

VOL. 16

YOUR LIFESTYLE JOURNAL

EXSIMLIFE

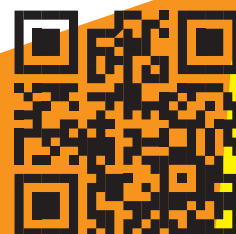
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There's joy in the journey

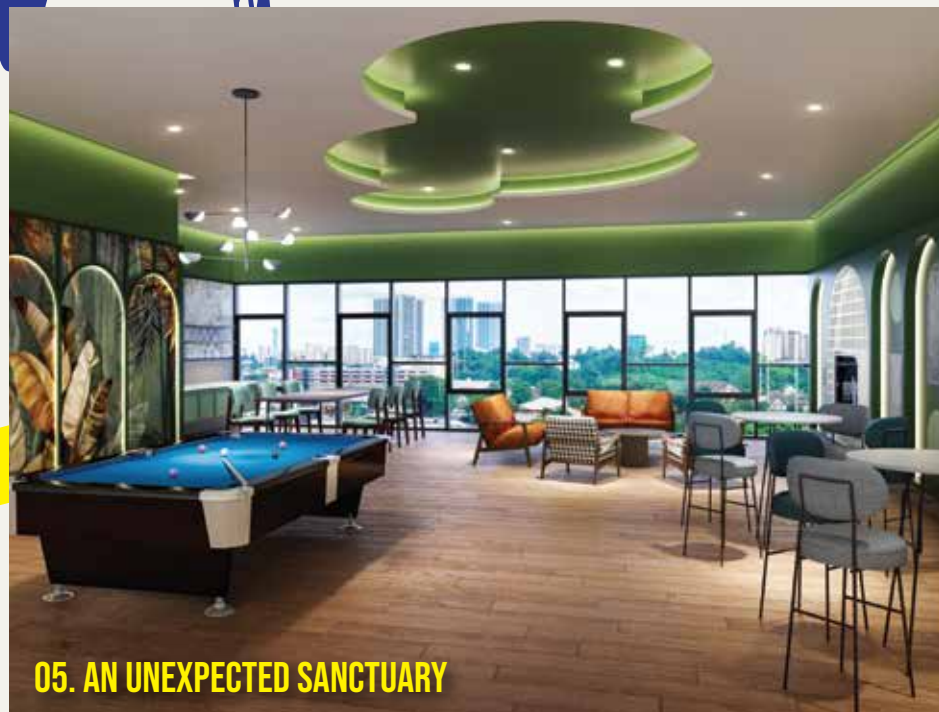
Wander off the beaten track. Explore a new path. Go on
a journey to somewhere you have never been before.
Let wanderlust whisk you away on an adventure.



NEW AGE INGENUITY



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Like a mosaic, D'Tessera Residences brings together different elements to construct a nourishing living space.

25 CHARMED BY THE STALLIONZ

Here are 5 reasons why The Stallionz @ Ipoh White Times Square is a valuable addition to any property portfolio - whether as a rental investment, holiday home or for personal stay.

In a blink of an eye, 2022 is almost drawing to a close and we are about to welcome in 2023. This last year has been characterised by optimism as we power ahead to bring to life many plans. But as we do so, we do it the EXSIM way. As is our mantra since we started, we create buildings with specific character that exemplify innovation, quality living, a sense of community and environmental sustainability. This is our unique brand of new age excellence that provides quality, contemporary and functional living right at home.

In this issue, we are pleased to announce the addition of 2 new projects in *Central Park Damansara*, our 65 acres of urban integrated development in Damansara Perdana - D'Tessera Residences and D'Terra Residences. We also started a third development in the Old Klang Road area with a residential development known as D'Ivo Residences @ Old Klang Road.

Out of the Klang Valley, we venture for the first time into Perak with The Stallionz @ Ipoh White Times Square. This serviced residences is jointly developed by TKB and EXSIM and will be managed by Mana Mana Hospitality, a new hospitality brand that is fully supported by EXSIM. Also, do look out for our second project in Penang, which will be announced in the coming year. Moving forward, we will be making our mark in other states, namely Kelantan, Terengganu, Johor and Sabah. Stay tuned for more updates!

It is always equally exciting for us to hand over completed properties to our buyers. We are proud to have handed over vacant possession of Millerz Square - Tower A&B (Astor & Barrow) in the first quarter, and Scarletz Suites @ KL City Centre and Nouvelle Industrial Park @ Kota Puteri (Phase 3) in the 3rd quarter of this year. Plans are also underfoot to relocate our corporate office to Millerz Square @ Old Klang Road next year.

We are also proud to call your attention to an Associate Group of the EXSIM Group of Companies, Pentas Flora. A leading scheduled waste management company, Pentas Flora has recently launched a greener Eco Base Oil (EBO), a more sustainable option for fuel usage. At EXSIM, we are staunch supporters of Environmental, Social and Governance (ESG) initiatives like these.

As international borders reopen, we are certain many of you have made holiday plans. Will you be hitting the ski slopes, visiting Christmas markets, or marvelling at ice sculptures? Whatever your destination or escapade, we have featured a number of helpful winter travel hacks to help you get ready and have a chilly good time. Turn to pages 13, 17 and 19 to read about the idyllic East Coast, explore the local arts and culture scene in Kuala Lumpur city centre, and gear up for the World Cup. We hope you will enjoy these lifestyle articles.

We wish you happy holidays and a season of celebration. Together with you, we look forward to the exciting promises 2023 holds for all of us.

Lim Aik Hoe

Managing Director
EXSIM

As we are planting our seeds, we value feedback and comments which will help us grow healthily. Please write to our Corporate Communications team at info@exsim.com.my.

**Central Park Damansara - to be named at a later date*

A RIVER RUNS THROUGH

Taking inspiration from the surrounding nature, D'Vo Residences @ Old Klang Road mirrors the riverscape that borders the plot of this former bus depot. Horizontal lines cutting across the podium represent the swift flow of the river while vertical lines hugging the 39-storey tower block epitomize river grasses, reeds and vegetation. The mosaic facade against one panel of the building is a subtle nod to the rocky river bed. This is complemented by an understated palette of white and shades of grey, which gives the impression of a pristine waterway.



