VOL 18

EXSIMLIFE

YOUR LIFESTYLE JOURNAL



BUILDING BONDS, CELEBRATING TRADITIONS.

Embracing the new year with joy and unity marking the start of another fruitful year of sustainable living.

EXSIM

NEW AGE INGENUITY

COMPLIMENTARY COPY / PP 18503 / 05 / 2014 (033897)

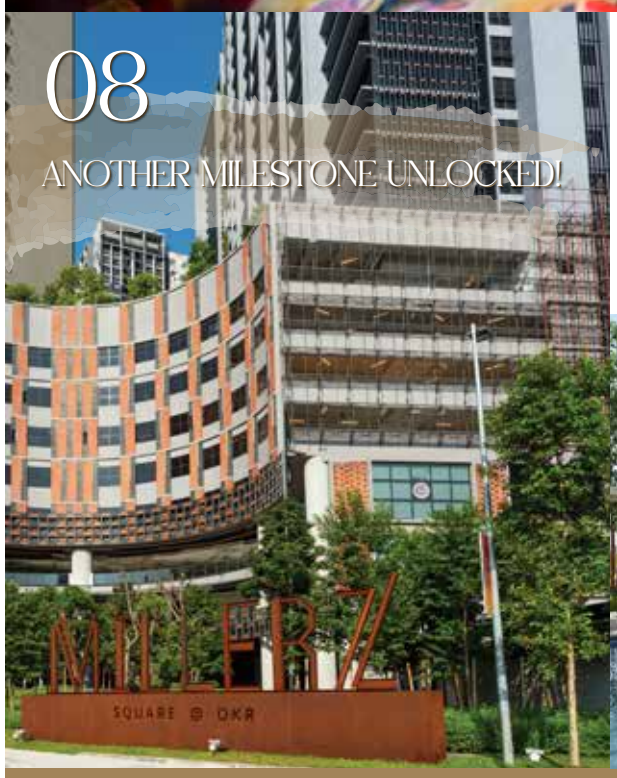
CONTENTS



04
SOARING STRONG INTO A GOLDEN YEAR OF THE DRAGON



06
PLANTING PROSPERITY IN CHINESE NEW YEAR 2024

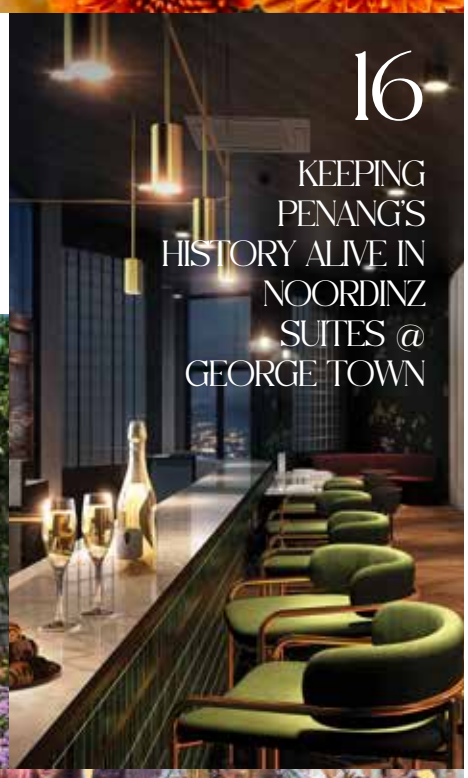


08
ANOTHER MILESTONE UNLOCKED!

10 SPECIAL FEATURE



12
WELLNESS BEING A CORE CONCEPT



16
KEEPING PENANG'S HISTORY ALIVE IN NOORDINZ SUITES @ GEORGE TOWN

18
CELEBRATING EXSIM'S TRIPLE WIN!

20
DEVELOPMENTS IN PROGRESS



22
EXSIM'S NIGHT OF FLYING TOGETHER



19
SUSTAINABILITY A VITAL ROLE IN SHAPING WORLD CLASS SUSTAINABLE CITIES



24

26
SPEACIAL FEATURE

Foreword

Welcoming grandeur and abundance, 2024 – The Year of the Dragon marks another year of setting the tone for EXSIM. Akin to a dragon, the fires within fuels our dreams and ignites our passion.

Wrapping up the completed handover of EXSIM's very own first mixed development, The Millerz Square @ Old Klang Road, the team is progressing steadfastly. Without skipping a beat, EXSIM's Corporate Office have settled into the new EXSIM Tower nestled amongst 4 towers of residential and 1 tower of office suites. These 5 towers stand majestically amidst the skyline includes commercial and retail spaces complementing EXSIM's vision of inspiring ingenuity and building lifestyles with its vibrancy and urban living.

Promoting a lifestyle that not only caters to career growth, EXSIM also focuses on personal development and wellbeing of the team. This illustrious journey ensues with internal engagements, trainings and workshops lined up exclusively to develop the team whilst supporting EXSIM's direction to promote mental wellness and create a conducive working environment.

Last year saw the long-awaited Annual Dinner 2022 kicking off with the theme "Flying Together" after a hiatus of 3 years due to the covid pandemic. A remarkable night for the well-deserved team, EXSIM seized the opportune moment and showed appreciation and recognition to its team and consultants for the continuous support.

EXSIM continues on delivering excellence with the successful delivery of The Arcuz @ Kelana Jaya, a 46-storey serviced apartment carved from the characteristics of the cloud's horizontal like formation depicting a well-balanced environment that seamlessly integrates with the serene horizon to create a dream home amidst landscaped gardens and stunning view. This unrivalled splendour adds richness to the quality of living in the modern urbanites.

An absolute momentous year, 2024 sees a series of project handovers such as Mossaz, The Rosewoodz @ Bukit Jalil, D'Cosmos Residences, D'Vervain Residences, D'Quince Residences and others in the 65 acres urban integrated development in Damansara Perdana, Selangor.

Set to continue increasing the pace, EXSIM further embraces to launch new projects in Klang Valley like Kyliez Suites @ KL City Centre and Branniganz Suites @ Bukit Bintang. Whilst out of Klang Valley, two new launchings Noordinz Suites @ George Town and Qubaz Suites @ Kuala Terengganu paves the way for EXSIM's expanding presence and embodying the company's motto of "New Age Ingenuity".

In support of the environmental, social and governance initiatives, EXSIM proudly supported and co-hosted the 2nd Edition Klang River Festival organised by KongsiKL. Aimed to create public awareness on the importance of river conservation, the simple yet meaningful theme for this festival was "Tanah Air" which translates to land and water. A successful event with likeminded people congregating to preserve the beauty of nature, EXSIM looks forward to more connecting engagements like these.

It is also with much pride that EXSIM was recently entrusted with a groundbreaking project through a joint venture with Malaysia Basketball Association (MABA) to redevelop a historical land strategically located in the heart of the city to a state-of-the art hospitality building called MABA Suitez @ KL City Centre. A meaningful collaboration that holds profound meaning as it has always been EXSIM's passion and interest at heart to be involved in contributing back to the society and community.

