

# Appraisal of IBN Bukit Bintang

IBN BukitBintang Project Appraisal

Masterpiece of IBN Corp Limited in Bukit Bintang, Kuala Lumpur

Above clouds and in  
the global spotlight



# International Brand of IBN Corp Limited



- © With the strategic vision of “world-class quality life creator”, IBN Corp Limited specializes in the development of premium overseas properties, with Malaysia being its overseas strategic foothold, and its business covering China and many other Southeast Asian countries.
- © Currently, the Company is a top 10 property developer of Malaysia in terms of the total value of projects developed in Malaysia, and is an international brand highly valued by the local government.



# Rejuvenation of Malaysia



- © Malaysia is an important hub on the Maritime Silk Road, the bridgehead of the Belt and Road Initiative and an important trade partner of China.
- © In the past 15 years, Malaysia has developed rapidly with property prices rising by 127% in which the property prices of Kuala Lumpur rose 172% ranking top among Asian cities.
- © Malaysia has been the world's best medical care country for five consecutive years, follows the education system of the British Commonwealth as well as having a high overall living standard.

# Greater Kuala Lumpur Program



- ◎ Kuala Lumpur is a world Alpha city and one of the two economic, cultural and diplomatic centers of Southeast Asia together with Singapore.
- ◎ The Malaysian government has invested RM172 billion (about CNY 284.7 billion) to implement the Greater Kuala Lumpur Program. The population of Kuala Lumpur is expected to rise to 10 million by 2020, resulting in the world's ninth property price growth.
- ◎ The program will fully expand the urban rapid transit system, building landmarks, increase the city's green space ratio, developing key projects, such as the Bukit Bintang block and Bandar Malaysia as well as attracting 100 world-class enterprises. Kuala Lumpur will become a top 20 city in terms of the Global Livable Cities Index and economic growth rate.

# Introduction to the Greater Kuala Lumpur Program — Favorable Policies

## One of the two international diplomatic conference centers in Southeast Asia

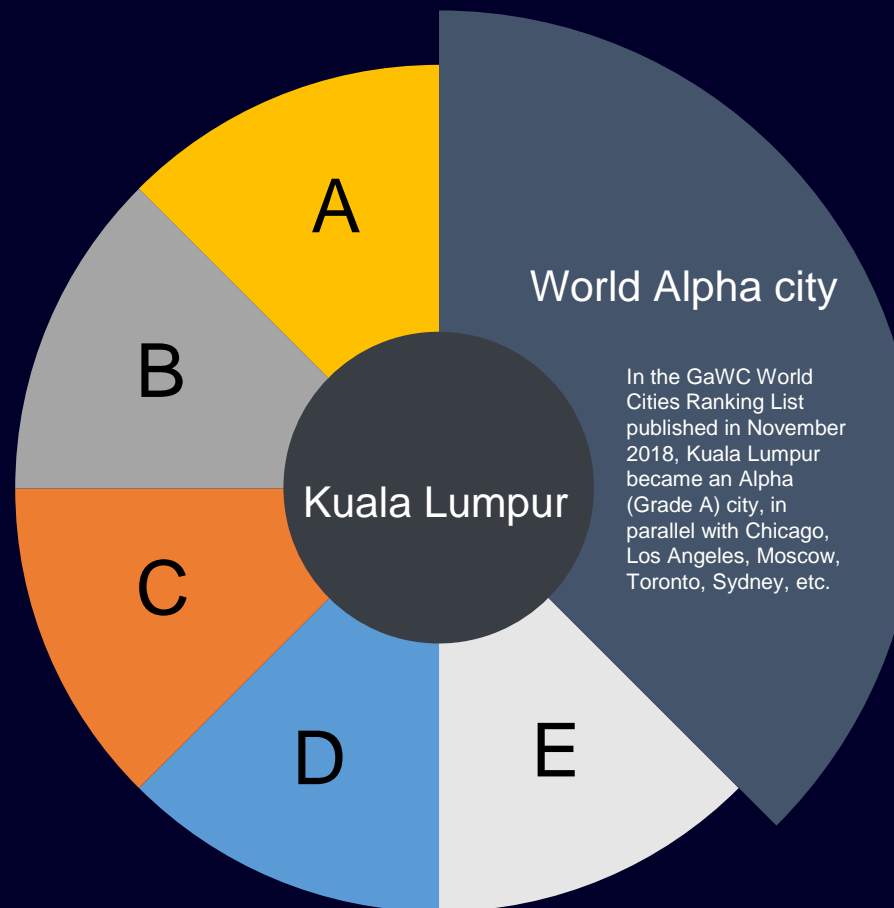
Kuala Lumpur is an international metropolis with great cultural, educational, sports, financial, economic and commercial influence in Southeast Asia.

## Asia's highest property price growth

According to official data, in the past 15 years (2000-2015), Malaysia's property prices rose by 127%, averaging 8.4% per annum. In 2016, Kuala Lumpur's property prices grew 17.18%, ranking top in Asia!

## Malaysia's political, economic and commercial center

Malaysia's administrative center has been moved to Putrajaya, making Kuala Lumpur the economic and commercial center. The economic and commercial centers of some other countries include Shanghai, China; New York, U.S.; Sydney, Australian; Frankfurt, Germany; and London, Britain.



Greater Kuala Lumpur Program

# Introduction to the Greater Kuala Lumpur Program — Favorable Policies



## Nine entry point projects under the Greater Kuala Lumpur Program

1. Attracting international enterprises to set up bases in Malaysia
2. Attracting foreign professionals
3. MRT Line 1 about to open, building a half-hour capital urban living circle easily
4. Planning Kuala Lumpur-Singapore High-speed Rail to the the Signapore-Malaysia economic circle
5. Revitalizing rivers in Greater Kuala Lumpur, and historical heritage and commercial areas in the Klang Valley
6. Building landmarks
7. Landscaping Kuala Lumpur
8. Building more comprehensive sidewalks
9. Improving waste treatment systems



The government invests RM172 billion (about CNY322.5 billion) to implement the Greater Kuala Lumpur Program and plans to build Kuala Lumpur into one of the top 20 liveable cities of the world, an Asian financial center and a global Islamic financial center.



# Chinese enterprises to seize favorable policies

## First stop of the “going global” strategy of Chinese enterprises

In recent years, China has become Malaysia’s largest trade partner. In Q1 2019, China was the second largest source of foreign investment in Malaysia. Thanks to the favorable business environment of Malaysia and the regional advantages of the Belt and Road Initiative, well-known Chinese enterprises have landed in Malaysia successively and Kuala Lumpur has become the “headquarters gathering place” of Chinese enterprises in Malaysia.

