

EXSIMILIFE



Captivating The Essence



NEW AGE INGENUITY



"A moonlit night, bringing generations of cultures and traditions together, to foster unity and strength for an everlasting legacy."



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FOREWORD

The first 3 quarters of 2024 have sped by in the blink of an eye, leaving no time to spare. Steadfastly forging ahead, EXSIM continues to make waves in the property landscape, redefining the industry with innovative and sustainable lifestyle living.

We have exciting developments on the horizon, with property projects expanding across Peninsular Malaysia and East Malaysia, covering Sabah now and Sarawak in the near future with continued expansions to Johor, Pahang, Kelantan, Terengganu, and Malacca too, with Kedah included in the list soon.

A notable highlight is the groundbreaking ceremony for EXSIM's first project in Terengganu, Qubaz Suites @ Kuala Terengganu, which took place on 21st May 2024. This joint venture with the state government is the first lifestyle-oriented development in the area. The prestigious 30-storey sea-side serviced apartment underscores the trust and confidence placed in EXSIM to deliver transformative and game-changing projects.

Additionally, we are also thrilled to share that BEDI Development Sdn Bhd ("BEDI"), a subsidiary of EXSIM, has launched Bayu Damai Residences, a residential project and Sejati Sentral Sandakan, an integrated mixed commercial development, in Sabah. A noteworthy feature of Sejati Sentral Sandakan is the strategic inclusion of established anchor tenants from F&B, convenience and hospitality sectors. BEDI has also entered into a joint venture with Suria Capital to develop two parcels of land totalling 14.23 hectares at Kota Kinabalu Port, Sabah.

Thanks to our incredible team, two recognitions were received when Nouvelle Industrial Park @ Kota Puteri, emerged as the winner of the industrial category in the Malaysia Property Award™ by FIABCI Malaysia 2023 and Ceylonz Suites @ Bukit Ceylon has clinched the prestigious President Award, one of the highest recognitions at the Malaysia Landscape Architecture Awards (MLAA14) 2024.

The team has also been diligently handing over vacant possession for several projects, namely D'Cosmos Residences, Mossaz, The Rosewoodz @ Bukit Jalil, D'Vervain Residences, D'Quince Residences and many more to come. As we continue to launch new projects, our team has demonstrated their commitment in delivering properties as promised.

This year, Millerz Square @ Old Klang Road has hosted and seen multiple events such as EXSIM's blood donation campaign which was carried out on 4th March 2024, DASEIN Academy of Art's cultural art exhibition entitled "Malaysia Asian Exchange Print Exhibition" held from 18th March 2024 – 31st March 2024 and BilaBila Mart's (a local brand supported by EXSIM) grand opening of their largest 2-storey flagship store on 31st May 2024.

Organised by the company, EXSIMers enjoyed a well-deserved holiday in Japan, exploring its beauty and culture. Following this, EXSIM celebrated our annual dinner on 8th June 2024 with the enchanting theme "The Magical Land" at MITEC, Kuala Lumpur, where our team and business associates were reminded to keep the magic alive as dreams do come true.

Throughout this passionate and revolutionary journey, EXSIM remains fully committed to the Environmental, Social and Governance (ESG) initiatives, ensuring that all of our endeavours are sustainably aligned with these principles.

For the remaining quarter of 2024, the bold and audacious team will continue to aspire relentlessly and dream big as we strive for an extraordinary finish to the year!



LIM AIK HOE
MANAGING DIRECTOR
EXSIM

A SYMBOLIC MID-AUTUMN FESTIVAL CELEBRATION

The Origins of the Mooncake

The Mid-Autumn Festival, also known as the Mooncake Festival, is a significant cultural event celebrated across Asia on the 15th day of the 8th lunar month to remind us on the importance of tradition, family and community. Holding historical significance, it was believed that during the Han Dynasty, they were offered as tributes to the moon to give thanks for harvests. These round pastries were believed to bring good fortune and represent unity. Another intriguing legend suggests that mooncakes played a crucial role in a rebellion during the Yuan Dynasty. Rebels seeking to overthrow the Yuan rulers hid messages within mooncakes, coordinating their uprising and ultimately leading to the Ming Dynasty's ascension. Following their victory, mooncakes became a symbol of celebration and were distributed as rewards to supporters.



Celebrations with Lanterns

Today, this festival is marked by gatherings beneath the moonlit sky, where families and friends share traditional mooncakes and lighting colourful lanterns. Crafted from paper and lit with candles, these lanterns decorated streets and homes, creating a festive and vibrant ambiance.



Evolution of Flavours

Mooncakes, traditionally filled with sweet lotus seed paste, often paired with salted egg yolk, red bean paste, or five kernel with assorted nuts, are encased in a baked flaky crust. Modern variations went on to feature flavours like chocolate, green tea, pandan, and durian, appealing to diverse tastes. Innovative textures are then evolved to include snow skin mooncakes featuring a soft chewy rice flour skin, jelly-like casing mooncakes, and even transformed the traditional treat into a frozen dessert of flavourful ice-cream mooncakes.

Despite their diverse flavours and textures, the act of sharing mooncakes with family and friends remains a cherished tradition that symbolises unity and appreciation during the Mid-Autumn Festival.





NEW AGE INGENUITY

Offices & Retails @ Old Klang Road

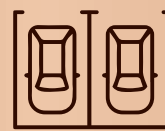
MILLERZ
SQUARE@OKR



Offices from **450** sq.ft.
to **10,750** sq.ft.



Retails from **586** sq.ft.
to **32,187** sq.ft.