Artist's Impression

 **EXSIM | D'Vo Residences**
Sales Gallery
No. 9G, Medan Kelang Lama 28,
No. 419, Jalan Kelang Lama,
58000 Kuala Lumpur.

EXSIM
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Artist's Impression

An Unexpected Sanctuary



D'IVO RESIDENCES @ OLD KLANG ROAD IS A HIDDEN HAVEN OFFERING PEACE AND QUIET AMIDST THE BUSTLING COMMUNITIES ALONG THIS 100-YEAR OLD ROAD.

In the midst of the busyness of Old Klang Road, D'Ivo Residences @ Old Klang Road carves out a tranquil residence inspired by the rejuvenating qualities of nature. Enveloped in lush greenery and bordered by a meandering river, the refreshing environment is an unexpected haven in the midst of one of Kuala Lumpur's oldest and most bustling roads.

Taking inspiration from the surrounding nature, D'Ivo Residences @ Old Klang Road mirrors the riverscape that borders the plot of this former bus depot. Horizontal lines cutting across the podium represent the swift flow of the river while vertical lines hugging the 39-storey tower block epitomize river grasses, reeds and vegetation. The mosaic facade against one panel of the building is a subtle nod to the rocky river bed. This is complemented by an understated palette of white and shades of gray, which gives the impression of a pristine waterway.

A L-shaped floor plan for both towers provides more privacy for residents with 4 corner units and 1 bungalow unit only per floor as well as shorter corridors. This is further

emphasized by the lower density of the residences compared with other surrounding developments.

Smart apartment layouts cater for different lifestyles and life stages - and the fluid shifts between one to another. Even a modest 892 sq.ft. unit accommodates 3 rooms without the feeling of space pressure; larger units ranging between 1,081 sq.ft. and 1,083 sq.ft. come with 4 rooms plus one utility room.

Thoughtful communal spaces encourage residents to recharge solo or with family and friends. Through intentional placemaking, the common areas, facilities and landscaping direct towards a sense of community and neighbourhood, recreating the warmth of the kampung spirit within this modern residence. Pockets of parks and gardens, a variety of pools and lounges, and a good selection of sporting and leisure facilities make D'Ivo Residences @ Old Klang Road a nurturing home space. Even practical considerations are not overlooked - for example, parking lots are not stacked as tandem lots and two access points will be provided to ease the traffic flow within and into/out of the building.

This carefully designed space is complemented by its prime address, surrounded by a wide range of conveniences and public amenities. Sitting at the intersection of Kuala Lumpur and Petaling Jaya, Old Klang Road is a central point from which highways and roads branch out to other surrounding key neighbourhoods and areas in the Klang Valley such as Petaling Jaya, Puchong, Sunway City, Bangsar, Mid Valley City, Kuala Lumpur City Centre and more.

It links to the East-West Link Expressway, New Pantai Expressway (NPE), Kuala Lumpur-Shah Alam Expressway (KESAS), Federal Highway, Damansara-Puchong Expressway (LDP), Jalan Puchong and Jalan Kuchai Lama (which leads to the SILK Highway). Mobility and accessibility are well addressed by the transportation infrastructure of the city, with several bus stops within walking distance, and a KTM Komuter station in nearby Mid Valley City.

D'Ivo Residences @ Old Klang Road brings together all the needs and wants of homeowners, bridging practicalities with inspired space making.

D'Ivo
RESIDENCES
@ OLD KLANG ROAD



EXSIM | D'IVO RESIDENCES
SALES GALLERY

No. 9G, Medan Kelang Lama 28,
No. 419, Jalan Kelang Lama, 58000 Kuala Lumpur.
T: +603 7770 8845 W: divo.my M: +6012 766 0919



KID'S LEARNING ZONE

Artist's Impression



DELTA POOL

Artist's Impression



AMUSEMENT ZONE

Artist's Impression



FIT ZONE

Artist's Impression



Winter Wonderland

THESE TRAVEL TIPS AND TRICKS WILL MAKE SURE YOUR WINTER HOLIDAY IS A SMASHING ONE!

Who doesn't love a winter holiday? Skiing in powdery white snow. Sipping hot chocolate by a fireplace. Enjoying the chilly cold weather, a welcome respite from Malaysia's heat! But with the drastically different temperature comes a whole lot of other challenges and conditions that you may not have considered - especially if this is your first winter vacay. So here are some handy hacks to help you prepare for that cold weather sojourn.

PACK SMART, NOT BULK.



It might be tempting to stuff the thickest, bulkiest sweaters you have into the suitcase but the smarter thing to do is to layer up rather than bulk up. Bring a variety of thinner pieces like thermals, long sleeve shirts, leggings and thin sweaters which you can wear on top of each other. In addition, choose clothing made with high-technology fabrics designed to keep the heat in and the cold out - these could be synthetics, wool or down. These high-performance fabrics are lightweight, pack away easily and regulate temperature by keeping heat in.

Don't forget smaller items of clothing too. A warm, lightweight scarf, gloves and a beanie are absolutely essentials in the cold weather, and they can be easily whipped on or off as weather conditions change. Bring a few items of each so you can vary your outfits.

Load up on immune boosting food or supplements like garlic, ginger, turmeric, fruits and leafy greens, or vitamin C, D and zinc. The healthier your immune system, the less likely you will be to succumb to viruses.

Stay hydrated at all times. It is so easy to forget when you are not sweating buckets, but whether you are hot or cold, your body needs the same amount of water or fluids to function at optimum. If drinking cold water in the chilly weather is a turn off, replace it with warm tea.

Get outdoors every day. Sunlight helps the brain produce serotonin which is good for the body and mind.