本图片不翻译





# Gathering of worldwide executives thanks to favorable policies



## Kuala Lumpur's new landmark to meet international executive needs

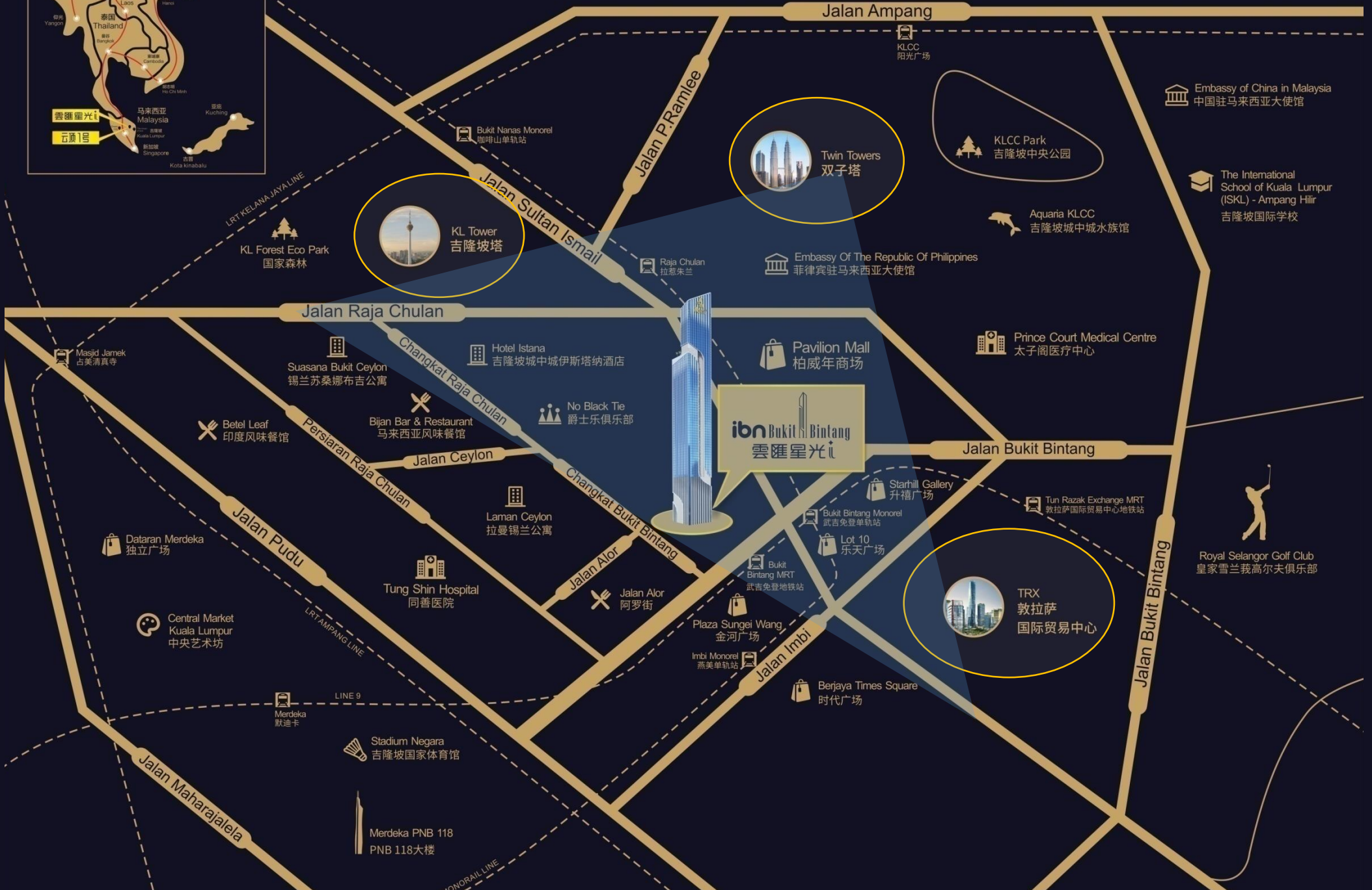
As a new landmark on the skyline, the 5<sup>th</sup> tallest skyline building and the highest apartment building of Kuala Lumpur, IBN Bukit Bintang will meet commercial and residential needs of international executives in Kuala Lumpur, and provide one-stop services with its high standard, diversified business formats and all-round supporting facilities.



# Bukit Bintang CBD golden triangle



- © Within the 1km Petronas Twin Towers + Kuala Lumpur Tower + Tun Razak Exchange living circle
- © Within 300 meters away from Pavilion Kuala Lumpur – an ultra premium shopping mall in Kuala Lumpur
- © Adjacent to nearly 10 Asian top-level shopping malls, including Lot10, Times Square, Fahrenheit 88 and Isetan



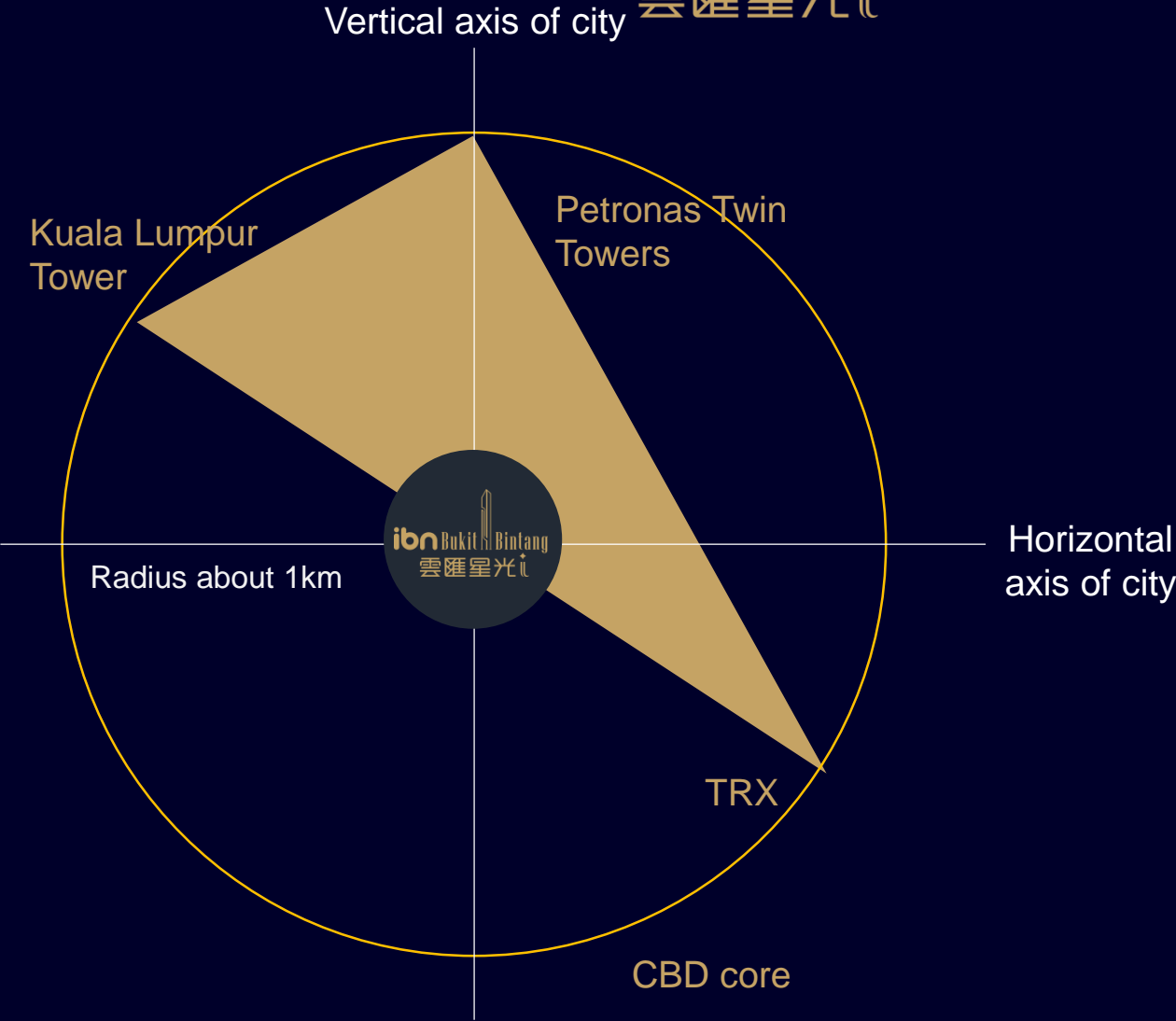


# Core of the Golden Triangle



The Kuala Lumpur CBD connects the Petronas Twin Towers, Kuala Lumpur Tower and TRX as the core circle, and our project is just at the center of the golden triangle and also the center of the CBD.