Ample
Car Park
Spaces



**Strategic
Location**

ANCHOR TENANTS



**Food &
Beverages**



**Corporate
Offices**



Educations



**Supermarket
& Services**



**Health &
Beauty**

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CELEBRATING RECOGNITION OF *Innovation*



NOUVELLE INDUSTRIAL PARK @ KOTA PUTERI
Malaysia Property Award™ by FIABCI Malaysia 2023
Winner of Industrial Category



This recognition marks EXSIM's second win in the Industrial category at the Malaysia Property Award™ by FIABCI Malaysia 2023

EXSIM is proud to announce that Nouvelle Industrial Park @ Kota Puteri emerged as the winner of the Industrial category in the Malaysia Property Award™ by FIABCI Malaysia 2023 marking the 4th Malaysia Property Award™ won! Winning this prestigious award marks another milestone for EXSIM, adding to its notable achievements. Held on 9th March 2024 at One World Hotel, Petaling Jaya, the awards were presented by FIABCI past world president Datuk Alan Tong Kok Mau. As EXSIM's ninth premier industrial project, envisioned to be the first-choice location for industrial investment, Nouvelle Industrial Park @ Kota Puteri will continue to make a significant contribution to the community's economic growth.

ACHIEVEMENT OF *Excellence!*

Ceylonz Suites @ Bukit Ceylon has won the prestigious President Award, one of the highest recognitions at the Malaysia Landscape Architecture Awards (MLAA14) 2024 held at The Majestic Hotel, Kuala Lumpur on 11th May 2024. Organised by the Institute of Landscape Architects Malaysia (ILAM) to honour the best in landscape architecture, this award is widely recognised as one of the most prestigious awards for landscape design serving to encourage the development of innovative design trends and the advancement of sustainable landscape practices.

Using an unconventional approach, the landscape architect for Ceylonz Suites @ Bukit Ceylon delves into the essence of happiness and freedom, drawing inspiration from the natural world that envelops us.

EXSIM takes great pride in the team's dedication, creativity and unwavering commitment to crafting sustainable and functional spaces. This award is a testament to the team's efforts.



MLAA™
MALAYSIA LANDSCAPE ARCHITECTURE AWARDS 2024

PRESIDENT AWARD
MLAA14 TOP AWARDS CATEGORY
PRESIDENT AWARD 2024



A proud moment at the prestigious Malaysia Landscape Architecture Awards 2024, hosted by the Institute of Landscape Architects Malaysia (ILAM).

The Kingswoodz

@ BUKIT JALIL

ENCHANTED HEIGHTS

Nestled amidst the urban canopy, The Kingswoodz @ Bukit Jalil stands tall as a verdant oasis within a sought-after Bukit Jalil locale. Like the distinctive Kingwood, renowned for its use in crafting fine furniture, these three towers present a unique chance to own a coveted piece of one of Klang Valley's most vibrant suburbs. This magnificent multi-faceted development inspired by the intricate inlays of Kingwood furniture, unveils 1,558 signature homes and boasts panoramic vistas, sprawling communal spaces, and top-notch amenities.

Just as Kingwood was the epitome of luxury in seventeenth-century furniture making, The Kingswoodz @ Bukit Jalil sets a new standard for contemporary living. Designed by forward-thinking architects, this haven not only redefines high-rise living but also seamlessly integrates Malaysia's natural splendour into its modern aesthetic. Experience the epitome of urban comfort intertwined with the tranquillity of nature at The Kingswoodz @ Bukit Jalil.

*ARTIST'S IMPRESSION

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


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D'EXCELLENCE
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4-TIME WINNER
FIABCI MALAYSIA
PROPERTY
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• 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)-(5) • Tempoh Sah: 19/10/2023-18/10/2026 • Pihak berkuasa yang meluluskan: DEWAN BANDARAYA KUALA LUMPUR • No Pelan Rujukan: DP 53 OSC 2023 0180 • Pegangan Tanah: Pajakan Sehingga 97 Tahun, berakhir 03/05/2118 • Sekatan Kepentingan: Tanah ini hanya boleh dipindahterik atau dipajak dengan kebenaran bertulis oleh Pihak Berkuasa Negeri • Beban Tanah: AMBANK (M) BERHAD • Tarikh Jangka Slap: 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: PANASAPURI SERVIS

BAYU

RESIDENCES

BEDI
DEVELOPMENT

(Project by BEDI, a subsidiary of EXSIM)



BASKETBALL COURT | Artist's Impressions



ENTRANCE STATEMENT | Artist's Impressions



DROP OFF | Artist's Impressions



GAME ROOM | Artist's Impressions



FACADE | Artist's Impressions



GYM | Artist's Impressions

Bayu Damai Residences Show Village

Off Jalan Fung Yei Ting, Mile 3, Jalan Tuaran,
88450 Kota Kinabalu, Sabah

T: +010 922 3269

E: bayudamai_sales@bedi.my

W: bedi.com.my

NATURE AND DESIGN

At the crossroads of nature's sanctuary and vibrant city lights, Bayu Damai Residences occupies a prime position at the heart of Greater Kota Kinabalu, Sabah. Discover here, the affordable and stylish luxury, beckoned by the glorious skyline.

An Urban Retreat

Delivering a renewed residential concept, life is centred around the soothing green nature and the dazzling lights of modernity. Inspired by the natural rhythms of the wind and well-planned contemporary design, the space sets the tone for daily getaways, surrounded by the gentle rustling of flowers, foliage and shrubs.

•Breathtaking •Rejuvenating

This modern high-rise service apartment features an abundance of landscaped outdoor spaces designed by international award-winning landscape architects, where comfort is found in a wide range of lifestyle facilities such as a sprawling garden for relaxing family time and retail outlets to satisfy me-time needs.

