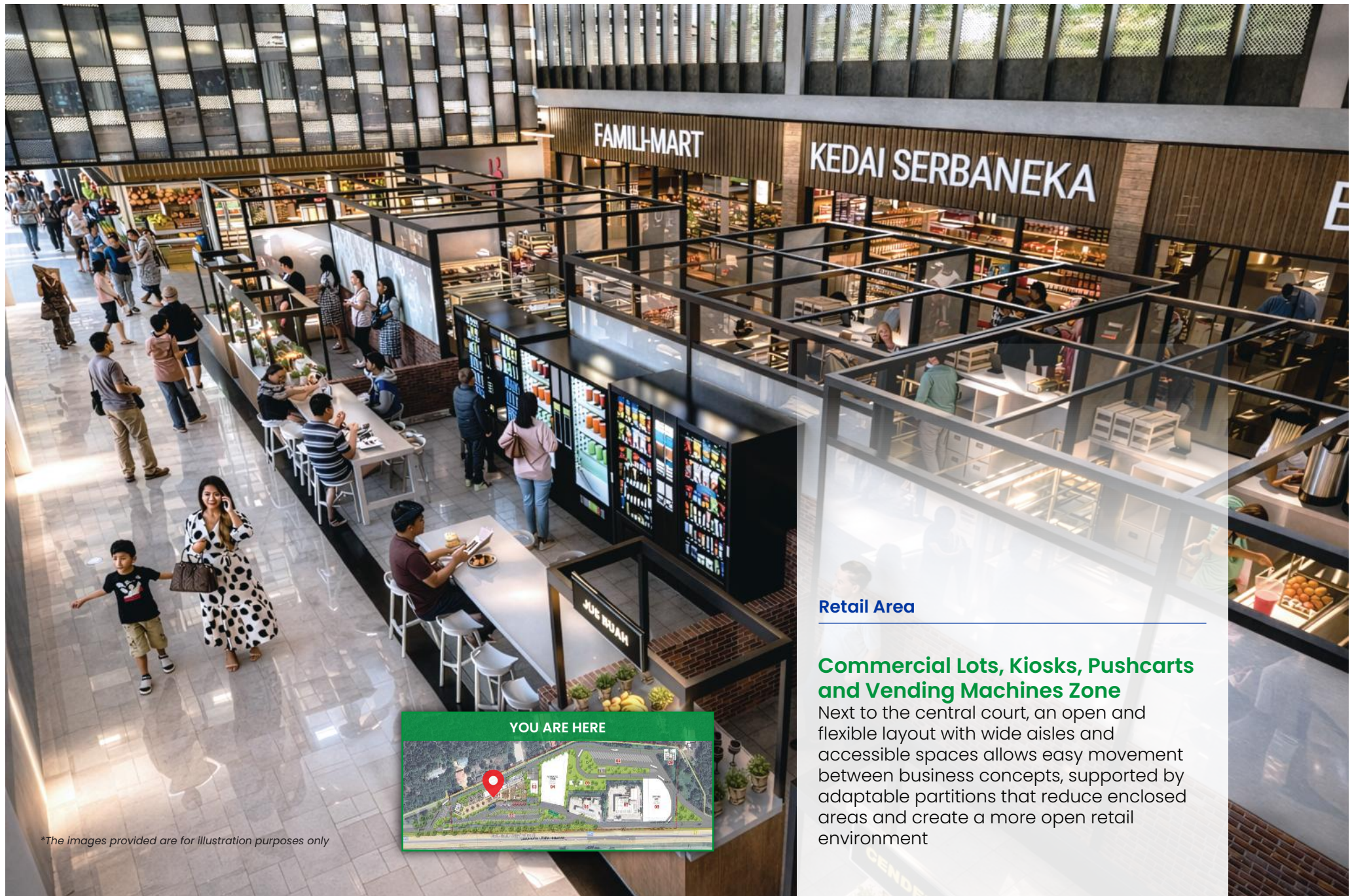


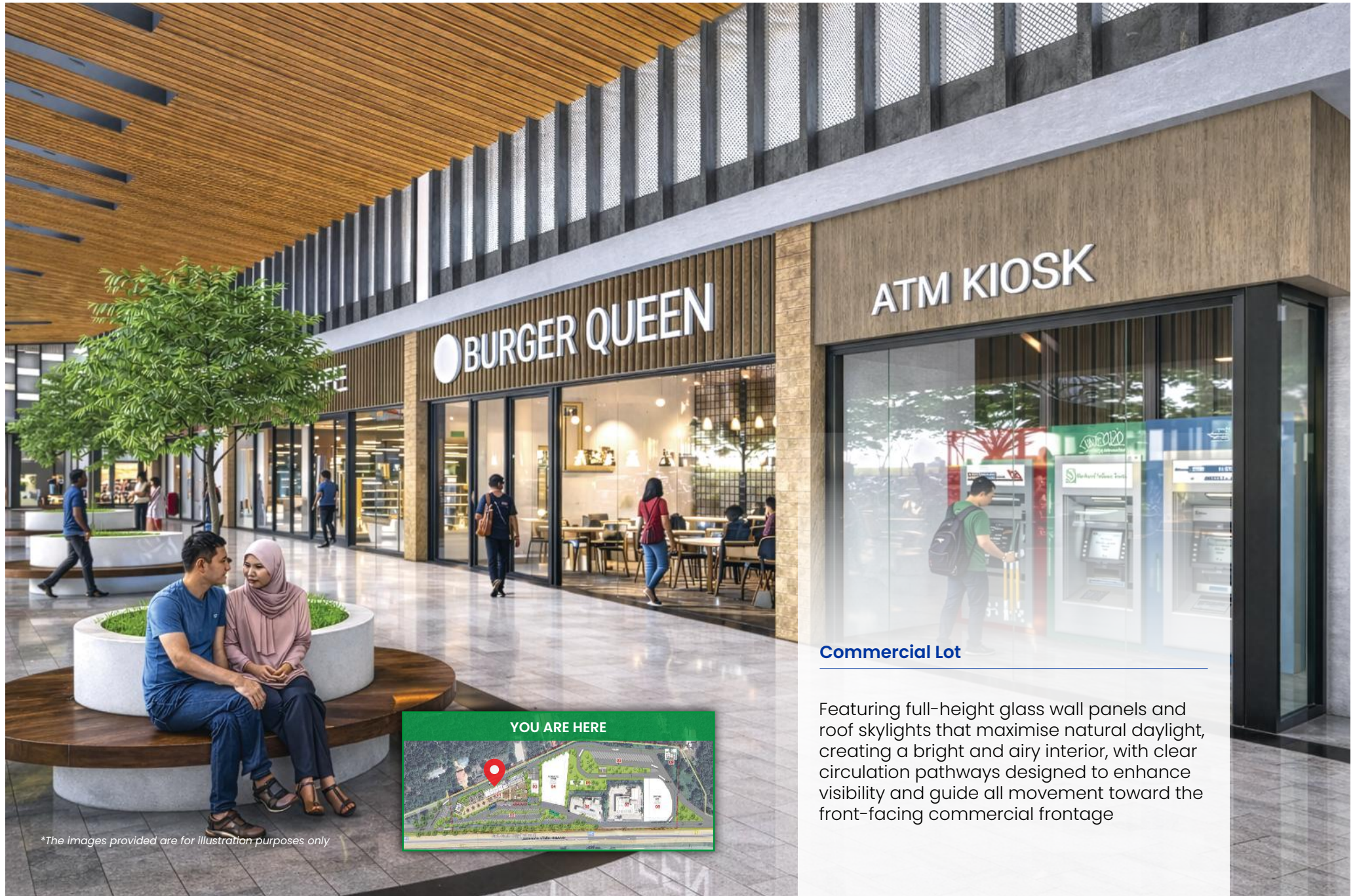
Fruit Stalls

Dedicated 16 fruit stalls with natural light and ventilation, prioritising fruit-based micro-businesses and supporting local communities that are arranged in quadrants, providing a more flexible and organized layout. Each stall has dual frontage, enhancing visibility for visitors and offering an optimal shopping experience



**The images provided are for illustration purposes only*





Commercial Lot

Featuring full-height glass wall panels and roof skylights that maximise natural daylight, creating a bright and airy interior, with clear circulation pathways designed to enhance visibility and guide all movement toward the front-facing commercial frontage

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Food Truck Bay

Food Truck and Wagon Bay

A prime food truck bay located along the main traffic flow, featuring covered bays and easy accessibility for convenient customer access



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Toilet Walkway

Walkway in front of Fruit Stalls & Toilet, convenient access allows quick Grab & Go purchases for travellers

TANDAS PEREMPUAN
FEMALE TOILET



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Toilet

A newly designed toilet featuring natural ventilation and skylights with an open-ceiling concept for enhanced airflow and daylight, inclusive of family and OKU cubicles to ensure comfort, accessibility, and a user-friendly experience for all users



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Surau

A newly designed Surau that are inclusive and accessible, providing convenient ablution area, and catering to OKU users with appropriate space and facilities as well as featuring a designed to accommodate Solat Jumaat comfortably



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Grab & Go Station

Heavy Vehicle Parking

Designed as a convenient stopover for heavy vehicle users and short-stay travellers, featuring a Grab & Go concept supported by dedicated heavy vehicle parking, vending machines as an alternative convenience amenity, secondary male toilet and female toilet with shower facilities



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Wakaf

Retail Area

Designed as a small open seating structure with integrated seating, providing a shaded and comfortable space for rest and enjoying takeaway food



Wakaf

Heavy Vehicle Parking

Designed without seating provisions, functioning as a dedicated prayer space for truck drivers in transit



Section 5

Our Value Proposition

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New Layby Stop Centre

A well-known stop for travellers, famous for its vibrant local fruit marketplace and fresh produce offerings.