Center of two cores of Kuala Lumpur  
CBD golden triangle



# Core of the Golden Triangle



Kuala Lumpur Tower



Petronas Twin Towers



Tun Razak Exchange

**Permanent value beyond urban renewal:** The Kuala Lumpur Tower is the spiritual totem of the city, the Petronas Twin Towers is the witness of the city's rapid development, and Tun Razak Exchange is the accelerator for the city in the new age. However the city is renewed, the value of the core will remain unchanged and that's where the value of the golden triangle lies. This project is located at the center of the three symbols of the times, and is the best choice for future investment in Kuala Lumpur for its unique value.

## Core of the CBD golden triangle and urban classic with permanent value



# Core of the Golden Triangle



Located in the golden triangle of Bukit Bintang, surrounded by the Petronas Twin Towers, Kuala Lumpur Tower, Kuala Lumpur City Gallery, Pavilion Kuala Lumpur, KLCC Park, Royal Selangor Golf Club, etc. within 2km;

**Concept of 2km urban core:** The point that connects the city's important commercial and iconic properties within a linear range of 2km is the city's commercial core.

2km mature urban commercial core





# Dual core of the Kuala Lumpur CBD golden triangle





**New skyline of Bukit Bintang  
New standard for international  
commercial apartments**

Accelerating the upgrading of the Kuala Lumpur CBD



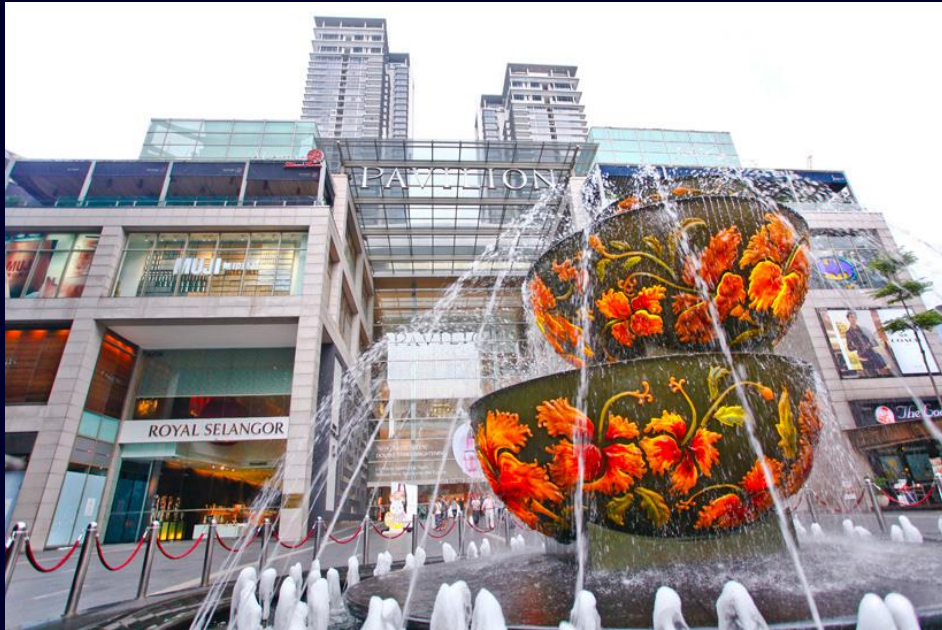
# International Mature Supporting Facilities



- © Only about 800m away from KLCC Park, access to a 10,000 m<sup>2</sup> music fountain lake and a 2km leisure loop
- © Close to JW Marriott, Ritz-Carlton, Tung Shin Hospital – the largest hospital of integrated Chinese and Western medicine of Malaysia, Selangor Golf Club, and major international banks



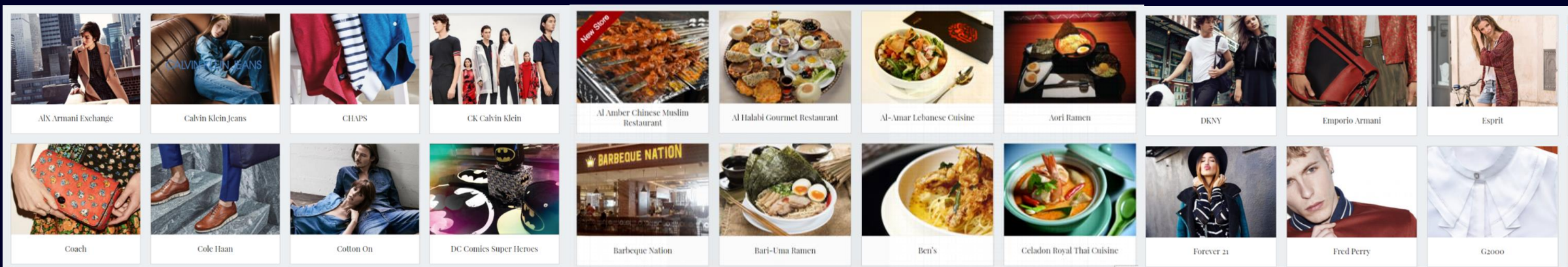
# Retail Facilities



## Pavilion Shopping Mall

This is a must-visit in KLCC. This building gathers over 450 brands, and integrates fashion, delicacies and urban leisure. In particular, there is an alley called Tokyo Street in this shopping mall, where a wide range of Japanese commodities are available, and events of Japanese themes are organized regularly.

Pavilion Kuala Lumpur also offers leisure facilities such as bar, café and cinema to enrich the nightlife of visitors.





# Retail Facilities



## Lot 10 Shopping Center

Commodities sold at this shopping mall are generally of high quality and Malaysia's first H&M store was opened here.

Lot 10 Hutong located on Floor B1 of Lot 10 Shopping Center is a highlight, and gathers many Malaysian delicacies. As a hot food street in Kuala Lumpur, it has been strongly recommended by Hong Kong gourmet Lam Chua. The Isetan brand was converted into Isetan the Japan Store last year to sell Japanese brands and products of fashionable design.



The Tokyo Restaurant



TonKatsu Anzu



Nayuta Chocolatasia



Durian Legend



Kim Lian Kee



Ho Weng Kee



Penang Char Koay Teow

## Mature Supporting Facilities

Medical centers: Tung Shin Hospital, Prince Court Medical Centre, etc.;  
International schools: Kuala Lumpur Tsun Jin High School, Victoria Boys' School, Nan Kai Chinese Primary School, Stella Maris Private School, Fairview International School, etc.