Symphony of Bliss

As you step in, a lush of cascading plants greet you in calmness and ease. Through thoughtful architecture, functional spaces are enhanced to provide for pleasant visual and sensory experiences – for example, accent plants at the playground for children to explore, edible plants at the BBQ pavilion for culinary enjoyment and a swimming pool that unfolds with a signature natural arch formed by cluster of trees.

Spaces To Thrive

Intimacy, comfort and security, Bayu Damai Residences is all about crafting homes to live and thrive in. Revel in an open design that invites you to personalise your own living space. Opt from 6 layout options, ranging from simple 2 bed 2 bath set-ups of 697 sq. ft. to 4 bed 3 bath sizes of 1,132 square feet. Immerse in the leisure and recreational activities such as basketball court, badminton court, pool, playground, gym, game room, karaoke room and more. Best of all, absolute peace of mind, as multi-tiered security system ensures the residents' safety 24/7.

At The Heart of It All

A serene residence surrounded by mature neighbourhoods, commercial conveniences in Damai and Likas, and is easily accessible, you can be assured that getting around is a breeze. A statement address in the flourishing centre of Greater Kota Kinabalu, embrace Bayu Damai Residences for a whole new ownership experience.

IN ONE ACCORD

A STRATEGIC MOVE FOR SEJATI SENTRAL SANDAKAN PROJECT



A significant and strategic move for Sejati Sentral Sandakan

A signing ceremony was held between BEDI Development Sdn Bhd (a subsidiary of EXSIM) and multiple companies on 3rd April 2024 to firm up a mix of established anchor tenants to Sejati Sentral Sandakan project. This strategic move brings in sectors from F&B, convenience and hospitality, complementing the goal of building a self-sustaining community. This integrated mixed commercial development is sitting on a 999-leasehold land in Batu 7, Jalan Airport, Sandakan, Sabah comprising of a 2-storey shop/office totalling 141 units, 6 units pavilion, a hotel and a drive-thru, all to be launched in 4 phases. The diverse mix of tenants coming onboard will be a significant and valuable addition to the vibrant commercial space.



A SIGNIFICANT MILESTONE FOR BEDI DEVELOPMENT SDN BHD

On 5th February 2024, Suria Capital Holdings Berhad ("Suria Capital") and BEDI Development Sdn Bhd ("BEDI"), a subsidiary of EXSIM signed a joint venture agreement for the development of integrated mixed commercial projects on 2 prime lands, comprising Land 1 of 2.543 hectares ("Land 1") and Land 2 of 11.69 hectares ("Land 2") at Kota Kinabalu Port. This led to the formation of two joint venture companies, namely Jesselton Docklands 1 Sdn Bhd ("JD 1") and Jesselton Docklands 2 Sdn Bhd ("JD 2") respectively.

This collaboration was then followed by the signing of a Joint Development Agreement between Suria Capital and JD 1 on 4th June 2024 to jointly develop Land 1 serving as the foundation for the entire Docklands development designed as an integrated tourism-focused development.

This joint venture marks not only the development of mixed commercial projects but also includes the redevelopment of a dedicated international cruise terminal and ferry terminal within the vicinity. The proposed development is conceptualized along a theme of an affluent and elite waterfront community. Both Suria Capital and BEDI is confident that this envisioned joint venture development will propel Kota Kinabalu into the epitome of vibrant and upscale waterfront living lifestyle.





Qubaz

SUITES

@Kuala Terengganu

This is Coastal Living

Introducing Qubaz Suites @ Kuala Terengganu, an unparalleled residential and hospitality destination set in a breezy coastal enclave in the center of Terengganu's capital. Offering a luxurious living experience featuring 759 expertly designed serviced residences, two retail floors, and a host of facilities and amenities, this is a home where you can celebrate your love of the sea. A feature arch anchors the property, which rises sail-like over the low-rise buildings that surround it, while the open floor plan in the interior shared spaces reflect Dubai's breezy architectural luxury. Qubaz Suites @ Kuala Terengganu is Malaysia's answer to a Burj Beach high-rise.

Artist's Impression



Artist's Impression

Sky Lounge



Artist's Impression

Co Working Lounge



Artist's Impression

Gymnasium

EXSIM TERENGGANU
SALES GALLERY

Lot 3829A, Jalan Kampung. Tjong,
20100 Kuala Terengganu.



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4-TIME WINNER
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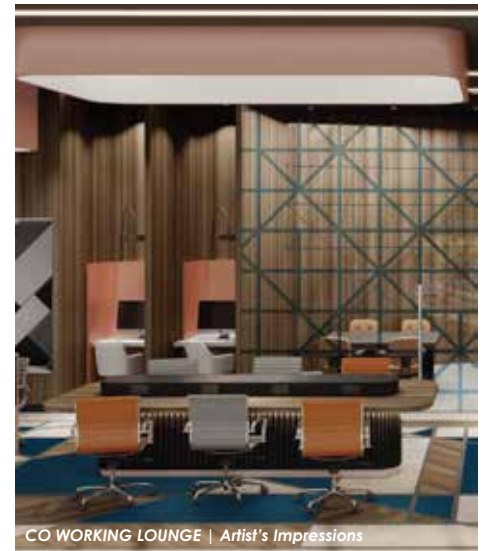
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The New Wave of Urban Seaside Living



Capitalising on its unique location, Qubaz Suites @ Kuala Terengganu stands proud as an iconic landmark situated close to the coastline and the city alike. A significant joint venture project with Majlis Bandaraya Kuala Terengganu, this is EXSIM's first project in Terengganu. Waves of serenity meet pulses of vibrancy to craft a desired lifestyle address.