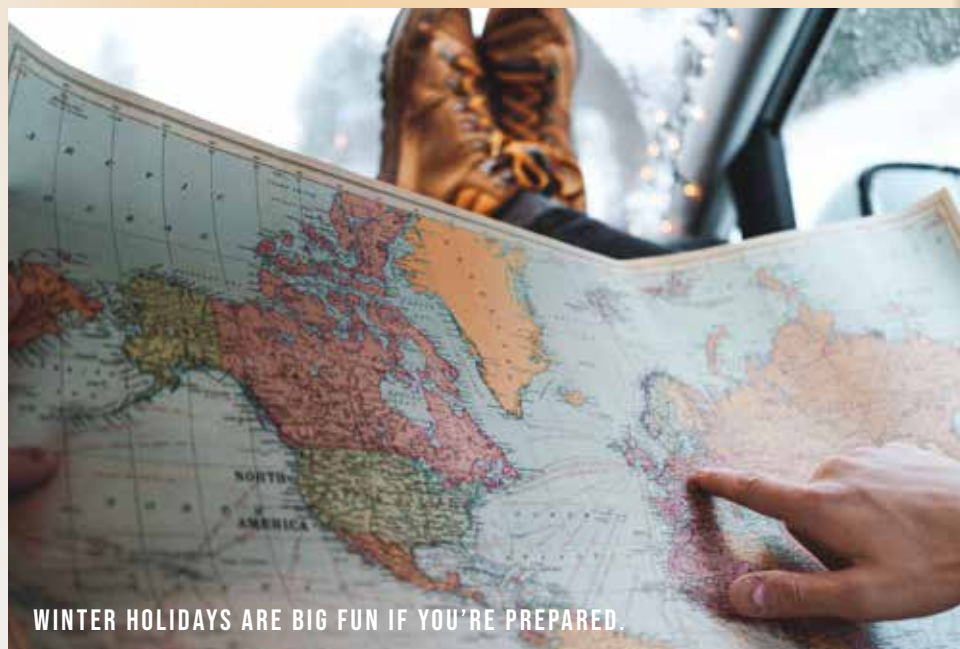
Winter weather tends to be way drier than tropical humidity. Moisture for your skin is just as important as moisture for your body systems. So while you are drinking up, remember to layer on body moisturizer or body oil also.

Lip balm is a must-have item in your handbag. On the plane and while out and about, your lips are going to bear the brunt of the dry conditions. Avoid cracked lips by moisturizing often with a lip balm.

Remember sunscreen. The sun continues to shine even in freezing temperatures. In fact, the rays are reflecting off the snow, which could increase your UV exposure.

Add moisture to inside space with a humidifier. Heaters can increase the dryness inside, adding to the already dry weather. Pack a portable humidifier to help balance out the humidity in hotel rooms.

SOCKS, GLOVES AND SCARVES ARE ESSENTIAL IN WINTER!



WINTER HOLIDAYS ARE BIG FUN IF YOU'RE PREPARED.

BOOST YOUR IMMUNITY TO KEEP THE BUGS AT BAY.



Bon Voyage

LUGGAGES BURSTING AT THE SEAMS? CHECK OUT THESE SMART PACKING HACKS FOR YOUR NEXT HOLIDAY!



PUT IT ON

Wear your bulkiest and heaviest items of clothing rather than packing them into the suitcase. Winter jackets and shoes not only take up lots of space but they also add to the weight. If you're already almost at full house, don't risk excess baggage charges! Besides, jackets can be stashed away on the aircraft and shoes can be removed and replaced with comfy socks.



VACUUM PACK BULK

Lightweight clothing may be easy to roll, but winter jackets are not going to go down easy! For these and other bulky items of clothing (mostly cold weather wear), get vacuum seal bags. Typically, you would use a vacuum cleaner to suck out the air from the bags so it flattens out. But on the road, you will get almost as good results by rolling up the bag (with clothing inside) to squeeze out any air before sealing the bag.



TOILETRIES DILEMMA

Toiletries take up quite a bit of space and weigh a lot for a small bag, doesn't it? And more than once, something will leak or explode due to changes in cabin pressure. Most travel sites suggest leaving anything you can find on location at home. Even if the hotel or AirBnB doesn't provide the shampoo or body soap you want, you can always pick them up at a nearby store. Alternatively, ditch liquids for solids. Shampoo, conditioner and soap are now available in bars which are much easier to pack. Finally, if you must bring your own then cling wrap them - put the wrap under the cover before closing so leaks and spills won't happen.



ROLL, ROLL, ROLL YOUR CLOTHES

Folded clothes may seem to take less space, but they don't - and they also crease more easily. The way to go is to layer a few pieces of clothing together then roll them up into small parcels. They are easier to stuff into pockets of space and surprisingly, are less likely to crease.

BEAUTY FROM THE EARTH



Ranging from **956** to
1,179 sq.ft. large size units.



Hackable walls to
optimize space.



Enveloped with over
10 acres
lush greenery.



Walking distance
to al fresco retail park, F&B
and shopping amenities.



Over 20 lifestyle facilities.



Artist's Impression



EXSIM | D'Terra Residences
Sales Gallery

G79, Ground Level, Empire City, No 8,
Jalan Damansara, PJU 8, 47820
Petaling Jaya, Selangor Darul Ehsan.



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D'TERRA

RESIDENCES



EXSIM | D'TERRA RESIDENCES
SALES GALLERY

G79, Ground Level, Empire City,
No 8, Jalan Damansara, PJU 8,
47820 Petaling Jaya, Selangor Darul Ehsan.
T: +603 7620 5002 W: dterra.com.my

Artist's Impression



ENTERTAINMENT ROOM

FACADE



Artist's Impression

CHILL MUSIC LOUNGE



Inspired By Nature

MODELED AFTER NATURE AND FRONTING A BEAUTIFUL, SPRAWLING EDEN, D'TERRA RESIDENCES IS A MASTERPIECE FOR NATURE LOVERS.

Philosopher and poet George Santayana said, "The earth has its music for those who will listen." D'Terra Residences is inspired by the same - a tribute to nature, a concept born from the brilliance and magic of this earth we call home.

Awash with warm earthy tones, the sturdy monolith rises into the sky, quietly elegant in its contemporary design, which pays tribute to the land on which it stands. A series of colours, layers and textures are projected against this to create a striking masterpiece mimicking nature with adroit cleverness.

Steps, terraces and interval levels model the natural terrain. Undulating lines and curved formations elevate the space with earth's own artistry. Choice plants and landscaping recreate the stunning lushness of the wild, while wood and stone hardscapes complete the imagery.