Another highlight to add is the wondrous milestone achieved in one of EXSIM's collaboration, the new-age grocery Bila Bila Mart's co-founder, Ms Lee Hui Jing having won the Woman Entrepreneur of the Year 2023 Malaysia award in Ernst & Young Entrepreneur of the Year awards programme gaining recognition for her aspirations and her inspiring entrepreneurship. EXSIM congratulates her winning achievement and is proud to be in collaboration with such a bold and ambitious showstopper.

Geared and ready for more, I trust this 2024 will see the team bountifully reaping its rewards as EXSIM's enduring and intense driving force will inevitably lead the company to an imminent success.

Lim Aik Hoe

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

Soaring Strong into A GOLDEN Year of The DRAGON



In 2024, as we welcome this majestic and auspicious Year of the Dragon, let's explore how to make the most of this traditional holiday in a contemporary and mindful way. From understanding the significance of the Year of the Dragon to following some of the good practices in Chinese culture, here's your ultimate guide to a memorable Chinese New Year celebration. The Year of the Dragon is characterized by courage, charisma, and enthusiasm, and we have the opportunity to embrace these traits ourselves. It's a time to be bold in pursuing our dreams and goals, letting our charisma shine in our interactions. This year is an open invitation for adventure and personal growth.

CHINESE NEW YEAR DO'S AND DON'TS

To make the most of this vibrant celebration, we need to be mindful of what we should and shouldn't do during the festive season to ensure happiness and blessings continue to flow in our lives.



Do's

| DECORATE WITH RED AND GOLD

Do decorate your space with vibrant red and gold decorations, symbolising prosperity and good fortune.

| HOST OR PARTICIPATE IN SUMPTUOUS DINNER

Host or participate in a sumptuous family dinner, savouring traditional dishes like dumplings and fish.

| PREPARE RED PACKETS (ANG POW)

You should also prepare red envelopes (ang pow) filled with crisp, new bills to bestow good luck upon the younger generation.

| OFFER GREETINGS

Greet others with auspicious phrases like "Gong Xi Fa Cai" (Wishing you prosperity) and "Xin Nian Kuai Le" (Happy New Year).







Don'ts

| NO NEGATIVE WORDS

Steer clear of discussing unfortunate events or using unlucky words during the celebration to avoid bad energy and bad chi.

| NO CLEANING ON NEW YEAR'S DAY

While cleaning is often a virtue, avoid sweeping or cleaning on New Year's Day to prevent inadvertently sweeping away good fortune.

| AVOID GIFTS WITH BAD CONNOTATIONS

Be cautious with your choice of gifts as some items may carry negative connotations. Giving a knife or scissors is bad luck as it signifies cutting off relationships, and giving shoes would imply the receiver using it to run away from your life!



SPIRIT OF ABUNDANCE

But do's and don'ts go beyond gift-giving and greetings. Chinese New Year is also a time for meaningful practices, like spending quality time with family and friends, whether in person or virtually, strengthening bonds and creating happy memories. In the spirit of abundance, one good practice to embody is the act of serving in charitable activities or volunteering. To give good fortune is equivalent to receiving good fortune as well, and Chinese New Year should be a happy occasion for all.

As we embrace the Year of the Dragon, let's remember that Chinese New Year is more than just tradition; it's an opportunity for personal growth, connection, and reflection. By understanding its significance alongside the do's and don'ts, you can make this Chinese New Year a truly memorable and enriching experience. May the spirit of the dragon guide you toward a year filled with courage, charisma, and adventure.

Gong Xi Fa Cai and Xin Nian Kuai Le!

PLANTING PROSPERITY

IN CHINESE NEW YEAR 2024

Chrysanthemum (菊花 - Júhuā)



As the Year of the Dragon beckons in 2024, the world is preparing to celebrate a Chinese New Year filled with renewal, hope, and cherished traditions. Among the customs of the New Year, one of the most captivating and meaningful tradition is the use of symbolic plants to welcome luck, prosperity, and positive energy into our lives. This ancient practice offers a connection to cultural heritage and a source of inspiration for growth, success, and fulfilment for the year ahead. Let's take a look at the top five plants that you would want to consider having in your home during the Chinese New Year 2024.

Chrysanthemum (菊花 - Júhuā)

are renowned for their longevity and are often associated with a long, prosperous life while symbolising endurance and immortality. Chrysanthemums are frequently chosen as a representation for the desires of a flourishing career and a fulfilling life. The intricate and vibrant petals of these flowers create inspiration to embrace the challenges faced in work and life, while striving for long-lasting success.





Cherry Blossom (櫻花 - Yīnghuā)

represent the beauty and transience of life. In Chinese culture, they symbolise the arrival of spring and the fleeting nature of existence. These delicate blooms reminds us to appreciate the present moment and the opportunities that lie ahead. The fragility of cherry blossoms serves as a poignant reminder to seize every chance and make the most of the year 2024.

Pussy Willow/Shuet Mei (水梅 - Shuǐ Méi)

represent growth and renewal. The fuzzy, catkin-like buds resemble new beginnings and the promises of a fresh start. These plants signify the growth and development that we hope to achieve in our careers in the coming year. The soft, downy buds also carry a sense of comfort, reminding us to seek balance between our work and personal lives.

As we embrace the Year of the Dragon in 2024, these symbolic plants offer a delightful way to infuse our lives with meaning and positivity. Whether it's embracing resilience, appreciating life's beauty, pursuing lasting success, sharing good fortune, or seeking growth and renewal, these plants provide a valuable reminder of the aspirations and hopes we hold for the year ahead. May the Year of the Dragon bring joy, abundance, and fulfilment as we welcome this auspicious season. Happy Chinese New Year!



Tangerine/Kat Chai (桔 - Júzi)

sound like the Chinese word for "luck." These sweet citrus fruits are a symbol of good fortune and positive energy. Place tangerines in your homes and offer them as gifts to wish each other a year filled with luck and prosperity. They serve as a reminder that every interaction, whether in the workplace or personal life, can be an opportunity to share blessings and positivity.

Lucky Bamboo (富贵竹 - Fù guì zhú)

is a symbol of resilience and endurance. Its sturdy and upright nature signifies strong growth, making it a favourable choice for those looking to strengthen their foundations in the new year. The working class often use bamboo as a reminder to stand tall and unwavering in the face of challenges. Just as bamboo bends but does not break, it encourages us to adapt and persevere, vital qualities in the ever-changing world of work.



ANOTHER MILESTONE


TOWER A&B HAMMOCK GARDEN | Actual Photography



TOWER C GRAND LOBBY | Actual Photography


TOWER E SKY DECK | Actual Photography



DROP OFF | Actual Photography



EXSIM TOWER SKY GYM | Actual Photography


EXSIM TOWER BUSINESS CENTRE | Actual Photography

MILLERZ
SQUARE@OKR

LAND SIZE	|	6.8ACRES
GDV	|	RM1.68 BIL
SIZES	|	FROM 660 SQ. FT TO 12,833 SQ FT.
YEAR OF COMPLETION	|	2022-2023


MILLERZ SQUARE FAÇADE | Actual Photography

UNLOCKED!