Crafted to Captivate

Comprising 759 units of serviced apartments, business spaces and modern facilities catered for various needs, the development is crafted with signature modern geometric patterns inspired by the luxurious Dubai's architectural elements to create a welcoming landscape. The architecture is centred around the form of curved patterns reminiscent of the rise and fall of a tide, creating a dynamic façade that moves in rhythm with the modern dwellers and go-getters.

A Breeze of Rejuvenation

At the heart of Qubaz Suites @ Kuala Terengganu is a lively vibrant gathering space, created for meaningful conversations and enriching activities to thrive. Amidst the fresh sea air and calming waves of the emerald waters, the serviced residences are carefully planned to accentuate the natural splendour of the coastline, welcoming travellers and residents to rest in a carefree environment beautified by panoramic 360-degree views of the sea and city.

Picturesque Living Space

Offering a picturesque living space, Qubaz Suites @ Kuala Terengganu provides an unparalleled residential and hospitality destination set in a coastal enclave. This lavish serviced apartments with facilities such as swimming pool, co-working space, games room, karaoke room, gymnasium, pre-function area, Sky Conference Hall and Sky Lounge are designed to meet contemporary needs. This luxurious lifestyle living is available with options from units ranging from 388 sq. ft. to 753 sq. ft.

A Location of Inspiration

Well-connected via a comprehensive network of roads and only 15 minutes from the airport, this location is ideal for travellers as it is also less than 1km away from Chinatown and Terengganu River in the city centre. For those with an eye for culture, the nearby Chinatown offers a glimpse into the area's rich history with settlements dating back nearly 300 years. Nature lovers will be spoilt for choice with surrounding islands such as Pulau Warisan and Pulau Wan Embona, while foodies can tuck into traditional East Coast delicacies such as nasi dagang, keropok lekor and otak-otak.

Where the Seaside & City Centre Meet

Embodying a unique design and lifestyle experience, Qubaz Suites @ Kuala Terengganu is bound to mesmerise all who step in, bringing together the quintessential elements of seaside and city centre lifestyles, all in one unified experience.

EXSIM | Terengganu Sales Gallery

Lot 3829A, Jalan Kampung Tiong, 20100 Kuala Terengganu, Terengganu. T: 019-282 9912 W: qubaz.com.my

Qubaz

S U I T E S

@ Kuala Terengganu

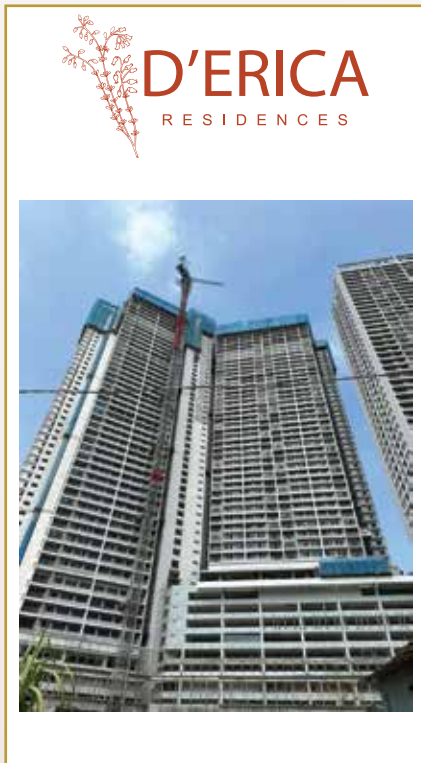


FACADE | Artist's Impressions

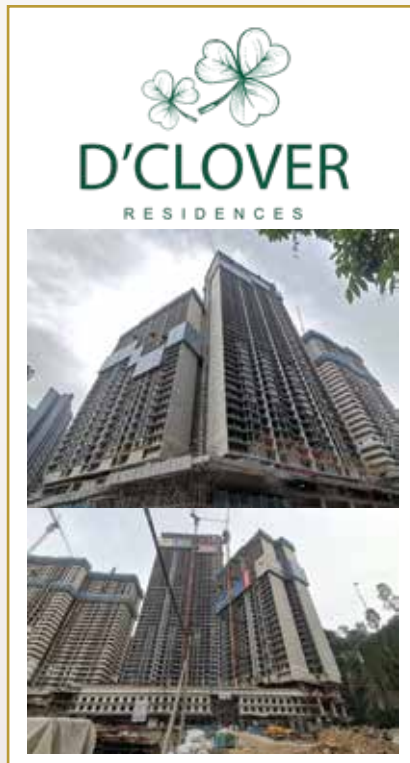
Developments in Progress

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.

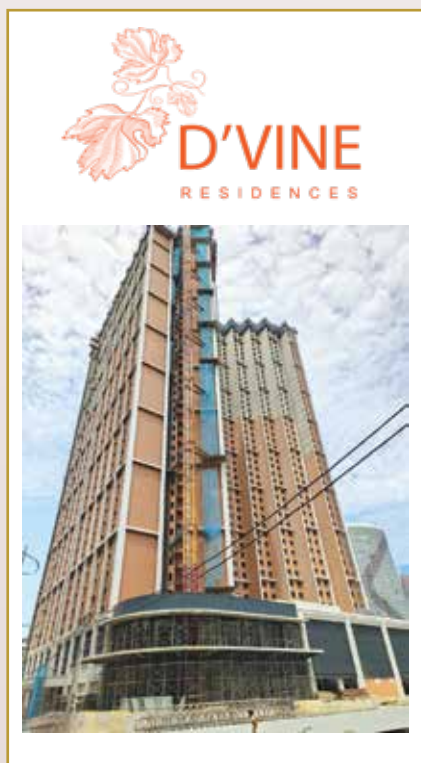
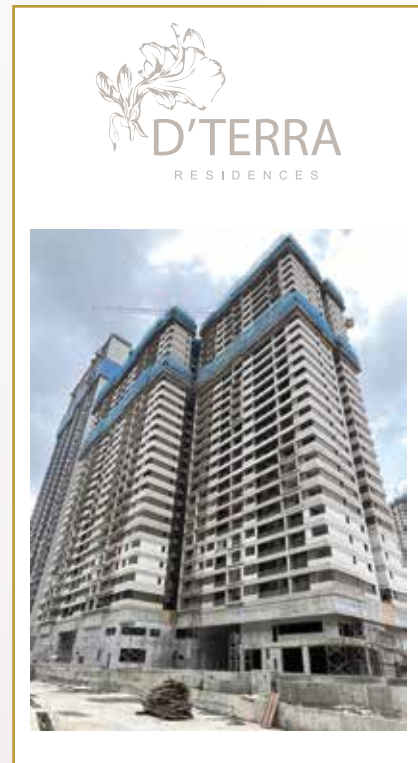
D'Erica Residences
82%