Artist's Impression

For those who choose to call this home, D'Terra Residences come in 3 bedrooms and 3+1 bedrooms units. Ranging in size from 956 to 1,179 sq ft with flexible, hackable walls, the residences are designed to optimize space usage while allowing room for adaptation and personal creativity. Selected elderly/disability units are also available with built-in ramps at the foyer and bathroom in addition to hackable walls.

Stepping outside home leads residents to a range of facilities to nurture the mind, body and soul - pavilions and lounges for rest and rejuvenation; sporting amenities such as swimming pool, basketball court, gym and badminton court; designated spaces for children; communal gathering areas like BBQ area and special gardens.

A bustling commercial, retail and F&B area lies just beyond the walls. As part of the urban integrated development to be known as *Central Park Damansara*, D'Terra Residences is surrounded by choice conveniences including a sprawling retail boulevard on the ground floor that connects across most of the buildings.

But the icing on the cake is, without doubt, access to *Public Park*, a spectacular gateway to nature right at the doorsteps of *Central Park Damansara*. Imagine waking up to the view of a natural waterfall cascading down the hill side! More than a breathtaking view, this frontage of water and greenery also means fresher air, better circulation through the home, and more natural light filtering in.



Artist's Impression

This 18-acre Eden will comprise three main sections - Hill Park, Al Fresco Retail Park and Sanctuary Park - each offering a distinct experience designed to bring visitors closer to nature. Features of this sanctuary will include viewing pavilions and decks, garden paths, a lake, play area, public gathering spaces, a retail park with al fresco dining and shopping, and walking paths snaking around a tranquil lake.

Yet convenience and connectivity are equally near. D'Terra Residences is located within the North Petaling Jaya corridor, which is surrounded by a vast range of conveniences, public amenities and facilities. It is also connected by a network of roads, highways and expressways that links the area to other major cities and neighbourhoods.

What better place to call home?

- ✓ Easy access to highways like LDP, Penchala Link, SPRINT, NKVE, North-South Expressway, DASH Highway.
- ✓ Near neighbourhoods like TTDI, Mont Kiara, Bandar Sri Damansara, Bandar Utama, Desa ParkCity, Mutiara Damansara, Damansara Perdana and Kepong.
- ✓ Near to major shopping malls like 1 Utama, IPC Shopping Centre, IKEA and Empire City Mall.

**Central Park Damansara and Public Park - to be named at a later date*

KWAI CHAI HONG

LORONG PANGGUNG & JALAN PETALING

www.kwaichaihong.com

Recall the colourful past of Kuala Lumpur at this picturesque, Instagrammable alley behind Petaling Street. The almost one century old lane was refurbished in recent years and painted with murals depicting life in this area during Kuala Lumpur's heydays in the 1960s.

The name Kwai Chai Hong means Little Ghost or Little Demon Alley. One possibility is that the name refers to naughty children who would have played in the area in the past. Another theory suggests that vice activities and unsavory characters used to hang out in this area, hence the name. Finally, it was also once the hideout of the underground Dragon Tiger Clan whose members were called Kwai Chai.

In any case, the modern day Kwai Chai Hong is most definitely devoid of real demons or otherwise! The area comprises ten restored shophouses between Jalan Petaling and Lorong Panggung interspersed with various nostalgic murals, including one spanning two-and-a-half stories! So, whip out your cameras and take a walk down memory lane.

On The Trail Of Arts and Culture

TAKE A STROLL THROUGH SOME OF KUALA LUMPUR'S OLDER STREETS AND DISCOVER THESE NEW, LOVINGLY REVIVED ARTS AND CULTURE GEMS.

REXKL

80, JALAN SULTAN

www.rexkl.com

A landmark in the city, REX Theatre was a historical and community monument that has witnessed the changing fortunes and skyline of Kuala Lumpur since it was built in 1947. It provided entertainment for generations of city folks until a fire shut it down in 2002. But in 2019, it was refurbished and revived as REXKL, a unique arts and culture community hub.

The 60,000 sq ft building in downtown Kuala Lumpur is "a social space for creative and cultural activities, a place in the city that aims to make a difference." To date it has hosted over 100 events including theatre, performances, screenings, facilities, exhibitions and workshops. Past activities include art jamming, coffee filter brewing, chef pop-ups, watch parties, art curations, and documentary screenings, among others.

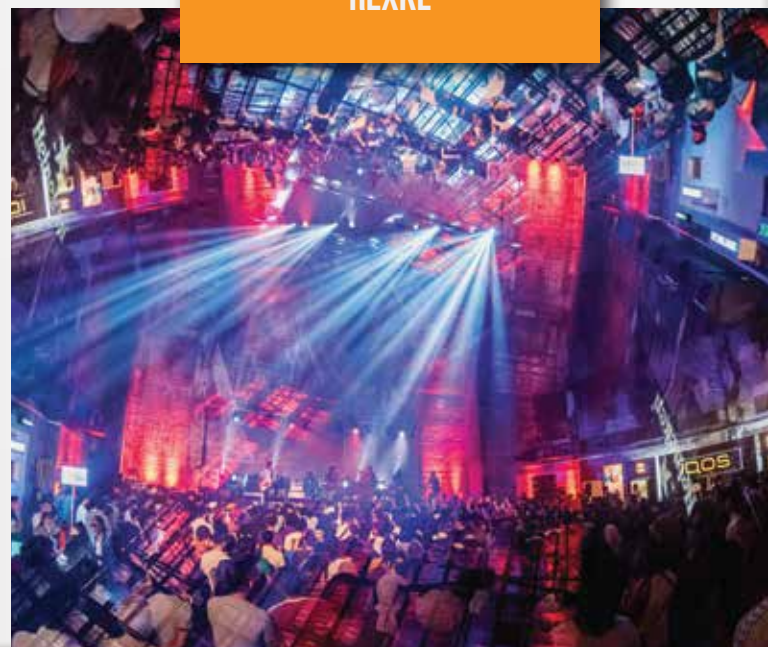
Drop in for an event, workshop or performance, or swing by for a cuppa and a browse, and take in the atmosphere of a legend reincarnated.



KWAI CHAI HONG



REXKL



Event Highlights



INNOVATIVE GREEN SOLUTIONS

Pentas Flora, an Associate Group of the EXSIM Group of Companies, officially launched its latest product - Re-refined Eco-Base Oil (EBO) on 22 September 2022. Re-refined oil is used motor oil that has undergone a protracted re-refining process to eliminate impurities. The end product, EBO, is a base oil that is as good as new oil.