THE URBAN IMPRESSION

Behold a visual crafted to impress, and an exquisite lifestyle bustling with vibrancy – the duality of life unfolds sublimely at Millerz Square @ Old Klang Road, the first mixed development from EXSIM with four residential towers and an office suites tower coupled with retail and commercial spaces unlocking yet another milestone for EXSIM especially with the moving in of EXSIM's Corporate Office.

MILLERZ SQUARE @ OLD KLANG ROAD

Reimagined from an old mill, this visionary development captures the building's essential history conceptualised to offer a new perspective of living, working, socialising and unwinding. Millerz Square invites modern urbanites to discover ample greenery, facilities and community spaces, all at the comfort of home. Spanning 6.8 acres, this mixed development sits in the vibrant heart of Old Klang Road close to various mature neighbourhoods, commercial amenities and major access roads. Major shopping malls like Mid Valley Megamall & The Garden Mall including Pavilion Bukit Jalil provides convenient accessibility to necessities. Connectivity is also a breeze with a network of roads and highways such as Federal Highway, New Pantai Expressway (NPE), KESAS Highway and Kuala Lumpur-Seremban Highway together with nearby public transportations.

MODERN URBANITES LIVING

Discover at Millerz Square four unique residential towers – Aster and Barrow serviced apartments designed for privacy and seclusion, and Charlton and Elmwood purposed for lavish hotel-style living. Residents here will be spoilt for choice with facilities galore – take your pick from sports and recreation at the Sky Pool, Sky Gym, Badminton Lounge, Sports Lounge & Games Room, treasured moments with loved ones at the Sky Dining & Karaoke Room, BBQ Area, Gourmet Kitchen, Banquet Hall, Kid's Pool and Water Splash Area, or even relaxing me-time at the Floating Hammock, Pool Deck Hammock Garden, Herbs Garden, Jacuzzi and more.

OFFICE SUITES AT EXSIM TOWER

Also, the highlight of this mixed development is none other than EXSIM Tower, an adjacent tower, housing office suites with Business Centre and Sky Gym. From the moment you step into the grand lobby, a sophisticated and modern corporate setting sets the stage for possibilities to unfold. The Business Centre at Level 33A offers ample space to conduct meetings, discussions or even large corporate events and the Sky Gym equipped with modern facilities give a place for the gym goers in EXSIM Tower to exercise and sweat it out.

TRENDY RETAILS

In this mixed development, trendy retail outlets are available on the ground floor, first floor, second floor and alongside the Podium level on the eighth floor where a breezy semi-outdoor landscaped greens is built for the leisure and enjoyment of those who live and work here.

FOODIE HAVEN

Dine in style and enjoy your favourite meal without needing to take a drive out with the many types of cuisines available from Japanese, Korean, western, local and fusion. Coffee lovers can also get their caffeine fix at the Quack Quack Bakery x HWC located on the ground floor.

PAMPER-ME-IN-STYLE

Feeling in need of a spruce or an indulging pamper day out? Look no further as beauty and hair salons are also available with manicure and pedicure services including spa treatments ready for your indulgences and beauty makeover.

QUICK GROCERIES

Looking to do last-minute grocery shopping? BilaBila Mart at the Podium level on 8th Floor is ready and open for business all the way up till midnight for some local produce, snacks and other necessities. Also, upcoming next will be BilaBila Mart's Signature store to be located on the ground floor.

EDUCATION CAMPUS

Another highlight is that this mixed development is also housing the renowned Dasein Academy of Art, a private art college occupying a space of 80,000 square feet providing an artistic and creative touch to the community.

Indeed, a visionary mixed development, Millerz Square @ Old Klang Road brings together the best of both worlds in style – serenity, urbanity and lifestyle vivacity. Truly, a landmark to remember, to desire and to call home.

WOMAN ENTREPRENEUR OF THE YEAR 2023 MALAYSIA: MS LEE HUI JING OF BILABILA MART

An annual awards programme, Ernst & Young Entrepreneur of The Year (EOY) recognises a lineup of entrepreneurs in the country whose unbounded ambitions deliver innovation, growth and prosperity.

Divided into four categories, Emerging Entrepreneur, Technology Entrepreneur, Woman Entrepreneur and Master Entrepreneur, EOY 2023 Malaysia celebrates artistic entrepreneurs, passionate and committed in creating businesses with valuable and lasting impact on the communities and economies.

On 7th December 2023, Ms Lee Hui Jing, co-founder of BilaBila Mart emerged winner of the Woman Entrepreneur of the Year 2023 Malaysia award proving that her inspiring entrepreneurship built on resilience and strength has indeed brought BilaBila Mart to the next level.

Celebrating her capabilities and growth, EXSIM is indeed proud and honoured to be in collaboration with such an amazing and aspiring showstopper.

A new-age grocery with a convenience store chain of 50 outlets as at December 2023, BilaBila Mart is a local homegrown brand with a refreshed and contemporary concept. Covering a wide area of Klang Valley, its first presence in EXSIM's development was at Nidoz Residences @ Desa Petaling in 2021.

Taking the spotlight with its reimagined "kedai runcit" and modern twist experience for the neighbourhood community, BilaBila Mart's added value in EXSIM's development can also be seen in Ceylonz Suites @ Bukit Ceylon, Expressionz Professional Suites @ Tun Razak, Scarletz Suites @ KL City Centre and Millerz Square @ Old Klang Road.

Congratulations to an unstoppable entrepreneur, making headlines and transforming the world!



JOINT VENTURE BREAKTHROUGH BETWEEN MABA AND EXSIM

It is with much pride to share that EXSIM embarks on a transformative project with the renowned Malaysia Basketball Association (MABA) to redevelop a historical and symbolic land currently housing the basketball stadium, a 12-storey building and a multi-storey car park into a state-of-the art hospitality building called MABA Suitez @ KL City Centre.



THE FUTURE | MABA SUITEZ @ KL CITY CENTRE

Located in the heart of the city, this envisioned project is along Jalan Hang Jebat, Kuala Lumpur and is within walking distance to Merdeka 118 and Petaling Street. Surrounded with heritage and cultural hotspots, this redevelopment positions itself as a favourable location for EXSIM to support Malaysia in promoting hospitality and tourism.



CURRENTLY MABA HQ

To ink this memorable moment, MABA and EXSIM held a signing ceremony and press conference on 3rd December 2023 to officially mark this esteemed collaboration.

An iconic landmark, EXSIM aspires to realise yet another historical dream set to impress the property industry.

Veladaz

RESIDENCES @ BUKIT JALIL

Jacuzzi



Farmer's Dining





Amenities to Foster

AN UNRIVALLED LIFESTYLE EXPERIENCE

Discover a style of living that encourages you to connect with others and make the most of each day. The shared and private spaces at Veladaz Residences flow and connect seamlessly to gift urban dwellers the luxury of connectedness. A leisurely walk to school with other parents and their children. A quick pop to the shops for last-minute groceries. Landscaping and playgrounds where kids can run, jump, swing, and climb with their pals. Facilities like aromatic and vibrant floral gardens, calming water features, and serene yoga platforms that will do wonders for your health as well as your social life.