Prince Court Medical Centre—World top 10 travel hospital



Kuala Lumpur Tsun Jin High School



# Multi-dimensional Traffic Network



- © Located at the junction of two trunk roads – Bukit Bintang and Sultan Ismail Roads, enjoying convenient traffic
- © Surrounded by three subway stations – Raja Chulan, Bukit Bintang and Imbi, and four subway lines within 500m
- © Connected to the Kuala Lumpur ring expressway network 1.5km away, providing direct access to Malaysia's administrative center Putrajaya, and Kuala Lumpur International Airport

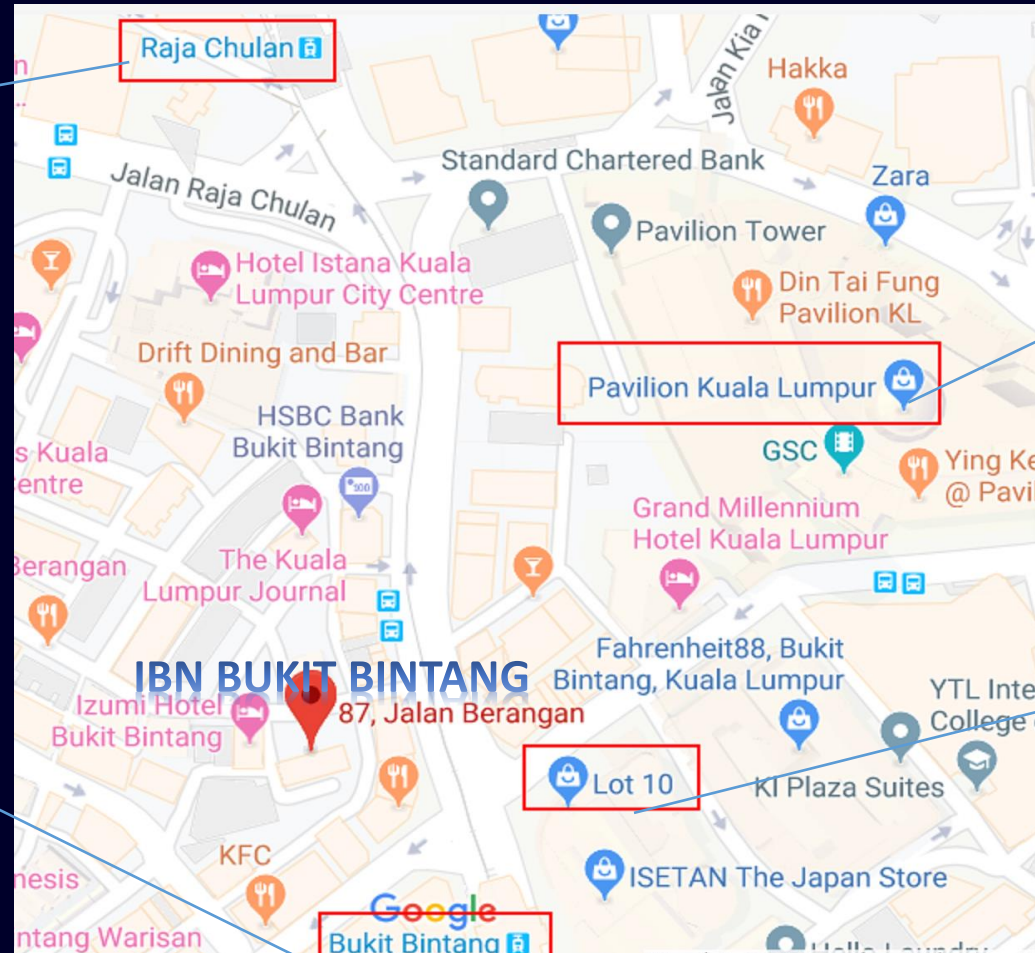
# Multi-dimensional Traffic Network



Raja Chulan Subway Station



Bukit Bintang Subway Station



Pavilion Kuala Lumpur



Lot 10 / Isetan



# Diverse Business Formats and Reassuring Services



- © Designed by the world-famous team from Singapore Kyoob Architects Pte Ltd., managed by a top 3 property management company of Singapore, planning to introduce a Tier-1 brand enterprise for apartment management
- © Offering a wide range of business facilities, including sky pool, sky bar, fitness center, coffee bar, reading room, multifunctional room, and wine room



# Intelligent Management and Smart Office



- © Full-house intelligent management system that integrates 3-in-1 door opening and remote home control for safe and convenient control of home appliances, curtains and lamps via an app; fresh air system that supplies fresh air around the clock
- © Multiple apartment types with fine decoration and double access control, suitable for both investment and residence, with expected rental return of 7%. A full range of furniture and home appliances delivered for free, offering carefree, time-saving and effort-saving occupation experience

# Summary of Core Values of IBN Bukit Bintang



## 5C skyline apartments with 1-3 bedrooms and building areas of 40-98 m<sup>2</sup>

- Towering in the Bukit Bintang golden triangle in Kuala Lumpur – the capital of Malaysia
- Top 5 skyscraper in Kuala Lumpur with a height of about 330m
- Within the 1km Petronas Twin Towers + Kuala Lumpur Tower metropolitan living circle
- Surrounded by many world-class shopping malls, including Pavilion Kuala Lumpur
- Located at the junction of two trunk roads and surrounded by three subway stations, enjoying convenient traffic
- A full range of furniture and home appliances delivered for free



Center	Super international center
Change	Urban change leader
Convenient	Convenient home design
Customer service	Five-star service system
Comprehensive	Comprehensive facilities



# Bird's-eye Views



Daytime bird's-eye view



Night bird's-eye view



Night bird's-eye view



# Project Overview



- © The IBN Bukit Bintang project is located in KLCC, and this super-high-rise business apartment building overlooks the whole city of Kuala Lumpur. The project has a total building area of 67,825 m<sup>2</sup>, in which the total building area of business apartments is about 36,801 m<sup>2</sup> (339 apartments) and Car park area of 2,829 m<sup>2</sup>;
- © The project has an overall height of over 330m and a standard floor height of 3.5m. After completion, it will become a top 5 skyscraper and the tallest apartment building of Kuala Lumpur.



Indicators of the IBN Bukit Bintang Project		
Item	Value	Unit
Total building area	67825	m <sup>2</sup>
Garage area	2829	m <sup>2</sup>
Salable apartment area	25603.29	m <sup>2</sup>
Number of apartments	339	/
Overall building height	330+	m
Standard floor height	3.5	m
Number of floors	1 underground, 67 aboveground	/
Number of elevators per floor	4	/
Property right	Permanent	



# Apartment Types of IBN Bukit Bintang



Tel: 1800 88 8866

Email : [ibnbukitbintang@ibn.com](mailto:ibnbukitbintang@ibn.com)

Address: 87, Jalan Berangan, off  
Jalan Bukit Bintang, 85000  
Wilayah Persekutuan Kuala  
Lumpur

All the pictures, texts, data and materials  
in this promotional material are for  
reference only. All contents are subject  
to the final legal documents approved by  
the local government and the formal  
contract signed by both parties.