This high quality base stock can be used to create medium and top tier engine oils as well as driveline and industrial oils. Crucially, the re-refined base stock yield lowers carbon footprint and unintended CO2 emission output. This breakthrough product is a key step in enhancing the sustainability of motor oil usage and reducing the impact of fossil fuel use on the environment.

As a leading schedule waste management company, Pentas Flora provides scientific and holistic solutions on the treatment of schedule waste to ensure compliance with Environmental, Social and Governance (ESG) goals.

EXSIM PROUDLY THROWS ITS SUPPORT BEHIND GREAT BRANDS AND ASSOCIATES THAT SHARE THE SAME VALUES OF EXCELLENCE AND ENVIRONMENTAL STEWARDSHIP.



ENDORISING EXCELLENCE

EXSIM is proud to have been the platinum sponsor of the FIABCI Malaysia Property Award 2021. A highly respected and coveted recognition in the property industry, FIABCI recognises excellence in property development regardless of the size and location of the projects. The annual award is considered the gold standard for distinguished developers, the equivalent of the Oscars for the industry.

In the 2021 awards presentation ceremony held on 29 March 2022, 17 property developers and projects were honoured by FIABCI Malaysia.



IN SUPPORT OF SUSTAINABILITY

As an advocate of environmental protection and sustainability, EXSIM was proud to support the 13th International Conference on World Class Sustainable Cities (WCSC) 2022 as the Platinum Sponsor. Themed 'KL2040: Towards A Liveable Urban Future', the event was held on Tuesday, 13 September 2022 at the Royale Chulan Kuala Lumpur Hotel.

The 13th WCSC series explored how cities can be resilient, sustainable and liveable, and what steps must be taken to achieve this goal to provide better quality of life. The focus areas covered: social inclusiveness, affordability, housing, accessibility, mobility, health, education, safety and security, vibrant public spaces, and reducing carbon emissions to meet the impacts of global climate change.

The event saw a strong turnout of more than 550 delegates from the government agencies, built-environment industry professionals, residents' associations/community groups and other stakeholders, who came together to share, learn, engage, and create greater awareness and better understanding on best practices for achieving a 'Resilient, Sustainable & Liveable City'.

Developments In Progress

WE TAKE PRIDE IN DELIVERING QUALITY DEVELOPMENTS WITH INNOVATIVE IDEAS THAT CHALLENGE THE NORM. TAKE A LOOK AT HOW WE ARE CHANGING THE PROPERTY LANDSCAPE WITH THESE EXCITING PROJECTS



MILLERZ SQUARE @ OLD KLANG ROAD

Progress Date | As of Q4 2022

Site Progress | 95%

Expected Year of Completion | 2022

Tower A & B Completed In Jan 2022



THE ARCUZ @ KELANA JAYA

Progress Date | As of Q4 2022

Site Progress | 82%

Expected Year of Completion | 2023



D'COSMOS RESIDENCES

Progress Date | As of Q4 2022

Site Progress | 62%

Expected Year of Completion | 2024



THE ROSEWOODZ @ BUKIT JALIL

Progress Date | As of Q4 2022

Site Progress | 28%

Expected Year of Completion | 2024



D'ERICA RESIDENCES

Progress Date | As of Q4 2022

Site Progress | 28%

Expected Year of Completion | 2024



**NOUVELLE INDUSTRIAL PARK
@ KOTA PUTERI (PHASE 3)**
Progress Date | As of Q3 2022
Site Progress | 100%
Year of Completion | July 2022



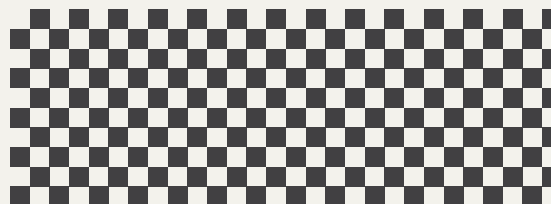
SCARLETZ SUITES @ KL CITY CENTRE
Progress Date | As of Q3 2022
Site Progress | 100%
Year of Completion | July 2022



MOSSAZ
Progress Date | As of Q4 2022
Site Progress | 85%
Expected Year of Completion | 2023



D'QUINCE RESIDENCES
Progress Date | As of Q4 2022
Site Progress | 48%
Expected Year of Completion | 2024



D'VERVAIN RESIDENCES
Progress Date | As of Q4 2022
Site Progress | 63%
Expected Year of Completion | 2024



THE FIDDLEWOODZ @ KL METROPOLIS
Progress Date | As of Q4 2022
Site Progress | 12%
Expected Year of Completion | 2025



22 MACALISTERZ @ GEORGE TOWN
Progress Date | As of Q4 2022
Site Progress | 14%
Expected Year of Completion | 2025



D'IVO RESIDENCES @ OLD KLANG ROAD
Progress Date | As of Q4 2022
Site Progress | 2%
Expected Year of Completion | 2026