EXSIM | Veladaz Residences Sales Gallery
G-08, Ground Floor, Megan Legasi,
No. 357, Jalan Kelang Lama,
58000 Kuala Lumpur.

A COLLABORATIVE EFFORT BY

EXSIM NEW AGE INGENUITY

THREE TOWERS

FIABCI WORLD PRIX D'EXCELLENCE AWARDS

3-TIME WINNER FIABCI MALAYSIA PROPERTY AWARD™

GreenRE

DISCOVER NOW
+6012 766 0919
veladaz.com.my
FOLLOW US ON EXSIM

All pictures shown are artist's impressions/renderings for illustration purpose only. All visual renditions of interiors and lifestyle presentation are more of artist's impressions and shall not be taken as the identical representation of the actual state thereof. Nothing contained in this visualization shall constitute or be construed to constitute an offer, a contract, part of the Sale and Purchase Agreement, a representation and/or warranty on the part of the developer, unless expressly and specifically incorporated in the Sale and Purchase Agreement. Prospective purchasers are advised to read and scrutinize the Sale and Purchase Agreement together with its enclosures or to engage relevant independent professionals for advice prior to signing of the Sale and Purchase Agreement. The developer and/or other related companies and parties shall neither be held responsible for any error or inaccuracy nor be liable for any losses, damages, costs, expenses, or liabilities that may be incurred, suffered or sustained resulting from any reliance on this visualization or any part thereof.

• **Pemaju:** EXSIM BUKIT JALIL CITY SDN BHD [202001012135 (1368455-U)] • **No Lesen Pemaju.:** 30357/01-2028/0034(N) • **Tempoh Sah:** 31/01/2023-30/01/2028 • **No. Permit Iklan & Jualan:** 30357-1/10-2026/1153(A)-(S) • **Tempoh Sah:** 19/10/2023-18/10/2026 • **Pihak berkuasa yang meluluskan:** DEWAN BANDARAYA KUALA LUMPUR • **No Pelan Rujukan.:** BP S3 OSC 2023 0180 • **Pegangan Tanah:** Pajakan Sehingga 97 Tahun, berakhir 03/05/2118 • **Sekatan Kepentingan:** Tanah ini hanya boleh dipindahmilik atau dipajak dengan kebenaran bertulis oleh Pihak Berkuasa Negeri • **Beban Tanah:** AMBANK (M) BERHAD • **Tarikh Jangka Siap:** OKT 2027 • **Bilangan Unit:** 508 Units • **Bilangan Unit Tempat Letak Kereta:** 1 Unit • **Harga Jualan:** RM892,860.00 (MIN) – RM932,765.00 (MAK) • **2% Bumiputra Diskaun** • **Jenis Pembangunan :** PANGSAPURI SERVIS

WELLNESS BEING A CORE CONCEPT




FACADE | Artist's Impression

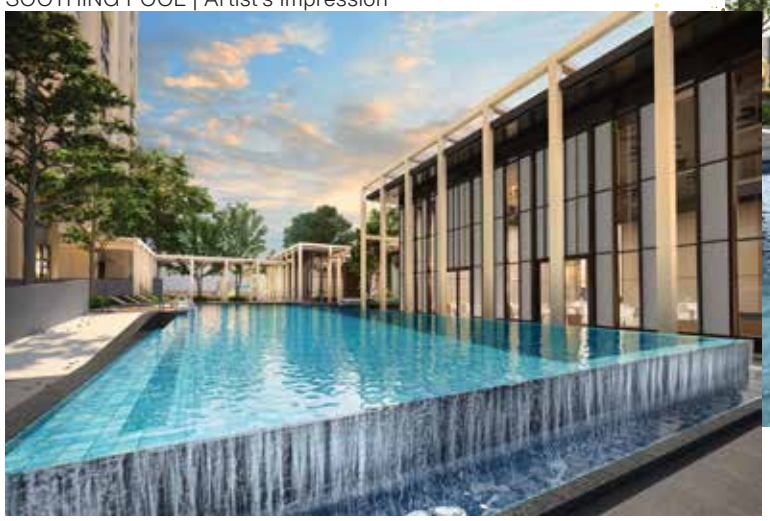
Inspired by one of the 7 Dimensions of Wellness - social wellbeing, Veladaz Residences @ Bukit Jalil offers the community an everlasting lifestyle with a sense of belonging for a premier home that you've been longing for. This low density serviced apartment towering at 42 storeys high with total of 508 units measuring 1,012 sq. ft. each is found in Kuala Lumpur Wellness City (KLWC). Revolving around the concept of health and wellness, it aims to fully integrate the components of holistic wellness with lifestyle living to build the "Nexus of Wellness".

A canvas lit with life and greeneries, the lifestyle within the grounds is incomparable and the myriad of luxurious facilities like Wellness Lounge, Reflexology, Aromatic Garden, Outdoor Dining, Swimming Pool, Jacuzzi, Yoga & Meditation Deck creates an unrivalled lifestyle experience for the urban dwellers seeking to immerse themselves in effortless harmony and balance in all their social engagements.



JACUZZI | Artist's Impression

SOOTHING POOL | Artist's Impression





YOGA & MEDITATION DECK | Artist's Impression

Its ever-increasing property value is further strengthened by the surrounding matured townships and strategic location at Bukit Jalil with well-known shopping malls like Pavilion Bukit Jalil, Pearl Point Shopping Mall, IOI Puchong Mall including hypermarkets like Giant Hypermarket, NSK Trade City and even Lotus is just within 10km away. Conveniently, public schools and international schools is also located nearby with the few closest ranging from 1.4km – 3.4 km away.

GRAND LOBBY | Artist's Impression



Connected with at least 6 major highways like KESAS Highway, Lebuhraya NPE, Maju Expressway, Sprint Highway, ELITE Expressway and Sungai Besi Expressway, this prestigious living is also accessible by public transportations. Enclaved within a hyper-connected community, the busy city life fades away as you enter the stunning abode boasting with lush greeneries and tranquillity.

Aesthetically designed to reflect the stylish outlook with spaces being optimized to make the most of natural light and ventilation, this is truly an exquisite and desirable match of urban sophistication and serene natural surroundings.