## FLOOR PLAN

General plan of single building

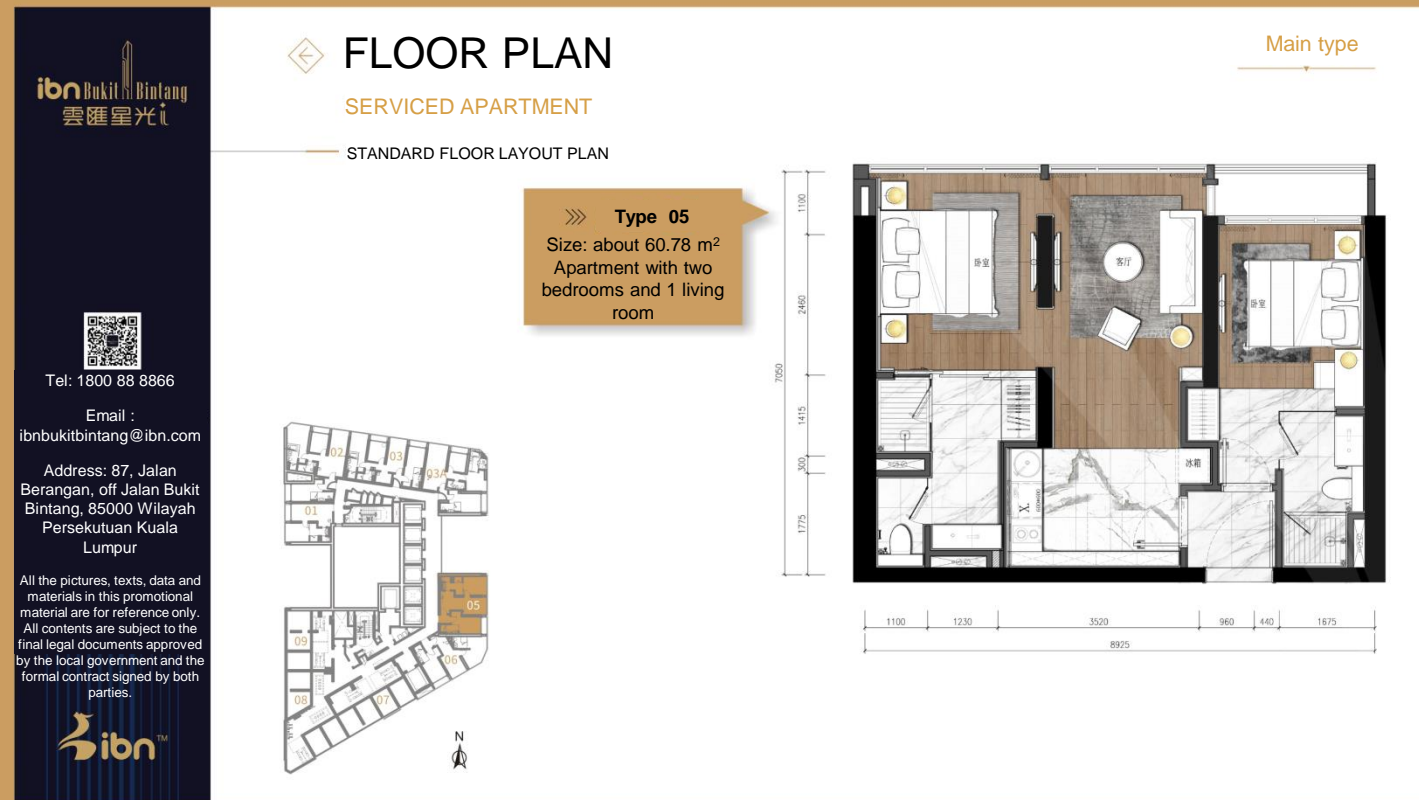


# Apartment Types of IBN Bukit Bintang



Main type: about 60.78 m<sup>2</sup>, apartment with two bedrooms and 1 living room

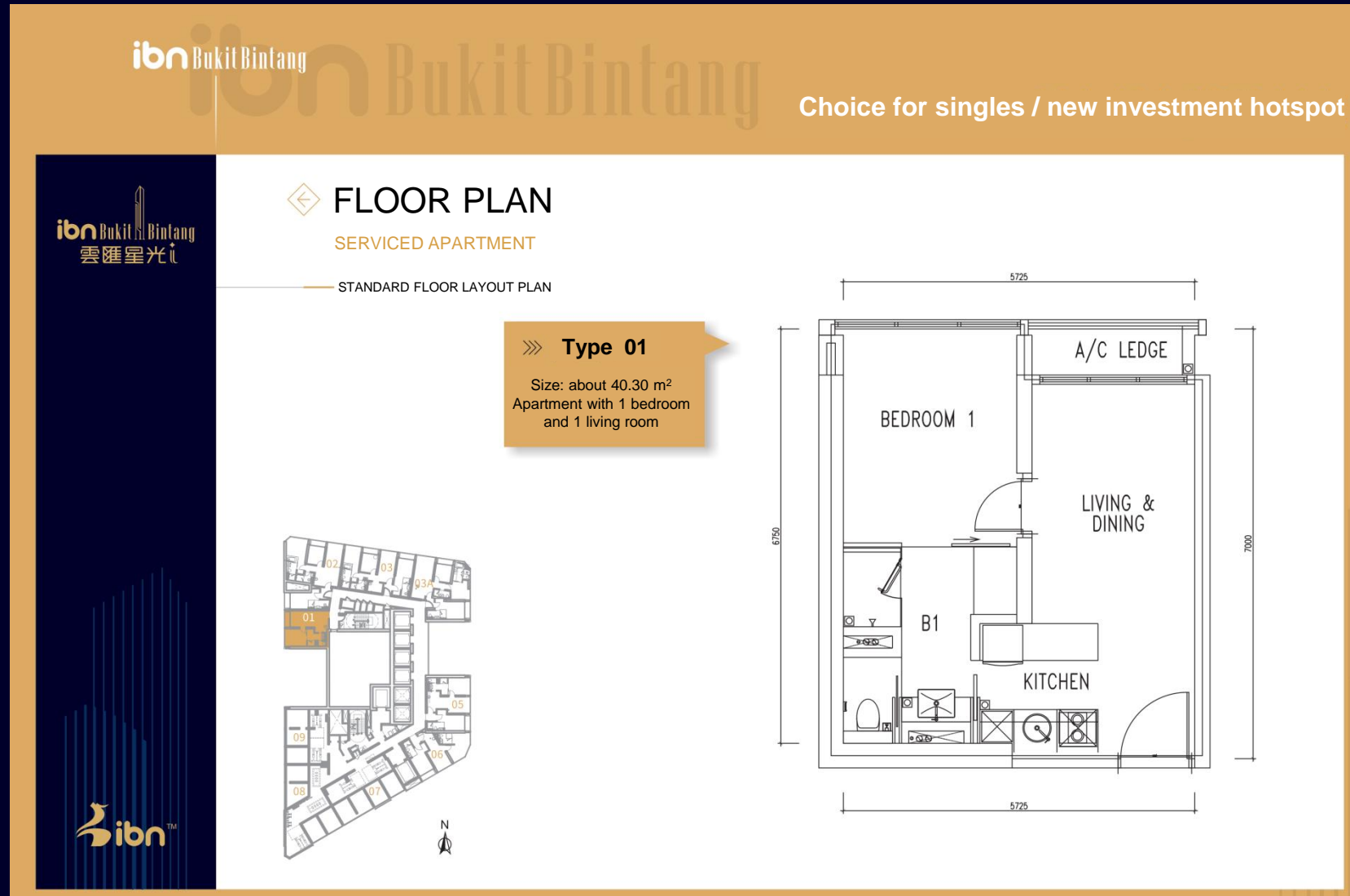
- ◎ Two keys, one for residence and one for lease, earning return easily;
- ◎ Square layout and high space utilization;
- ◎ Frontline metropolitan landscape of the Petronas Twin Towers-Tun Razak Exchange located on the east;
- ◎ Good-looking and practical L-shaped open kitchen design;
- ◎ Bathroom partitioned to ensure hygiene