The Idyllic East Coast

TERENGGANU AND KELANTAN ARE UNASSUMING GEMS WITH SO MUCH TO OFFER IN TERMS OF NATURE, HERITAGE AND UNIQUE EXPERIENCES

Fascinating Kelantan



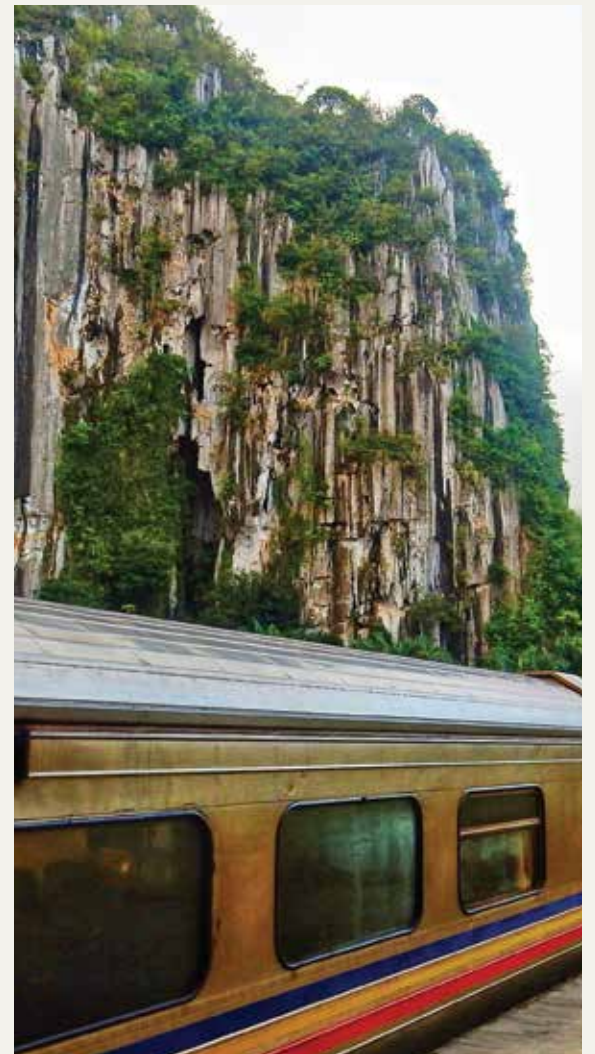
LEARN ABOUT THAI BUDDHISM & CULTURE

The Cradle of Malay Culture, Kelantan interestingly also has a concentration of Buddhist temples, including the ones that house the second longest reclining Buddha statue in the world, a 30-metre high Sitting Buddha and 33-metre Standing Buddha statue, respectively. Devotees and non-devotees alike flock to these temples to pay respects, marvel at the mammoth statues and unique architecture, and take in a different culture.



GET ACQUAINTED WITH TRADITIONAL MALAY ARTS

Travel site Lokalocal aptly states, "Kelantan is a time capsule that preserves various forms of Malay cultural heritage." The state is the birthplace of a number of well-known Malay traditional arts such as the wau, wayang kulit and songket, and is one of few places where craftsmen still practice their dying trades. Drop in to Gelanggang Seni (or other specialist centers) to get a dose of these crafts and performances like gasing spinning, silat and wayang kulit.



TRAVERSE THROUGH THE JUNGLE

All aboard! Hop on to the East Coast Railway Line or affectionately known as the Jungle Railway. Dubbed one of the greatest train journeys of Southeast Asia, the route runs along the east of Peninsula Malaysia, from Johor Bahru to Tumpat, near the Thai border. (So yes, it isn't technically an east coast journey exclusively.) The rail tracks traverse through jungles and track rivers on a protracted, idyllic journey where time seems to stand still.





VISIT AN ISLAND PARADISE

Many visitors come to Terengganu for its stunning islands boasting pristine beaches, crystal clear waters and abundant marine life. Bask on the beach; snorkel around the islands; dive with turtles, whale sharks, rays and more; hike in the jungles (most islands have equally appealing nature trails!) or simply enjoy the laid back island life.



DISCOVER FASCINATING WETLANDS

Another worthwhile stop is the Setiu Wetlands State Park. Spanning 23,000 hectares, it is the largest natural wetlands in the East Coast. There are nine interconnected ecosystems within the wetlands - the sea, four rivers, sandy beaches, estuaries, islands, mudflats, a 14km-long inland sea lagoon, freshwater swamps and mangroves. With such diversity, it is no surprise that the area is home to numerous flora and fauna including the critically endangered painted river terrapins and the rare and threatened *Bruguiera hainesii*.

Terengganu: Gateway to Nature



SOAK IN CULTURE AND HERITAGE

Terengganu was the first Malay state to receive Islam so it is no surprise that it is home to so many unique and distinctive mosques, Taman Tamadun Islam, and sites linked to Malay and Islamic history and culture! At the same time, the state also has one of the oldest Chinatown in Malaysia. Settled since the 16th century by Chinese immigrants, this long street has been declared a heritage site under the United Nations UNESCO World Monument Watch Programme.



HELP THE TURTLES

Did you know female turtles always return to the same place they were hatched to lay eggs? They learn the beach's distinctive magnetic signature at birth, which allows them to travel long distances to go 'home' to reproduce. As home to several species of sea turtles, Terengganu offers visitors the unique opportunity to participate in turtle conservation activities or simply watch these sea creatures as they lay eggs.



QATAR 2022 FIFA WORLD CUP



FIFA WORLD CUP TROPHY



LUSAIL ICONIC STADIUM



SUPPORTERS AND FANS



FIFA WORLD CUP RUSSIA 2018

Ole, Ole, Ole!

ARE YOU READY FOR THE BIGGEST MATCHES OF THE MOST BEAUTIFUL GAME? EXSIMLIFE COUNTS DOWN TO THE 2022 FIFA WORLD CUP WITH 10 INTERESTING FACTS.

- 1 2022 FIFA World Cup is the first World Cup to be held in the Arab world.
- 2 This is the first winter World Cup in the Northern Hemisphere. Traditionally, the World Cup takes place in summer but with temperatures capable of reaching up to 50 degrees celsius in Qatar during summer, the tournament was moved to November and December.
- 3 Adidas made the official match ball for the 2022 FIFA World Cup. It is known as the Al Rihla.
- 4 Matches will be hosted in only 8 stadiums, the fewest number of stadiums for the tournament in recent years. The largest of the stadiums is Lusail Iconic Stadium, which has a capacity of 80,000.
- 5 Brazil is touted to have the best odds for winning the 2022 World Cup, followed by France, England and Argentina.
- 6 The official song is "Hayya Hayya" meaning "Better Together".
- 7 The World Cup was first hosted in 1930. It has been played every four years since the inaugural tournament except in 1942 and 1946 when it was not held due to World War II.
- 8 Five-time champion Brazil has competed in every World Cup - the only nation to do so. It is also the country that has won the prestigious tournament the most times.
- 9 Only 8 countries have ever won the World Cup - Brazil, Italy, Germany, France, Uruguay, Argentina, England and Spain.
- 10 The World Cup trophy is worth an incredible USD20 million, making it the most expensive sports trophy in the world. The value though is mostly intrinsic.