DROP OFF | Artist's Impression



THE RAINZ

@BUKIT JALIL

Thank You

FOR THE RECOGNITION

Embarking on this remarkable journey and crossing milestones have been rewarding and fulfilling. Our faith and passion grows stronger with each passing achievement as we continue to serve and honour the mandate of delivering endless sustainable developments for the community. Thank you for the unwavering support. The confidence placed in us, fuels and inspires us to achieve the impossible!

exsim.com.my



2023

FIABCI World Prix d'Excellence Awards 2023

Residential High Rise Category

WINNER OF INDUSTRIAL CATEGORY FIABCI Malaysia Property AwardTM 2015



2015

PROPERTY MAN OF THE YEAR FIABCI Malaysia Property AwardTM 2017



2017

WINNER OF RESIDENTIAL (HIGH RISE) CATEGORY FIABCI Malaysia Property AwardTM 2022



2022

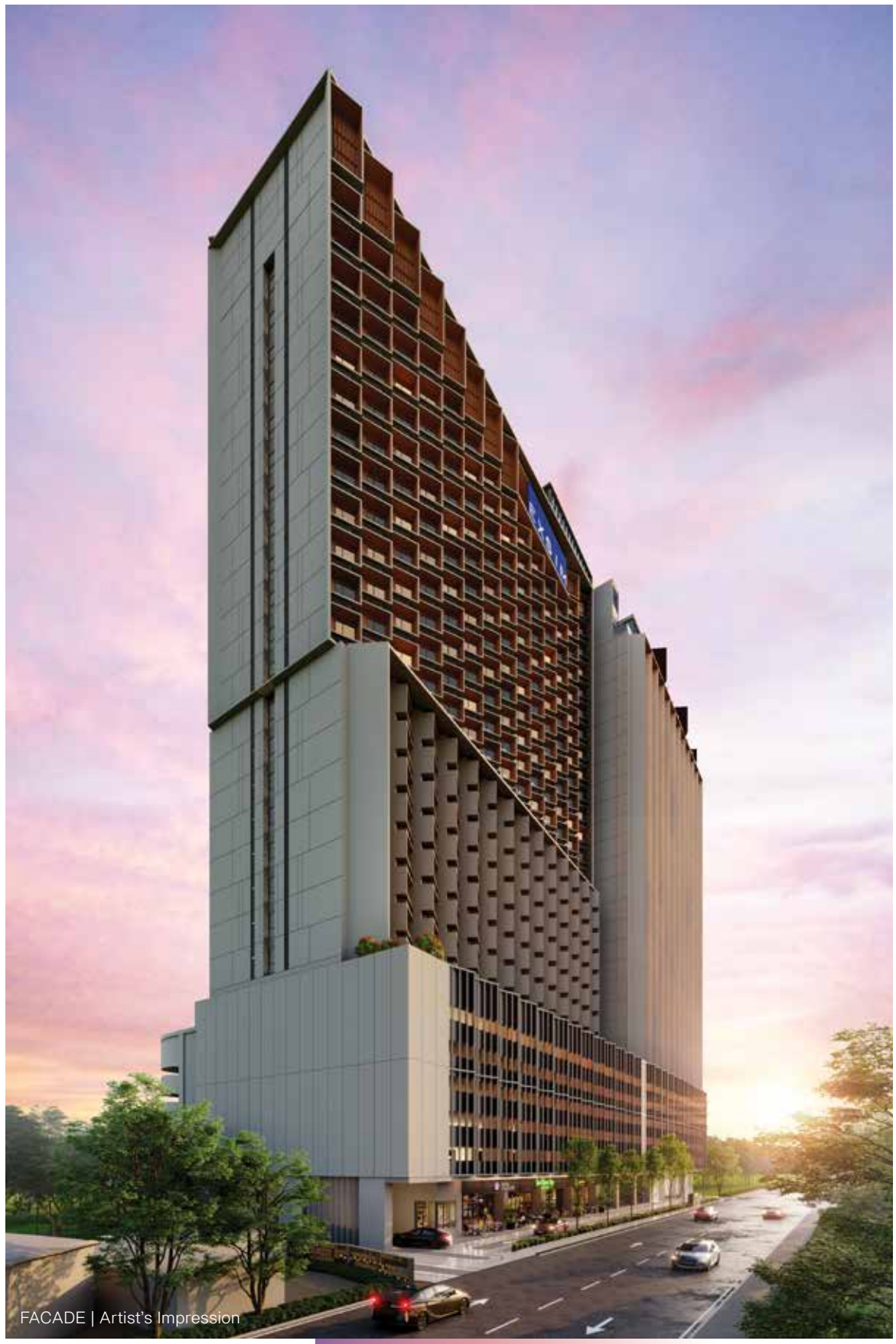
NOORDINZ
SUITES
@George Town

EXSIM | NOORDINZ SUITES @ GEORGE TOWN SALES GALLERY

MBF TOWER, JALAN SULTAN AHMAD SHAH,
10050 GEORGE TOWN, PENANG.

Noordinz.com.my

+604-285 7911


FACADE | Artist's Impression


SKY POOL | Artist's Impression

Keeping Penang's history alive in NOORDINZ SUITES @ George Town



TAI TAI TEA LOUNGE | Artist's Impression

Paying homage to EXSIM's first project in Penang, 22 Macalister @ George Town, EXSIM's second project Noordinz Suites @ George Town envisions and reverberates concepts of enchanting classic elements.

Recreating historical elements in an opulent style to instil lavishness and depicts the city's rich colonial past, the designs of European origin blends seamlessly with the essence of oriental. This east meets west concept is influenced by the days of Penang when it was still known as the Prince of Wales Island capturing elegance that transcends through time.



HONG KONG BAR | Artist's Impression

Inspired by the history of Penang where the story of Colonel Norman Macalister's legacy led to the capital city streets being named in his honour, Noordinz Suites @ George Town narrates an unseen side of the seafarer instead. A remarkable love story that unfolds to bring light to the woman behind the infamous Colonel Norman Macalister as a tribute to their timeless tale.

Located ideally in the Central Business District Zone with surrounding amenities such as shopping malls, supermarkets, primary & secondary schools, universities & colleges, medical centers & hospitals all of which the nearest is within 5km, convenience is at your fingertips. Strategically connected by major highways like Tun Dr Lim Chong Eu Highway, Jalan Jelutong, Jalan Sultan Azlan Shah, Penang Bridge, Sultan Abdul Halim Muadzam Shah Bridge and public transportations to at least 10 travel hotspots, the ease of accessibility makes this hidden gem a winning investment or an astounding abode.



THE COURTYARD GYM | Artist's Impression



JAZZ LOUNGE | Artist's Impression

Towering majestically with 29 storeys, Noordinz Suites @ George Town houses two layout sizes comprising 377 sq. ft. and 603 sq. ft. suitable for those looking to stay in a studio that comes with a luxurious lifestyle and distinctive comforts including breathtaking views overlooking the mainland. Total of 603 units come with the choice of selecting fully furnished or partially furnished.

Designed with extravagant indulgences in mind, the array of facilities like the Sky Pool, The Courtyard Gym, Jazz Lounge, Tai Tai Tea Lounge and Hong Kong Bar caters to the whims and fancies of many heart's desires making Noordinz Suites @ George Town an incredible combination of contemporary living in a tasteful rich lifestyle embodying the sophisticated elevated living.

CELEBRATING EXSIM'S TRIPLE WIN!

On 27th May 2023, EXSIM bagged 3 awards in the 13th edition of Malaysia Landscape Architecture Awards (MLAA13) held at The Westin Desaru, Johor. The most prestigious landscape industry award organised by the Institute of Landscape Architects Malaysia to honour the best in landscape architecture from various aspects of the industry to encourage the development of innovative design trends and the advancement of sustainable landscape practices.

The two projects receiving these awards were The Rainz @ Bukit Jalil and Nidoz Residences @ Desa Petaling. Awarded with these accolades, not only does it validate the team's exceptional work and unyielding dedication, it also showcases the passionate and inspiring works coming to fruition.