D'Clover Residences
66%



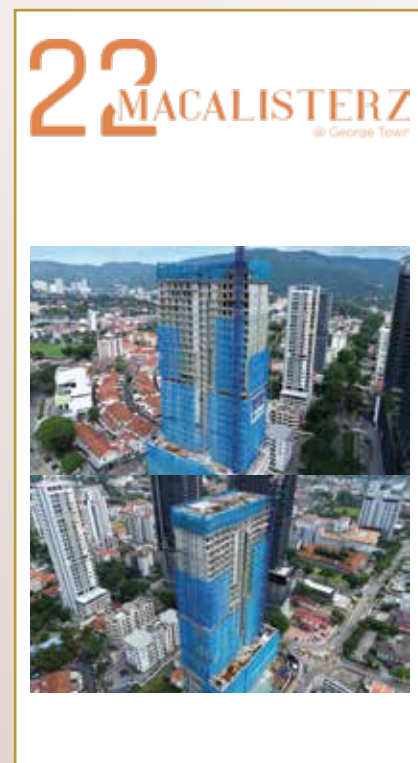
D'Terra Residences
52%



D'Vine Residences
75%

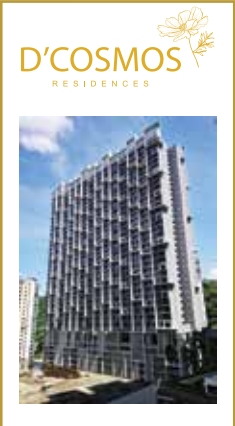
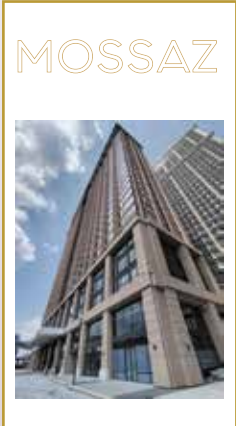
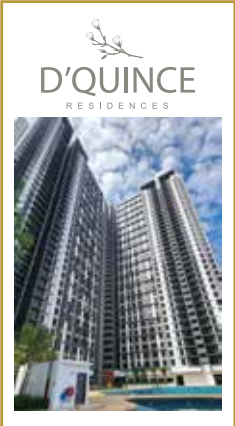


Paxtonz
61%



**22 Macalisterz
@ George Town**
55.2%

SITE PROGRESS Q3 2024

D'Cosmos Residences 100% Completed in January 2024 	Mossaz 100% Completed in March 2024 	The Rosewoodz @ Bukit Jalil 100% Completed in May 2024 	D'Vervain Residences 100% Completed in June 2024 	D'Quince Residences 100% Completed in July 2024 
D'Ivo Residences @ Old Klang Road 37.2% 	The Stallionz @ Ipoh White Times Square 35% 	Hugoz Suites @ KL City Centre 8.3% 		
The Fiddlewoodz @ KL Metropolis 40.7% 	D'Tessera Residences 41% 	Veladaz Residences @ Bukit Jalil 9.27% 		

A FRIENDLY BOWLING MATCH

Brings Together Rehda KL, TNB And EXSIM

Strikes and smiles resonated throughout the friendly bowling match held on 13th January 2024 organised by the Real Estate Housing Developers' Association Malaysia Wilayah Persekutuan Kuala Lumpur (REHDA WPKL) at the Kuala Lumpur Golf Country Club. This event, supported by EXSIM and featuring participation from Tenaga Nasional Berhad (TNB), brought together teams from these three companies to showcase their bowling skills and strengthen their connections.

High spirits and enthusiasm filled the air as teams cheered on for some fun and healthy competition. The success of the bowling match underscored the value of team spirit and collaboration across the organisations, setting a positive tone for future endeavours together.



GROUNDBREAKING CEREMONY

Qubaz Suites @ Kuala Terengganu

The momentous Groundbreaking Ceremony held at EXSIM's Terengganu sales gallery, on 21st May 2024 for Qubaz Suites @ Kuala Terengganu was a remarkable success. Representatives, key personnel from the Terengganu State Government and Kuala Terengganu City Council attended to show their support, including, bankers, the local community, media and others.

A significant joint venture project with Majlis Bandaraya Kuala Terengganu (MBKT), this is EXSIM's first project launched in Terengganu and is expected to become a notable landmark in the city upon its completion.

Set to be an unparalleled residential and hospitality destination, Qubaz Suites @ Kuala Terengganu is a 30-storey serviced apartment complex combined with retails and contemporary facilities, crafted to enhance the beauty of the coastline. Designed with a dynamic façade, the architectural style features curved patterns to represent the rise and fall of a tide, depicting the movements of the ocean waves. This waterfront lifestyle living is certainly set to impress and redefines the seaside living in the area.