BALANCE AND FLOW

Mini Theatre & Bar



Gamer's Hideout



Imaginarium



Serene Pool



EXSIM | D'Tessera Residences
Sales Gallery

G89K & 89L, Ground Level, Empire City, No 8,
Jalan Damansara, PJU 8, 47820 Petaling Jaya,
Selangor Darul Ehsan.



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D'TESSERA

A Montage Of Inspirations



LIKE A MOSAIC, D'TESSERA RESIDENCES BRINGS TOGETHER DIFFERENT ELEMENTS TO CONSTRUCT A NOURISHING LIVING SPACE.



FACADE

Artist's Impression

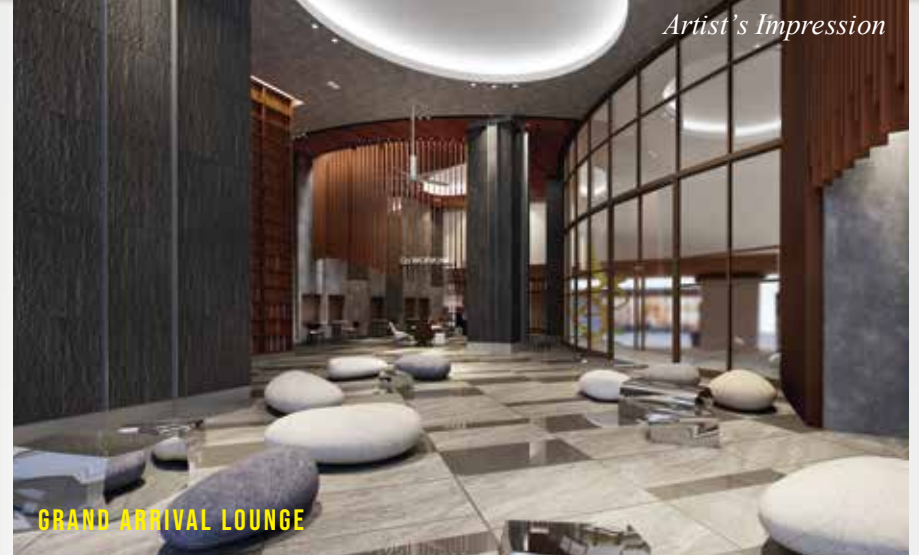
 **D'TESSERA**
RESIDENCES



EXSIM | D'TESSERA RESIDENCES SALES GALLERY

G89K & 89L, Ground Level, Empire City, No. 8, Jalan Damansara, PJU 8, 47820 Petaling Jaya, Selangor.

T: +603 7660 3911 W: dtessera.com.my



From as early as the Ancient Sumerians, man has been making masterpieces with mosaics. Multiple single units - a tesserae - coming together to form a work of art. Each tile, nondescript on its own, but stunning in the whole canvas. D'Tessera Residences draws from these notions of repetition, rhythm and patterns. A space made up of different individual elements united in a carefully constructed flow to create a complete picture of living well.

Part of the urban integrated development of *Central Park Damansara* in North Petaling Jaya, D'Tessera Residences is surrounded by a plethora of amenities and facilities, including the vast beautiful *Public Park* at its doorstep.

The linear park hugging one side forms an important interconnecting element between the residences and the natural environment. The canvas created by the vertical greenery and rock cliffs breathe life into the living spaces within. This is further complemented by the internal landscaping, such as the Biological Pond, which honours mother nature.

A public square links the township together through a lively retail and al fresco area, recalling the spirit of traditional heritage towns. Over 100 units surround the residences, providing convenience as well as a sense of community.

Inside D'Tessera Residences, residents are equally spoilt for choice with indoor and outdoor facilities - split between the podium and a sky deck. Gardens and ponds provide much needed natural respite while leisure choices like ponds, a jacuzzi, pavilions and lounges let residents chill out as they please. Innovative spaces like a Gamer's Hideout, Mini Theater & Bar and the Imaginarium are just some ways the residences aim to serve a multigenerational community and multi-interests. A big plus to all this is that the facilities are all elderly friendly.

Another key highlight at D'Tessera Residences is the choice of 3+1 bedrooms or 4+1 bedrooms configurations - layouts that accommodate different generations under one roof. Acknowledging home owners desire for flexibility, space and customisation, all units have hackable walls to allow for variation in design and space usage. In addition, selected elderly-friendly units also include built-in ramps at the foyer and one bathroom for easy wheelchair access.

Carefully made up of important elements for well-being of the mind, body and soul, D'Tessera Residences is a living space that provides for the whole being and the family unit.

**Central Park Damansara and Public Park - to be named at a later date.*

WHETHER YOU ARE LOOKING FOR A NEW HOME OR COMMERCIAL DEVELOPMENT, EXSIM OFFERS A WIDE RANGE OF INVESTMENT CHOICES. TO PROVIDE BETTER SERVICES TO OUR VALUED BUYERS, WE HAVE SET UP THE CORPORATE LEASING & RE-SALE DIVISION FOR CONVENIENT, HASSLE-FREE TRANSACTIONS. WE WELCOME BUYERS WHO ARE INTERESTED IN LEASING OR RESELLING THEIR PROPERTIES TO CONTACT THIS DIVISION FOR FURTHER ASSISTANCE. AS THE LIAISON, WE FACILITATE DIRECT LINK WITH REAL ESTATE AGENCIES AT NO COST TO BUYERS.

HIGH-RISE DEVELOPMENT



CEYLONZ SUITES
@ BUKIT CEYLONZ

CEYLONZ SUITES @ BUKIT CEYLON

SALE	RM690k onwards
RENT	RM1,600 onwards Fully Furnished
SIZE	384 – 411sq.ft. (Typical Unit) 578sq.ft. (Dual Key)



EXPRESSIONZ PROFESSIONAL
SUITES @ TUN RAZAK

EXPRESSIONZ PROFESSIONAL SUITES @ TUN RAZAK

SALE	RM1mil onwards
SIZE	684sq.ft. (Dual Key)



THE LEAFZ @ SUNGAI BESI

THE LEAFZ @ SUNGAI BESI

RENT	RM2,500 onwards Partly Furnished
SIZE	1,430sq.ft. (Typical Unit)



THE TREEZ @ BUKIT JALIL

THE TREEZ @ BUKIT JALIL

SALE	RM1.28mil onwards
SIZE	1,420sq.ft. (Typical Unit)