EXSIM has once again fulfilled its commitment to deliver sustainable developments for the community and have gained recognition whilst doing so.

MLAA13 HONOUR AWARD
DEVELOPER CATEGORY
LANDSCAPE DEVELOPMENT AWARD

THE RAINZ @ BUKIT JALIL
Malaysia Landscape Architecture Awards 2022
HONOUR AWARD
Developer Category
Landscape Development Award

MLAA13 MERIT AWARD
PROFESSIONAL CATEGORY
LANDSCAPE DESIGN AWARD (MALAYSIA)

THE RAINZ @ BUKIT JALIL
Malaysia Landscape Architecture Awards 2022
MERIT AWARD
Professional Category (Malaysian Project)
Landscape Design Award

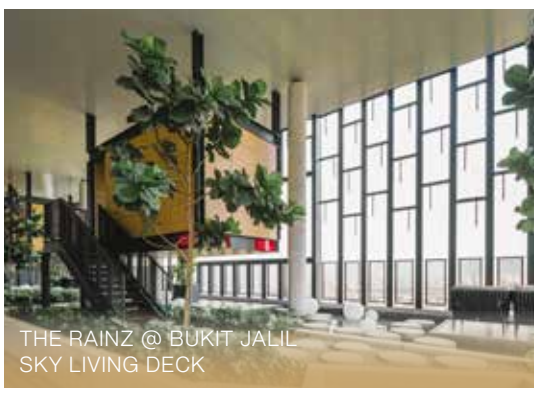
MLAA13 HONOUR AWARD
CONTRACTOR CATEGORY
LANDSCAPE CONSTRUCTION AWARD

NIDOZ RESIDENCES @ DESA PETALING
Malaysia Landscape Architecture Awards 2022
HONOUR AWARD
Contractor Category
Landscape Construction Award


NIDOZ RESIDENCES @ DESA PETALING
URBAN FARM


NIDOZ RESIDENCES @ DESA PETALING
ORCHARD GARDEN


THE RAINZ @ BUKIT JALIL
REFLEXOLOGY PATH


THE RAINZ @ BUKIT JALIL
SKY LIVING DECK

SUSTAINABILITY A VITAL ROLE IN SHAPING WORLD CLASS SUSTAINABLE CITIES

Understanding the importance of sustainability in shaping the world's future, EXSIM supported the 14th International Conference on World Class Sustainable Cities (WCSC) by making contributions as a Platinum Sponsor. This event is organised by the Real Estate & Housing Developers' Association Malaysia Wilayah Persekutuan Kuala Lumpur (REHDA KL), the Malaysia Institute of Planners (MIP) and the Malaysian Institute of Architects (PAM) alongside being endorsed by Kuala Lumpur City Hall (DBKL) and was held on 26th September 2023 at M Resort & Hotel Kuala Lumpur.

Providing a platform for community engagement within the public and private sectors to constructively share and exchange ideas in the aspiration of becoming a world class city, this annual conference saw speakers from Malaysia, Australia, Indonesia, Thailand and Singapore broaching on the subjects of attaining resilience, sustainability and liveability.

Themed "Resilient Urbanization: Planning Towards Malaysia MADANI", WCSC 2023 looked at how the world endeavours to reconcile urbanisation with sustainability objectives. The Malaysia MADANI policy framework covers 6 values comprising of sustainability, care & compassion, respect, innovation, prosperity and trust which mainly focuses on good governance, sustainable development and racial harmony in the country. Therefore, the theme for WCSC 2023 is pertinent and benefitted more than 600 delegates consisting of representatives from government agencies, officers from municipalities, industry professionals, researchers, students and other stakeholders.





FROM LEFT
MALAYSIAN INSTITUTE OF PLANNERS (MIP) VICE-PRESIDENT DATIN MAZRINA ABDUL KHALID | MALAYSIAN INSTITUTE OF ARCHITECTS (PAM) PRESIDENT ABU ZARIM ABU BAKAR | WCSC 2023 CHAIRMAN CHAN JIN-WY | MIP PRESIDENT DATIN NORAIDA SALUDIN | REHDA WPKL CHAIRPERSON RA ADRIANA MUZTAZA | PAM COUNCIL MEMBER DATUK ZULKHAIRI MD ZAIN
(PHOTO BY SHAHRIN YAHYA/THE EDGE)



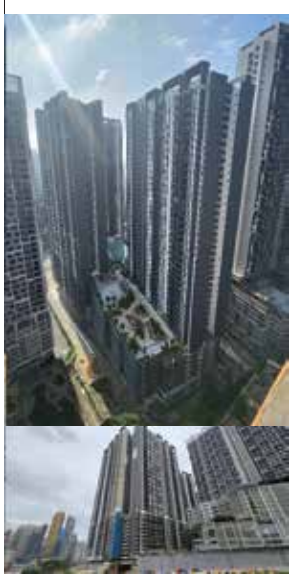
The Arcuz @ Kelana Jaya
100%
Completed in Jul 2023



Mossaz
100%



D'Quince Residences
89.9%



D'Vervain Residences
98.9%



D'Cosmos Residences
98%





The Rosewoodz @ Bukit Jalil
93%









D'Vine Residences
43%



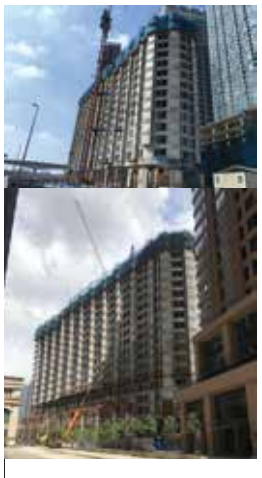


D'Ivo Residences @ Old Klang Road
18%





The Stallionz @ Ipoh White Times Square
14.5%



Paxtonz
30%



D'Terra Residences
32%



D'Clover Residences
33.6%

D'Erica Residences
70%



The Fiddlewoodz @ KL Metropolis
25.6%



22 Macalisterz @ George Town
36%









D'Tessera Residences
25%



Hugoz Suites @ KL City Centre
3.19%



Veladaz Residences @ Bukit Jalil
6%

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.

SITE PROGRESS Q1 2024

EXSIM'S NIGHT OF FLYING TOGETHER

An excitement filled the air as the long-awaited EXSIM Annual Dinner 2022 with the theme "Flying Together" took flight on 3rd June 2023 at Malaysia International Trade and Exhibition Centre (MITEC) after a hiatus of 3 years due to the covid pandemic. A night to remember, costumes clad crowd dressed in different traditional attires representing 18 countries, mingled around in high spirits waiting for the night to begin. Everyone showed up in colourful costumes and posed by the extravagant backdrops and aviation props which transformed the hall into a vibrant and lively departure hall.







ANNUAL

The opening kick-started with an original video crafted just for the event and the emcee hyped up the audience further when the list of captivating lucky draws and mystery gifts were announced.



Delicious delicacies and mouthwatering dishes were beautifully arranged and served to all the tables complementing the already splendid event.

For some fun and healthy competition, interactive games were lined up to keep the crowd entertained.