Representative of the Terengganu Menteri Besar, Datuk Wan Sukairi Wan Abdullah officiated the groundbreaking ceremony for Qubaz Suites @ Kuala Terengganu.

Representative of the Terengganu Menteri Besar, Datuk Wan Sukairi Wan Abdullah pointed out that this project will be a preferred choice for tourists because it is located within the 'tourism belt' of Kuala Terengganu City and is close to tourists' attractions such as Pasar Payang, Kampung Cina, Pulau Warisan, and the drawbridge.

This is indeed an esteemed opportunity for EXSIM to transform the property development landscape in Kuala Terengganu.

EXSIM's First Project in Terengganu!

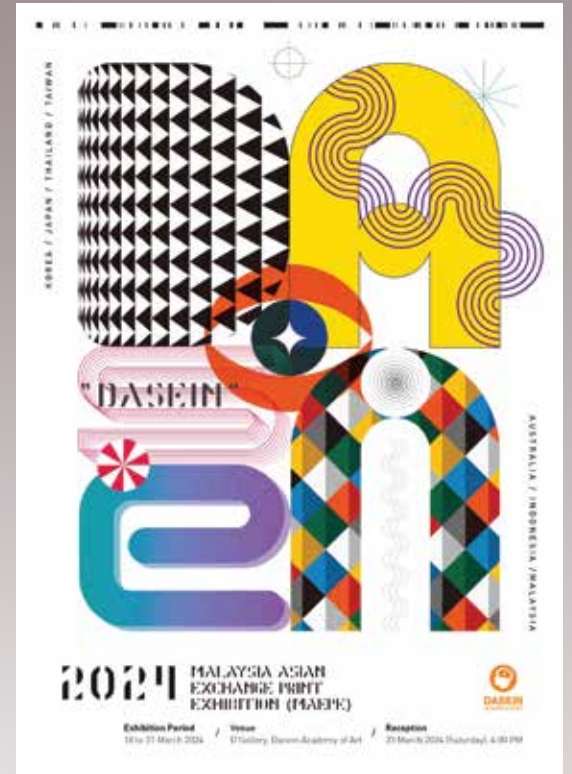
DASEIN

A Philosophical Concept of Human Existence

Dasein Academy of Art, located in EXSIM's Millerz Square @ Old Klang Road, hosted an art exhibition titled Malaysia Asian Exchange Print Exhibition (MAEPE) from 18th March 2024 to 31st March 2024. This event aimed to celebrate the beauty of life through art appreciation featured masterpieces from 7 countries, Korea, Japan, Thailand, Taiwan, Australia, Indonesia, and Malaysia. Artists, scholars, and designers participated in this cultural exchange of talents across Asia, highlighting their art and design prowess.

The exhibition's theme, "Dasein," draws from the philosophical concept of human existence as explored by the renowned German writer Heidegger in his seminal work, "Being and Time".

Admission to the event was free and the emphasis here was to explore the art's role in enriching lives and sparking imagination. All art enthusiasts and curious minds were invited to explore the realm of creativity and deepen their cultural insights.



BILABILA MART'S

Specially Curated Flagship Store



All smiles for the grand opening of Bilabila Mart's 2-storey biggest flagship store.

bilabila mart

On 31st May 2024, Bilabila Mart celebrated another milestone achieved with the opening of its biggest 2-storey flagship store on the Ground Floor of Millerz Square @ Old Klang Road, whilst simultaneously introducing its fresh new logo.

Stocked with a variety of essential needs and diverse products which include fresh produce, frozen food, Watson's products, ready-to-eat food and beverages, assorted goodies and many more, the many aisles of wonders and temptations will leave you grabbing for more.

This kids-friendly flagship store also comes with cute and small-sized shopping carts catering for the little ones to enjoy a hassle-free shopping as they browse the kids' section on toys and children's products.

Featuring its first Bila Box concept, Bilabila Mart has dedicated a 24 hours co-working space with natural light setting to serve as a chilling and relaxing spot for the customers to utilise and hang out, at any time of the day or night.

Additionally, this flagship store also houses a new sub-brand, Bilabila Café where you can get tempting treats, coffee, pastries and more.

An overall new experience, the outlook is certainly inviting, vibrant, trendy and instagrammable!

Behold an Enchanted View of Life

The Arcuz @ Kelana Jaya

The Home of Dreams

Here at The Arcuz @ Kelana Jaya, life unfolds to a graceful and natural flow to discover a home for daily rejuvenation and inspiration, all in a well-balanced environment.



The Urban High Life

Perched amidst lush landscaped gardens and breathtaking vistas, The Arcuz @ Kelana Jaya is high living personified offering a unique vantage point of elevated altitude, centred around nature and contemporary lifestyle to add richness into daily life.

Inspired by the arcus cloud's rolling and low horizontal formation, The Arcuz @ Kelana Jaya's structural essence melds with the horizon to create a graceful, flowing charm that lends its presence to a sanctuary of dreamy pleasure.

Reminiscent of a sky of clouds, life at The Arcuz @ Kelana Jaya exudes space, freedom and joy where upon arrival at the ground floor main entrance, one is greeted by bespoke water features, setting the mood for a harmonious sensory experience.