INDUSTRIAL PARK



NOUVELLE INDUSTRIAL PARK
@ KOTA PUTERI

NOUVELLE INDUSTRIAL PARK @ KOTA PUTERI

TENURE	Leasehold
TYPE A & B LAND AREA	16,000sq.ft onwards
BUILT-UP	12,048sq.ft onwards
SALE	RM3.6mil onwards
RENT	RM15,000 onwards

TYPE C LAND AREA	11,900sq.ft. onwards
BUILT-UP	8,118sq.ft onwards
SALE	RM3mil onwards
RENT	RM12,000 onwards



NOUVELLE INDUSTRIAL PARK
@ MERU

NOUVELLE INDUSTRIAL PARK @ MERU

TENURE	Freehold
LAND AREA	From 2,940 - 5,565sq.ft
BUILT-UP	From 5,160 - 5,892sq.ft
SALE	RM2.338mil onwards
RENT	RM5,200 onwards

RETAIL / OFFICE / SOHO



TWIN ARKZ
@ BUKIT JALIL - RETAIL

TWIN ARKZ @ BUKIT JALIL - RETAIL

SALE	RM4.5mil onwards
SIZE	5,000sq.ft. onwards



PETALZ RESIDENCES
@ OLD KLANG ROAD -
RETAIL / OFFICE

PETALZ RESIDENCES @ OLD KLANG ROAD - RETAIL / OFFICE

SALE	RM791k onwards
RENT	RM1,700 onwards
SIZE	890sq.ft. onwards

CONTACT US

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THE STALLIONZ
@ IPOH WHITE TIMES SQUARE

The Iconic and Intriguing Ipoh

Every state in Malaysia has its own unique story to tell, but none quite like Ipoh. From its colourful and glorious history that speaks of thriving tin trades to its well-preserved East-meets-West architecture, Ipoh is quite literally a cultural gem that can charm the hearts of both visitors and locals alike. While many establishments tend to gravitate towards modernism, The Stallionz @ Ipoh White Times Square is the first development that aims to hearken back to history and pay homage to Ipoh city as well as its people and rich culture, and in doing so, looks to revive the city's best elements into one spot and preserve it for many more years to come.



Artist's Impression



Artist's Impression



Artist's Impression



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TKB & EXSIM | The Stallionz Sales Gallery

B-G-6, Times Square Ipoh, Jalan Sultan Nazrin Shah, 30250 Ipoh, Perak.

exsim.com.my



MAZE GARDEN

Charmed by The Stallionz

HERE ARE 5 REASONS WHY THE STALLIONZ @ IPOH WHITE TIMES SQUARE IS A VALUABLE ADDITION TO ANY PROPERTY PORTFOLIO - WHETHER AS A RENTAL INVESTMENT, HOLIDAY HOME OR FOR PERSONAL STAY.

REASON 1: PRIME LOCATION IN IPOH

The Stallionz @ Ipoh White Times Square is the first development that aims to harken back to history and pay homage to Ipoh city as well as its people and rich culture. This mixed development, with its East-meets-West architecture tinged with a distinct Ipoh flavour, sits strategically in the middle of the bustling city. It is surrounded by popular F&B spots, tourist sites, hospitals, commercial centres, mature neighbourhoods and a wide range of other facilities and amenities, all within a 5 to 10km radius.

Of course, the city itself is a central point on the West coast of Peninsula Malaysia. Located right smack in the middle between the Northern and Southern states, it is a popular tourist stop with locals and also a key layover destination before continuing on a longer journey.

REASON 2: SMART INVESTMENT CHOICE

Property remains one of the safest and most popular investment choices. It is a proven asset to hedge against inflation as well as to grow net worth over the long term. The Stallionz @ Ipoh White Times Square is the smart choice for those who want to enhance their investment portfolio or get in on the game.

For starters, it is jointly developed by 2 established and reputable developers with proven track records. Both TKB and EXSIM are renowned and trustworthy names in the property development industry - an important consideration when investing in property and an assurance of peace of mind for investors. Investors can also draw confidence from the fact that it is an investment product under the Housing Development Act which safeguards purchasers' interests.

In addition, it is projected that buyers will be able to generate a return on investment of around 8% or more from short term rental. With its flexible layout, buyers can also opt to convert the existing 2-room units to 3-rooms to generate further rental yield, if they so choose to.



THE STALLIONZ
@ IPOH WHITE TIMES SQUARE

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M: +6019 232 3775



TRISHAW GARDEN



DOME GAZEBO

REASON 3: ENJOY 5-STAR FACILITIES

In planning and designing The Stallionz @ Ipoh White Times Square, TKB and EXSIM have gone out of their way to create a truly luxurious space that nurtures the ‘work hard, play hard’ balance in life.

Level 2 is a green paradise with 3 distinct garden spaces - Stallion, Bailey and Commune. Each has a unique concept and special features like Maze Garden, Hammock Garden and Picnic Lawn. Level 12, with its panoramic views of the city and the Perak Turf Club, has several pools and lounges, a coworking space and a meeting room, a karaoke lounge, a gym and more pockets of greenery.

With so much to offer, The Stallionz @ Ipoh White Times Square caters to everyone - from resident to tourist - and for a host of purposes - work, play, entrepreneur, and even corporate training.

REASON 4: A NEW LANDMARK IN THE MAKING

The Stallionz @ Ipoh White Times Square takes visitors on a trip back in time through the concept of “Vintage Glamour, The Ipoh Way”. The combination of old English charm intertwined with traditional oriental facades and influences from 1950s Hong Kong perfectly capture the heart and soul of Ipoh. With its heritage architecture, art installations and lavish facilities, this space is set to be an attraction in its own right for local and international travelers who come through Ipoh.

REASON 5: FLEXIBLE AND HASSLE-FREE INVESTMENT

Every smart investor knows the purchase decision is just the tip of the iceberg. Investors also want an investment that is easy to manage. The Stallionz @ Ipoh White Times Square checks both. For starters, this is a low-entry level property investment. Investors are encouraged to engage Mana Mana Hospitality, a hospitality brand fully supported by EXSIM to manage their units for hospitality purposes to enjoy a whole string of benefits.





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