Best dressed competition was the first to roll out with 3 groups shortlisted, Egypt, China and USA. The groups competed with eagerness and the emerged winner was none other than Egypt! The winners showed off their stunning dance moves on stage and received the loudest cheer. Egypt was definitely on top of the list.

EXSIM











Next up, was the staff recognition awarded to those with long years in service totalled up to 5 years and 10 years. Additionally, 11 prestigious awards went to the staff of the year recognised for their outstanding work performance. Not forgetting the loyal and dedicated consultants, EXSIM took the opportunity and rewarded those that have stayed through thick and think by presenting them with Consultants Recognition Awards. Such a remarkable night for EXSIM with both its committed team and dedicated consultants being acknowledged and received tokens of appreciation for being part of the company's wonderful journey.

Cheers of exhilaration resounded on every table throughout the night and the crowd was continuously caught up in all the thrill and enthusiasm.

As the event continues on, it is evident that the team can soar to even greater heights and achieve the impossible with their many aspiring talents and unified diversity. Kudos to the Annual Dinner Committee for such a well organised event and for making the dazzling night possible. These fun-filled memories and memorable team bonding moments will certainly be cherished. Looking forward to the next annual dinner and creating more great memories together!

DINNER



KLANG RIVER FESTIVAL

2ND EDITION: TANAH AIR

EXSIM proudly supported and co-hosted the 2nd Edition Klang River Festival, an urban cultural festival organised by KongsiKL. Being a firm advocate for the environmental, social and governance (ESG), this initiative brought together communities and promoted positive community developments that enriched and contributed to the society.

Aptly coined “Tanah Air”, the simple yet meaningful theme relates back to the significance of land and water.

A series of workshops, musical performances, local markets, exhibitions, talks, film screenings, camping activities etc were featured and created a wider outreach of public awareness on the importance of the river.



Joseph Foo is Creative Director of Klang River Festival and President of KongsiKL weighing in Klang River Festival’s theme.



Government representatives and stakeholders from EXSIM for the festival opening.



Opening of the Klang River Festival in Dasein Academy of Art at Millerz Square @ Old Klang Road featuring Malaysia’s Mah Meri Mask Dance.

The Mystery of Kampung Pantai Cetek (outdoor photo exhibition by the Klang River)

Committed in their mission of river conservation, Klang River Festival took its participants through multiple avenues and platforms and created an engaging experience which was curated to pique curiosities and enliven thoughts.

Held from 8th Sept 2023 to 24th September 2023, the creative director Joseph Foo and programme director Wyn Hee mapped out a host of events both indoors and outdoors alike inviting participants to join in on the creative engagements produced by the team of over 30 curators and partners.



River Walk - facilitated by Selangor Maritime Gateway, educating participants on efforts to clean the river.

A minimalist set up at the ground floor area near the concierge of Millerz Square @ Old Klang Road done by Kiddoz Place, created a cute mini bazaar that empowered children aged 5 to 14 years old to step into the role of entrepreneurs engaged in creative commerce aligned with sustainability, upcycling and recycling.

The event also had an educational boat tour along the Klang River hosted by Selangor Maritime Gateway and explored the pioneering efforts in river education and preservation.

This festival also saw a congregation of likeminded people who have devoted their time and energy to remind the community the importance and value of preserving the beauty of nature.

This round, the PJ Philharmonic Orchestra also joined in and gave a charming impromptu performance along the streets of Jalan Alor and paid tribute to our beautiful rivers.

Ultimately, this event of sharing art and music as the means to connect people, cultures and habitats has indeed been a success.

TIPS IN KEEPING OFFICE GREEN FOR A BETTER WORKPLACE TOMORROW



ESG AT WORKPLACE

In today's world, it's not just about making money anymore. Businesses are under the spotlight to do right by the planet, people, and how they're run. That's where Environmental, Social, and Governance (ESG) comes in. ESG is like a guide for companies to be eco-friendly, treat everyone fairly, and make smart decisions. Think of it as a way to make workplaces awesome for employees and the world. In this article, we'll dive into how companies can bring ESG into their day-to-day routines and turn their workplaces into role models for doing good and being responsible.

SAVING RESOURCES

Imagine businesses stepping up as resource-saving heroes, tackling things like water and electricity usage. It's a win-win situation as they're cutting costs while showing they care about the planet and the communities that they're a part of. We're talking about swapping those energy-hungry lights for smarter, energy-efficient ones, setting the air-conditioning to an optimum level, and adopting the Reduce, Reuse, and Recycle (3R) philosophy when it comes to office supplies.

REDUCING PAPER USAGE & OFFICE SUPPLIES

The adoption of the 3R philosophy deserves a spotlight of its own. It's not just about reducing paper usage; it's about reusing office supplies effectively and recycling whenever possible. A simple act of double-sided printing and reusing items such as binders, folders, and containers saves resources while reducing a generation of waste. The recycling aspect ensures that materials have a second life rather than ending up in landfills, an approach that combines practicality with sustainability in office management.

PROPER WASTE SEGREGATION

Effective waste management truly plays an integral role in this journey. Implementing practices for proper waste segregation ensures that recyclables are separated from non-recyclables, and electronic devices are correctly disposed of and recycled rather than ending up in landfills. This ensures that waste doesn't pollute our environment and that valuable resources are retained for future use.

ADOPTING MORE ESG HABITS

Incorporating ESG should be an echoing phenomenon that goes beyond one person and influences an entire office building. Co-workers can team up to carpool to work to reduce emissions while building stronger connections on the way to work, or employees taking the stairs instead of the lift all the time to reduce electricity usage. Managers can also contribute to motivating staff by providing incentives or rewards to employees who take the initiative to power down their devices and unplug any electrical items when not in use.