The ARCUZ

KELANA JAYA

Land Size: 2,028 acres | GDV: RM578 million | Sizes: From 753 sq. ft. to 978 sq. ft. | Year of Completion: Q3 2023

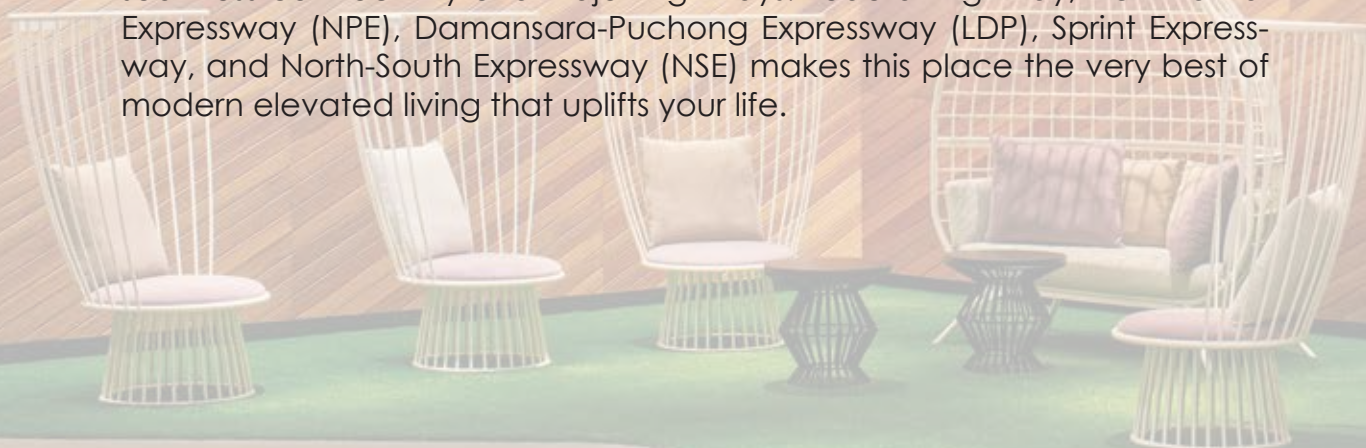
Living spaces are thoughtfully designed, where two and three-bedroom units ranging from 753 sq.ft. to 978 sq.ft. blends privacy with luxury seamlessly. Revel in well-ventilated areas, smart layouts and wide windows that invite abundant natural lighting and freshness to create a cosy and breezy home environment.

When it comes to enjoying modern living, The Arcuz @ Kelana Jaya delights with a list of sublime facilities crafted for exclusivity. On 9th Floor, indulge in recreational activities for fun family time at the Leisure Pool or sweat it out at the Gymnasium or host functions and celebrations at the Event Hall provided.

The pinnacle of opulence awaits on the 46th floor with majestic horizon as your backdrop. Relax your soul and feed your social needs in the panoramic bliss of Sky Infinity Pool and Lazy Sleeping Jacuzzi or chill out at the Open Sky BBQ Deck. You can also find tranquillity at the Sky Yoga Deck and savour the finer side of life at the elegant Sky Lounge.

The Place to Be

The Arcuz @ Kelana Jaya's living experience is made even better, being a coveted location in Kelana Jaya, rich in urban vibrancy and natural beauty. A centrestage of unparalleled choices with the advantage of many amenities and conveniences ranging from lively shopping malls, popular dining avenues, entertainment spots and healthcare facilities, the seamless connectivity of 5 major highways: Federal Highway, New Pantai Expressway (NPE), Damansara-Puchong Expressway (LDP), Sprint Expressway, and North-South Expressway (NSE) makes this place the very best of modern elevated living that uplifts your life.



A Magical Night in Magical Land

On the evening of 8th June 2024, EXSIM's annual dinner unfolded like a fairytale with the theme, "The Magical Land". Held in MITEC, Kuala Lumpur, the foyer and ballroom were decorated and transformed into an enchanted storybook scene where imagination reigns supreme and wonders never cease.

Dazzling lights and flashing smiles, the crowd buzzed with excitement as they walked around in fanciful costumes set to impress. The night started off with an electrifying opening act performed by a group of passionate dancers mesmerising the audience with their many feats.



After the enthusiastic opening, Mr Lim Aik Hoe, EXSIM's Managing Director gave his welcome speech and warmly greeted the Sabah Team and Kelantan Team for joining EXSIM's Annual Dinner for the first time. The crowd was then treated to a gastronomical affair of specially curated dishes carefully selected to tantalise the tastebuds.

Buzzing with anticipation, the air was filled with joy and cheers as the crowd were high in spirits when the stage unveiled a string of lucky draws, awards and sweet surprises for everyone. Amidst the shared laughter, the atmosphere was further hyped with announcement of the winners for the Best Dressed Teams where their costumes illuminated the night and transported the audience to a fairytale movie brought to life.





Honouring the achievements and long service of the team, awards in recognition to the staffs' dedication and perseverance were presented to the deserving outstanding individuals together with staff of the year awards.



An unforgettable spirit of camaraderie and bonding brought the team closer and stronger. It was truly a magical evening with the annual dinner theme aptly serving as a powerful reminder to keep the magic alive and to always DREAM BIG, because at EXSIM, we truly believe that Dreams Do Come True!

KONNICHWA

Discovering Japan with EXSIM

All work and no play makes Jack a dull boy. Strongly believing in this, EXSIM organised a company trip to Japan for EXSIMers to relax, rejuvenate and recharge with the opportunity to strengthen the team's bond and a chance for team building. The company trip was arranged in 4 groups, allowing EXSIMers to select from either Spring, Autumn or Winter season in which they wish to experience the holiday.

Embarking on an unforgettable journey, the first group had their company trip in March 2024 starting from the enchanting landscapes of Kansai, to the iconic city of Tokyo.

Day 1: Arrival in Kansai

A vibrant exploration of Nankinmach, 1 of 3 designated Chinatowns in Japan. Next, was a visit to the historical Osaka Castle Park, a popular Hanami spot during the cherry blossom season. EXSIMers then travelled to the bustling Shinsaibashi district for some premium shopping, before settling in at the luxurious Hotel Hewitt Koshien in Hyogo.