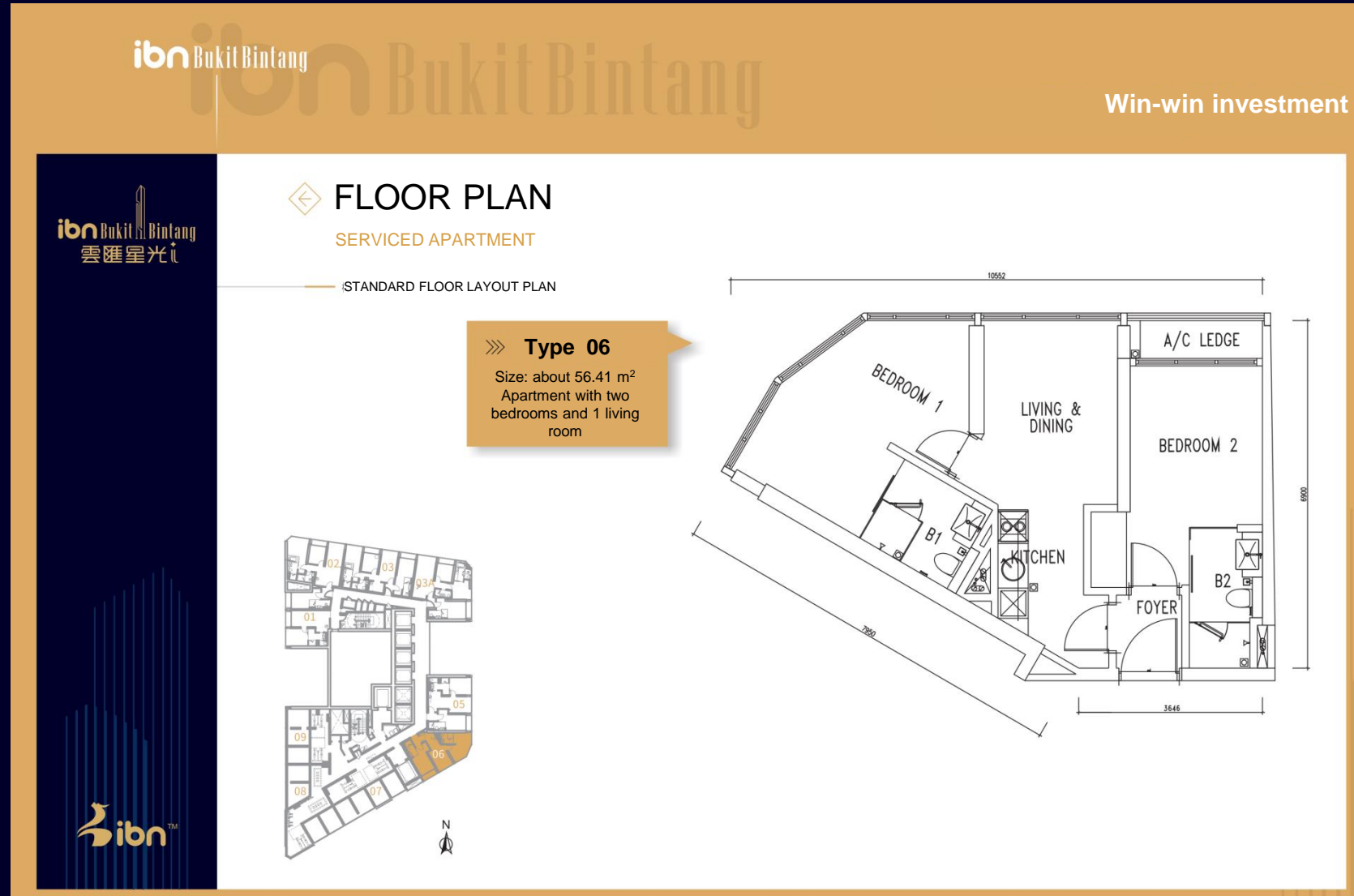
# Apartment Types of IBN Bukit Bintang

Display of All Types



# Apartment Types of IBN Bukit Bintang

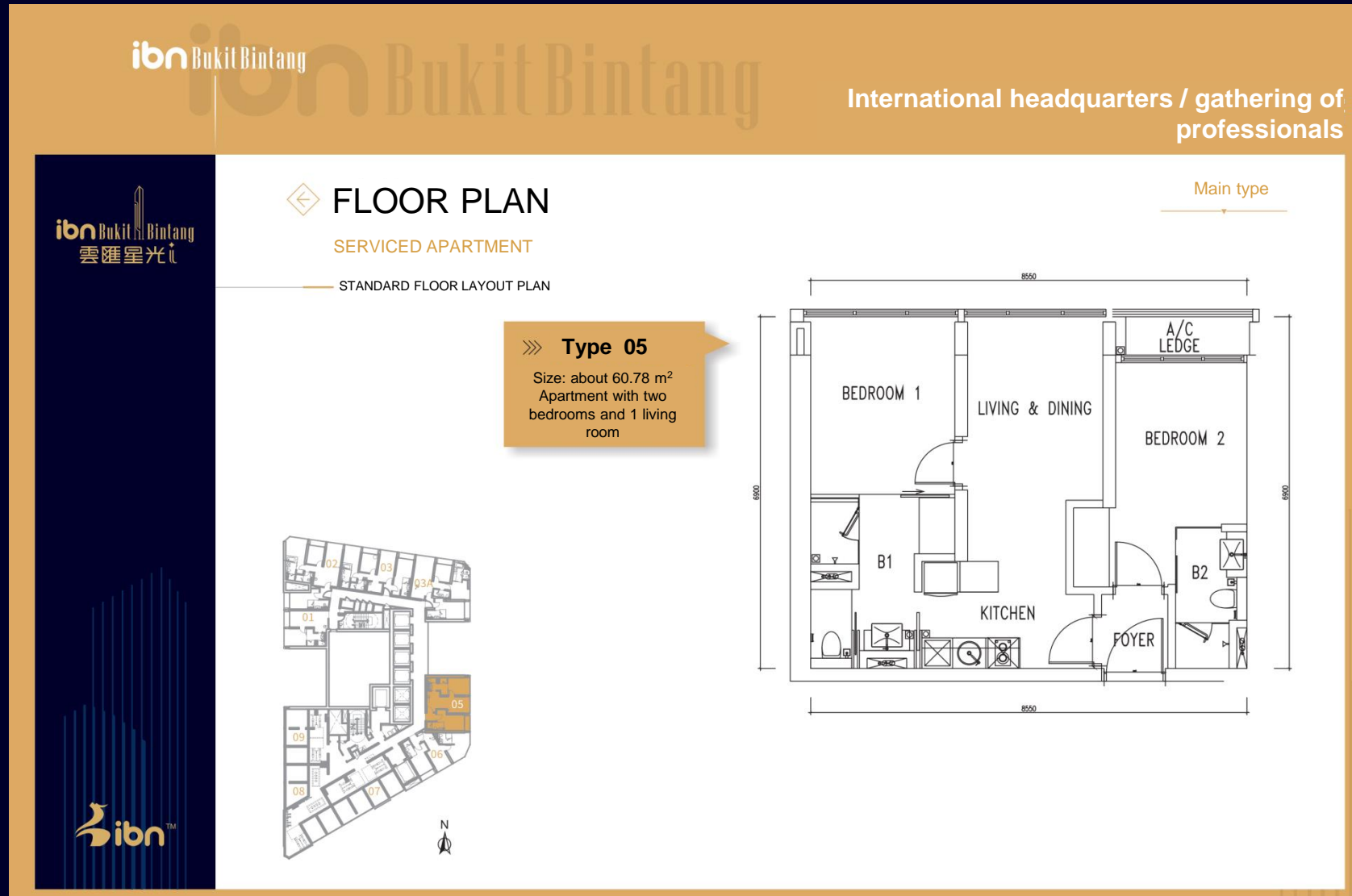
Display of All Types





# Apartment Types of IBN Bukit Bintang

Display of All Types



# Apartment Types of IBN Bukit Bintang

Display of All Types

ibn Bukit Bintang

First choice for residence / enjoying urban prosperity

ibn Bukit Bintang  
雲匯星光

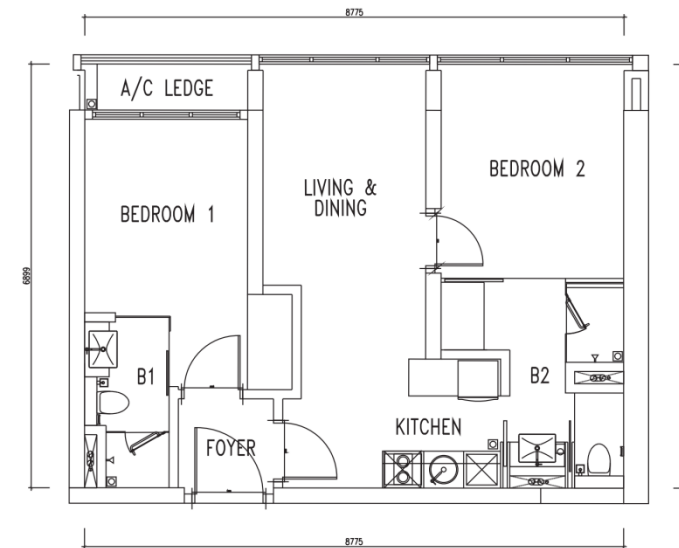
## FLOOR PLAN

SERVICED APARTMENT

STANDARD FLOOR LAYOUT PLAN

### »» Type 09

Size: about 62.00 m<sup>2</sup>  
Apartment with two bedrooms and 1 living room



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# Apartment Types of IBN Bukit Bintang