ADDING POSITIVE CHANGES TO FORM THE BIG PICTURE

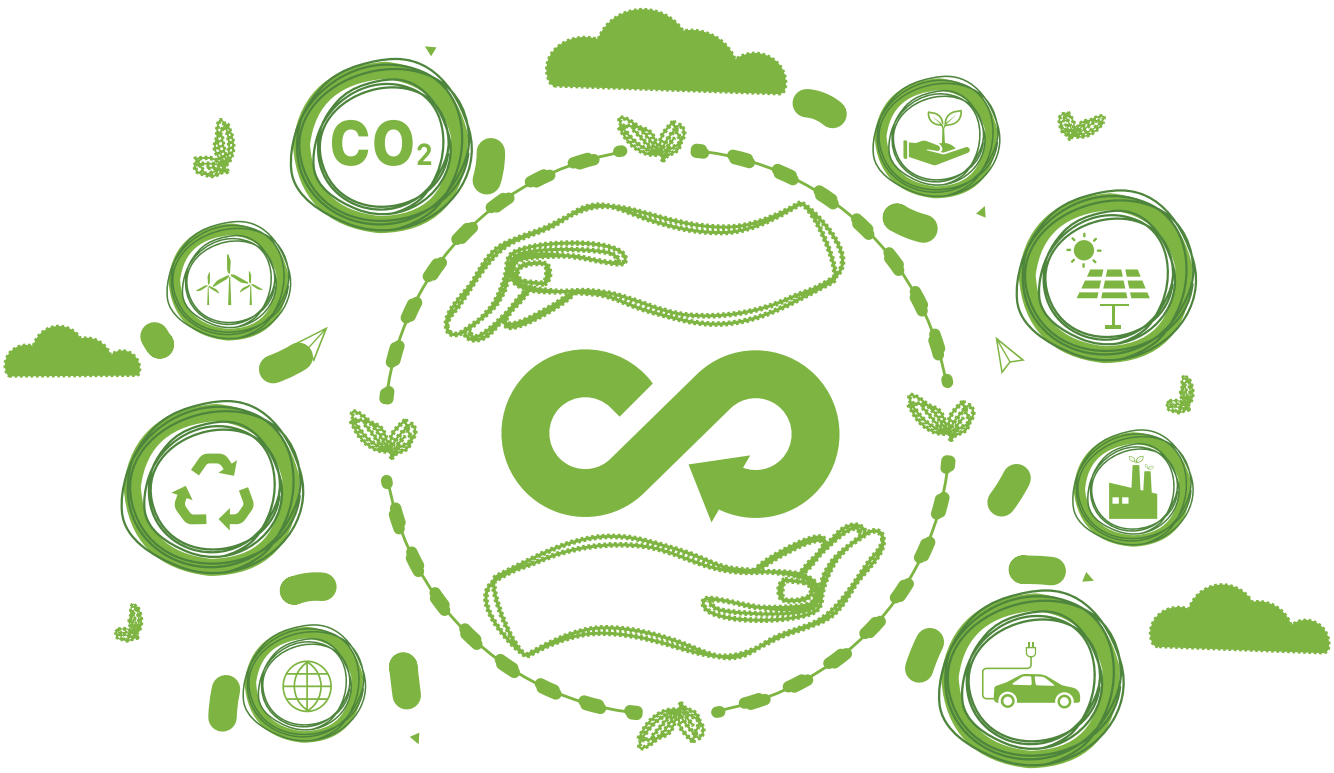
These simple choices might seem like drops in the ocean, but they create a ripple effect. They show that companies and their employees are in sync with a bigger picture – one where individual actions add up to positive changes. It's about being part of a community that values the environment and each other. In the end, these small steps become a big leap towards a socially responsible workplace.

JOINING HANDS TO SHAPE THE FUTURE

It's not just about ticking boxes – it's about shaping a future where businesses are a force for positive change. From resource conservation to social choices, every step we take resonates far beyond our office walls. By embracing energy-efficient practices, fostering a culture of collaboration through carpooling, and even adjusting our air-conditioners responsibly, we're not just improving our immediate surroundings. We're sending a resounding message that our workplaces are committed to environmental stewardship, social well-being, ethical governance, and the 3R's philosophy of Reduce, Reuse, and Recycle. As we navigate a dynamic landscape, remember that every seemingly small action adds up to significant progress. So, let's continue integrating ESG principles into our work lives, championing a movement where responsibility and excellence go hand in hand. By doing so, we contribute to a brighter, more sustainable future for both our organisations and the world at large.

CARRYING ESG PRINCIPLES BEYOND THE OFFICE

As the day winds down, our commitment to Environmental, Social, and Governance (ESG) principles does not dim. Our individual actions hold the potential to collectively shape a more sustainable future for our planet beyond the confines of the workplace. In this article, we delve into the ways we can actively infuse ESG values into our daily lives, transcending professional obligations to become stewards of responsible living.



ECO-FRIENDLY HYGIENE, ONE BOTTLE AT A TIME

Every shower is an opportunity to exercise ESG principles through a simple yet significant practice – refilling shampoo bottles. By avoiding single-use containers in favour of refills, we choose to champion resource efficiency instead. Embracing this approach is not merely a matter of convenience, but a testament to our commitment to nurturing an ecologically responsible way of life.

A SIP OF SUSTAINABILITY

Refilling doesn't just end at showers or soap bottles. Sustaining our environment can even be done during leisurely coffee breaks. Transitioning from disposable coffee cups to reusable tumblers is a symbol of our conscious effort to minimize waste, which then minimizes the environmental impact from our caffeine fix. We align personal indulgences with responsible choices that resonate beyond the moment.

FASHION WITH A CONSCIENCE

Speaking of personal indulgences, our fashion choices also leave a lasting impact on the environment, depending on how we support the industry. Choosing sustainable production that makes clothes from recyclable materials helps to reduce our ecological footprint and it promotes responsible consumerism. In the world of fast fashion, it's good to slow down and think about the choices that we make about wanting to look good for that evening dinner.

RESPONSIBLE WASTE MANAGEMENT, STEP BY STEP

Every aspect of our daily lives, regardless of how mundane it can be, can be a pivotal point to making a sustainable future a reality. Take waste disposal, as an example. Opting for biodegradable rubbish bags shows a commitment to responsible waste management by emphasizing the importance of mitigating environmental harm so that our future generations can enjoy a cleaner ecosystem.

Embracing ESG principles beyond the workplace highlights our capacity to effect change through seemingly ordinary choices. It is more than just doing it for the sake of complying, but it is an ethical responsibility that should be shouldered by all. As we continue to integrate these practices into our daily routines, we usher in a future where collective mindfulness nurtures a planet that thrives in harmony with human existence. In each step, we embody the ideals of ESG, demonstrating our shared commitment to a sustainable and flourishing world.



YOUR COMMUNITY INTERNET SERVICE PROVIDER

AFFORDABLE
We offer affordable internet plan

VALUE FOR MONEY
Unlimited home broadband plans offer best value

FLEXIBLE
Flexibility to align your lifestyle

**Terms and conditions apply*

Freshtel Internet | freshtel_internet | freshtelinternet

freshtel.my | hello@freshtel.my | +603 9078 2963

Published by:
EXSIM DEVELOPMENT SDN BHD
(Registration No. 200901032054 (875164-W))
D-35-01, Level 35, EXSIM Tower,
Millerz Square Old Klang Road, Megan Legasi,
No. 357, Jalan Kelang Lama,
58000 Kuala Lumpur, Malaysia.

TEL | +603-7963 1999
FAX | +603-7971 4555
E | info@exsim.com.my
W | exsim.com.my

Printed by:
ARTNET PRINT SERVICES
(Company No. 001355518-D)
No. 8, Jalan Tembaga SD 5/2F,
PJU9 Bandar Sri Damansara,
52200 Kuala Lumpur.

The information contained in this publication serves as a reference or guidance purpose only. While all efforts have been made to ensure the completeness and accuracy of this article, the publisher, author, distributor and/or any party hereof shall not in any manner whatsoever be liable for any damages or losses suffered by the readers of this article as a result of any use of, or reliance on this article, including and not limited to, any special, indirect, incidental and consequential damages or losses. Furthermore, the publisher, author, distributor and/or any party hereof shall not be liable for any suit of negligence arisen, if any, as a result of such damages or losses. If there are any questions, doubts or inquiries to this publication, the readers are encouraged to seek for independent legal consultation.

EXSIM
NEW AGE INGENUITY