2

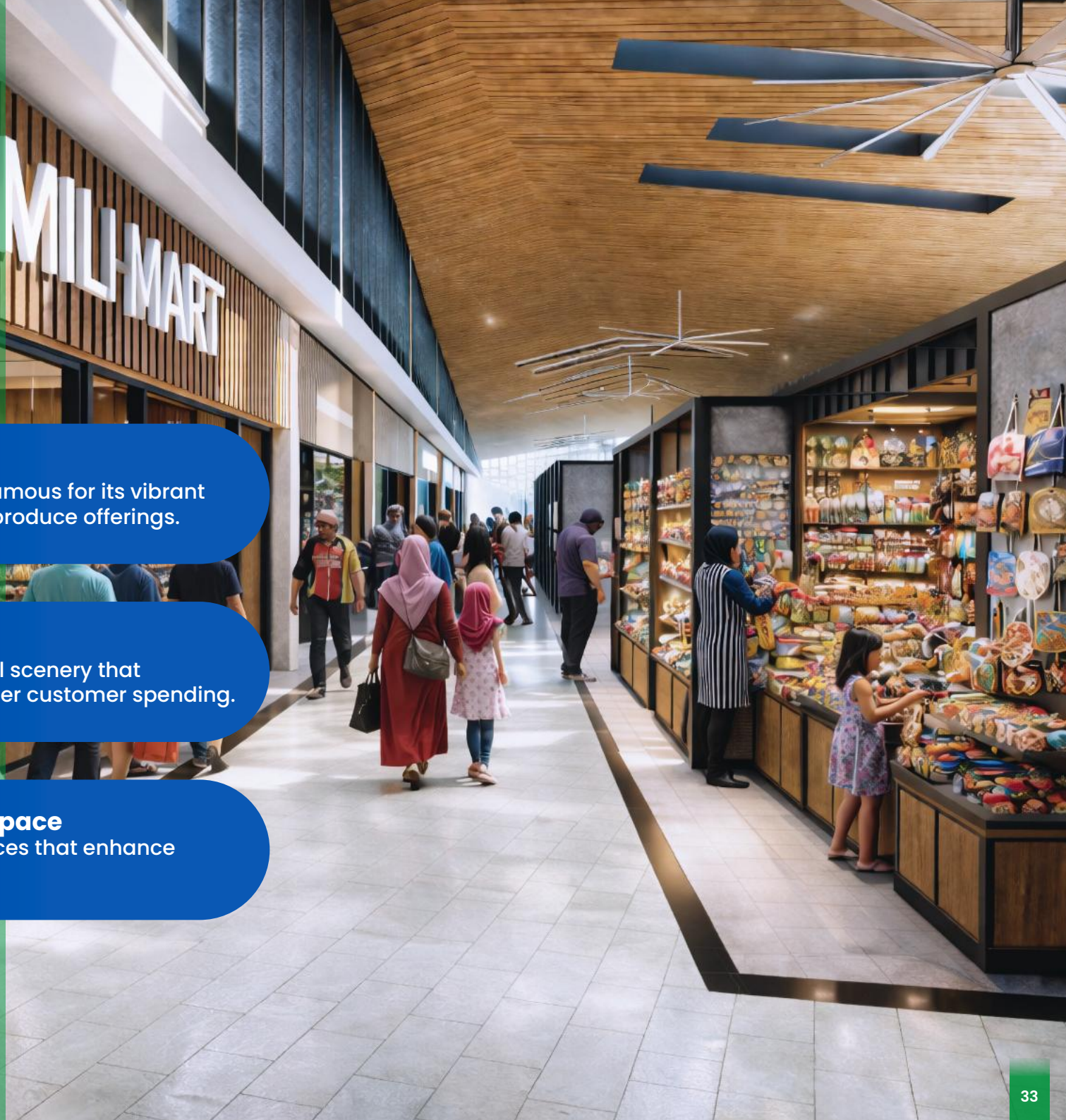
High Visitor Engagement

Open-concept design with natural scenery that encourages longer stays and higher customer spending.

3

Expanded & Modern Retail Space

Larger, thoughtfully designed spaces that enhance tenant visibility and accessibility.



Section 6

Let's get in touch!

We are looking forward
to **PARTNER** with you.

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☎ 03-7666 4321

@ www.plus.com.my

🌐 rol@plus.com.my



Menara Korporat,
Persada PLUS Persimpangan Bertingkat Subang KM15,
New Klang Valley Expressway, 47301 Petaling Jaya, Selangor.

Connect With Us!

Wan Nadirah Wan Ismail

wannadirah.ismail@plus.com.my

Mohamad Adly Mohamad Lotfy

adly.lotfy@plus.com.my

Noor Syabila Izzanis Md Fauzi

noorsyabilaizzanis.mdfauzi@plus.com.my

Najah Najwa Mohd Zaid

najahnazwa@plus.com.my

Tengku Faiz Syafiq Tengku Jasmi

tengkufaiz.jasmi@plus.com.my

Muhammad Fadhilah Abdullah

muhammad.fadhilah@plus.com.my