Display of All Types

ibn Bukit Bintang

Home for presidents / wealth magnet

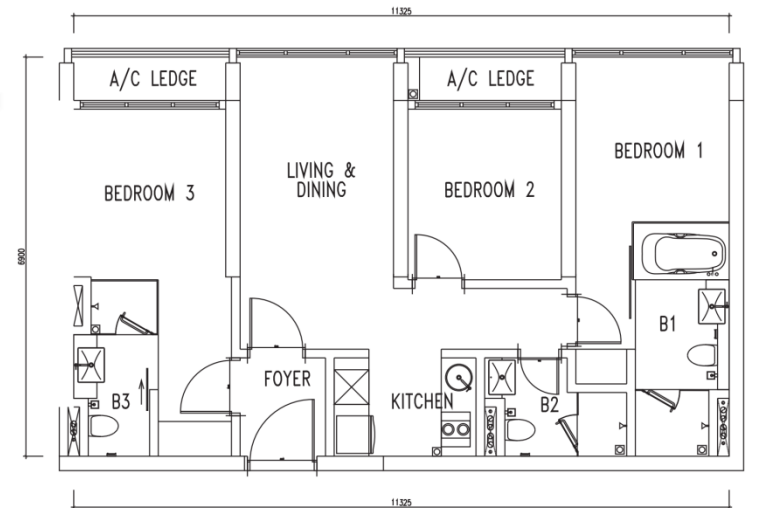
## FLOOR PLAN

SERVICED APARTMENT

STANDARD FLOOR LAYOUT PLAN

### »» Type 07

Size: about 76.98 m<sup>2</sup>  
Apartment with 3 bedrooms  
and 1 living room





# Apartment Types of IBN Bukit Bintang

Display of All Types

ibn Bukit Bintang

International conferences and negotiations

ibn Bukit Bintang  
雲匯星光

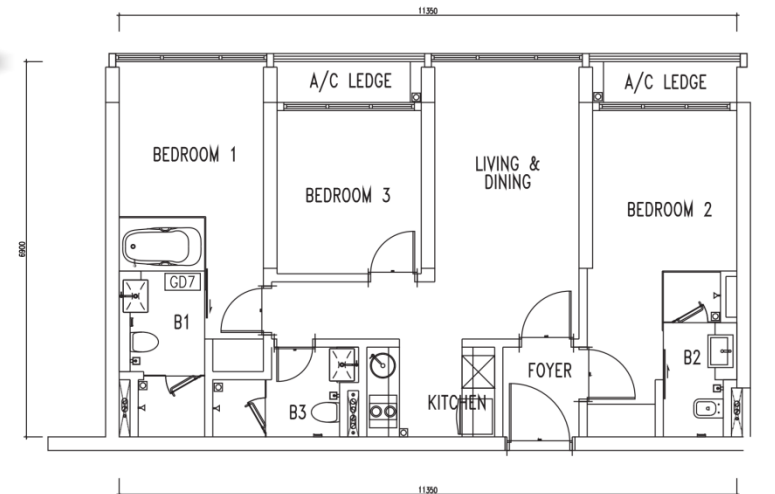
## FLOOR PLAN

SERVICED APARTMENT

STANDARD FLOOR LAYOUT PLAN

### » Type 03

Size: about 77.14 m<sup>2</sup>  
Apartment with 3 bedrooms  
and 1 living room



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# Apartment Types of IBN Bukit Bintang

Display of All Types

ibn Bukit Bintang

Business office in busy urban center

ibn Bukit Bintang  
雲匯星光

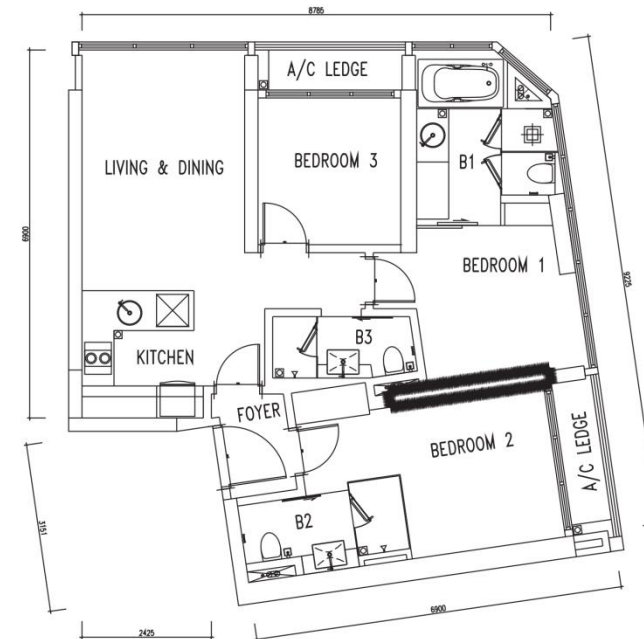
## FLOOR PLAN

SERVICED APARTMENT

STANDARD FLOOR LAYOUT PLAN

### »» Type 03A

Size: about 79.57 m<sup>2</sup>  
Apartment with 3 bedrooms  
and 1 living room



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# Apartment Types of IBN Bukit Bintang

Display of All Types

ibn Bukit Bintang

Administrative mansion with unrivaled views

ibn Bukit Bintang  
雲匯星光

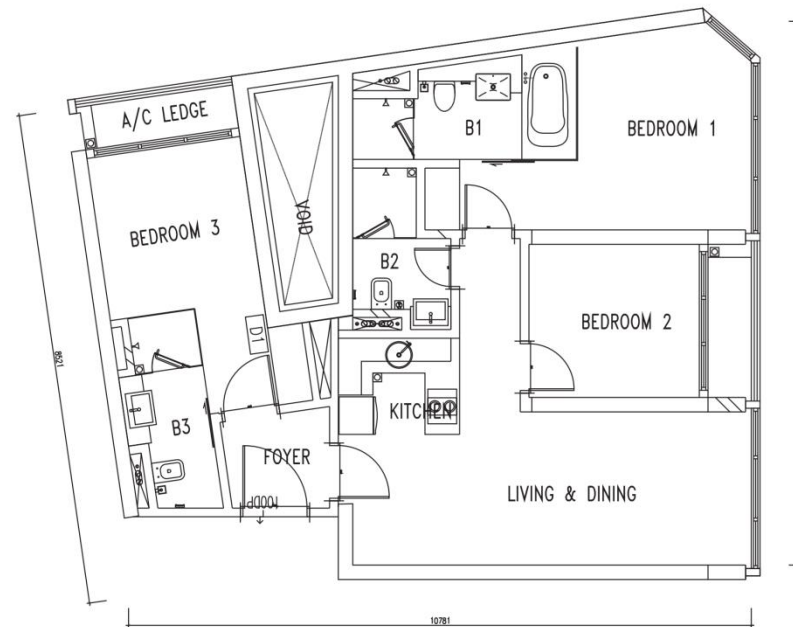
## FLOOR PLAN

SERVICED APARTMENT

STANDARD FLOOR LAYOUT PLAN

### »» Type 02

Size: about 85.12 m<sup>2</sup>  
Apartment with 3 bedrooms  
and 1 living room

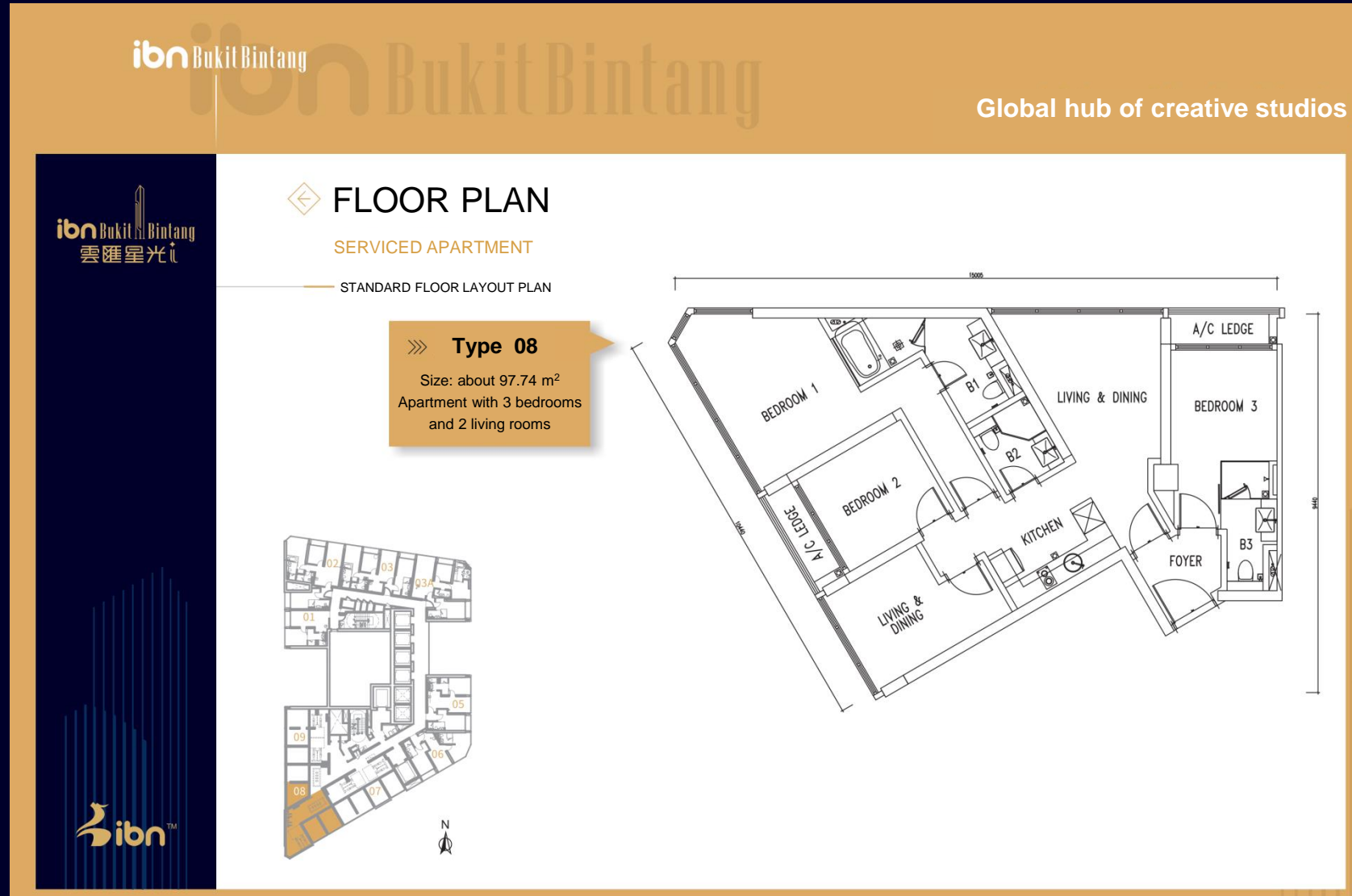


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# Apartment Types of IBN Bukit Bintang

Display of All Types



# Groundbreaking of IBN Bukit Bintang in Kuala Lumpur

本图片不翻译



ibnCORP™

香港 IBN 集团 · 星光 1 号

190221 财经, 南洋商报, 第A4页 (Business\_Nanyang)\_A4



众宾齐集行动土仪式，左起为梅嘉卡立尔、蔡永源、郭观华、陈国辉、嘉央德兰苏巴马、杨家武及刘梅英。

楼高 68 层含公寓酒店  
IBN 星光 1 号动土

【吉隆坡 20 日讯】由香港及本地企业联手打造的 IBN 星光 1 号 (IBN Bukit Bintang) 今午在吉隆坡正式动土，标志着一个新项目的开始。该项目位于吉隆坡市中心，由香港 IBN 集团、携手 KKII Pavilion Development 私人有限公司投资兴建。

这项位于吉隆坡市中心的项目，定位为市中心高端酒店式住宅公寓，引进国际一流酒店品牌、国际一流物业管理团队。此项目毗邻吉隆坡双塔塔，周边商业配套设施齐全，总建筑面积 73 万 6 千 2 平方英尺。

2019 年开春第一炮打响的 IBN 星光 1 号项目，标志著 IBN 集团的房地产开发战略版图下城。

IBN 集团公司董事梅嘉卡立尔及嘉央德兰苏巴马、中睿正集团董事陈国辉先生、香港 138 集团执行董事拿督斯里杨家武、KKII Pavilion Development 董事长拿督斯里郭观华及代表蔡永源，以及恒和集团执行董事拿督刘梅英，共同出席了本次动土礼。

郭观华对 IBN 星光 1 号项目信心十足且热切期待，同时给予香港 138 集团的合作伙伴高度重视和项目团队的配置表示认可。

马中港与华巫印合作  
杨家武：体现多元文化

香港 IBN 集团执行董事拿督蔡永源表示，这不仅是马、中、港的合作，也是马、中、港、印、巫、印五大种族的携手项目，体现多元文化合作全亚洲。

IBN 集团总部设在香港，在纽约、新加坡、大马有分公司。

190221 财经封面, 中国报 (Business Front Page China Press)

香港大馬企業聯手打造  
IBN 星光 1 號正式動土



梅嘉卡立尔 (左起)、达尼斯嘉央德兰、蔡永源、郭观华、陈国辉、嘉央德兰苏巴马、杨家武及刘梅英，出席 IBN 星光 1 号项目动土礼。

(吉隆坡 20 日讯) 由香港及本地企业联手打造的 IBN 星光 1 号 (IBN Bukit Bintang) 项目，今日在吉隆坡举行隆重动土礼。

2019 年开春第一炮打响的 IBN 星光 1 号项目，标志著 IBN 集团的房地产开发战略版图下城。

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21 Feb 2019 中国报 (China Press Online)

ENJOY MORE CELEBRATION WITH 4.20% P.A.

香港大马企业联手打造 IBN 星光 1 号正式动土

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Presented by IBN Corp Limited in Kuala Lumpur  
Visitors are welcome!