Day 2: Kyoto's Cultural Splendour

A scenic drive to Kyoto, marvelling at the iconic Fushimi Inari Taisha Sembon Torii (Thousand Torii Gates) and the picturesque Kiyomizu Temple. The team then wandered through the timeless streets of Sannenzaka and Ninenzaka and ended the wondrous night in Miyako Hotel Gifu Nagarakawa in Gifu.

Day 3: Gifu's Heritage

In Gifu, EXSIMers explored the historical streets of Shirakawa Go and indulged in traditional hospitality at Kanda House. Next venture was shopping for unique Japanese souvenirs at the quaint San-machi Suji district in Takayama and Kamisannomachi with the night concluded at Hotel Ambient Tateshina in Nagano.

Day 4: Mt Fuji's Beauty

A must visit to Mt Fuji National Park and Peace Park Garden, soaking in the beautiful view of the tallest mountain in Japan. Then followed with a shopping spree at Japan's most popular outlet mall, Gotemba Factory Outlet and ended the night in Motosu Phoenix Hotel in Yamanashi Prefecture.

Day 5: Tokyo's Dynamic Energy

The final leg of the journey took EXSIMers to Tokyo, where they visited the iconic Asakusa Kannon Temple and strolled through the bustling Nakamise Shopping Street. Next visit was immersed in the vibrant atmosphere of Shinjuku and explored the renowned Kabukicho district before ending with a memorable night at the Hotel Monday Premium Toyosu in Tokyo.

Day 6: Free Day in Tokyo

A free day to explore Tokyo's cultural treasures and modern marvels leisurely before heading back to KL with new cherished memories.

Over these 6 days and 5 nights, EXSIMers experienced the rich cultural tapestry and the scenic beauty of Japan, whilst travelling together on this enriching journey as a team.



A CORPORATE SOCIAL

Responsibility Undertaken by EXSIM

Being an advocate of Corporate Social Responsibility, EXSIM initiated a Blood Donation Campaign on 4th March 2024, held on the ground floor of Millerz Square @ Old Klang Road.

An important and meaningful contribution to the society, the said campaign helped to raise and spread awareness to the public and also encouraged more donors to contribute.

The blood donation was completed smoothly and safely in the presence of a doctor and nurses who helped to perform the screening and collection.

Overall, EXSIM was really grateful for the support received and overwhelming response garnered.



Blood Donation Campaign
at Ground Floor, Millerz Square
@ Old Klang Road



YOGA

A Way of Life



Yoga offers holistic wellness beyond physical exercise, embodying profound philosophy and lifestyle. In today's fast-paced world of advanced technology and constant motion, yoga stands out for its ability to enhance overall health and well-being by nurturing the mind, body and spirit.

Through regular practice, yoga improves tone muscles, blood circulation, and stimulates the lymphatic system. It fosters mindfulness and awareness of the present moment, which are powerful tools for mental well-being, promoting inner peace and emotional resilience. These benefits help individuals to achieve a more balanced and harmonious life, providing a sanctuary of tranquillity for those who seek it.

Recognising this importance, EXSIM supports its staff by encouraging the incorporation of yoga exercises and providing easy access to yoga classes. The company takes the initiative to arrange for multiple weekly classes conducted by professional yoga practitioners.

By embracing yoga principles and practices, individuals can better navigate daily challenges and perform more effectively in both personal and professional capacity.

CONQUERING THE WORKPLACE WITH *Ergonomics*

The modern workplace often involves long hours spent hunched over a computer screen. As deadlines loom and inboxes overflow, it's easy to neglect our well-being, leading to poorer health and productivity. Creating a healthy and inspiring work environment is essential. Here are some key points to understand the importance of workspace wellness, allowing you to thrive both physically and mentally.



Ergonomics: Overcoming Workplace Woes

Ergonomics, the study of designing the workplace to fit the worker, is a powerful tool for combating the aches, pains, and fatigue often associated with desk jobs. Think of it as optimising your workspace for maximum comfort and efficiency. Here's why ergonomics deserves your attention:

Reduced Musculoskeletal Disorders

Poor posture and repetitive movements can lead to pain in the neck, back, and shoulders. Ergonomic principles help you to maintain proper body posture and alignment, minimising strains and preventing injuries.

Enhanced Productivity & Focus

Comfort breeds concentration. When your body feels supported and your workspace is organised, you'll experience improved focus and fewer distractions, allowing you to tackle tasks more efficiently.

Improved Energy Levels

Discomfort can be a major energy drain. By creating a workspace that promotes healthy posture and movement, you'll not only feel better but also experience less muscle fatigue at the end of the day.



Deskbound Exercises: Stretch Your Way to Better Work Life

Sitting for extended periods can lead to stiffness and discomfort, and incorrect postures will result in neck, shoulder, and back pain. Therefore, incorporating simple desk-bound exercises into your workday routine can make a big difference. Here are a few exercises you can do right at your desk:

Neck Rolls

Slowly roll your head in a circular motion, five times forward and five times backward. Repeat this exercise a couple of times throughout the day to ease neck tension.

Shoulder Shrugs

Raise your shoulders towards your ears, hold for a few seconds, and then release. Repeat this motion 10 times to loosen up tight shoulder muscles.

Ankle Pumps

While seated, raise and lower your heels, flexing your ankles. This simple exercise improves circulation and helps prevent leg cramps.

Arm Circles

Extend your arms out to your sides and make small circles, 10 times forward and 10 times backward. This exercise stretches your shoulders and upper back.

Setting Up Your Workspace for Ergonomic Bliss

Steps to consider when adjusting your workspace for optimal comfort and productivity:

Supportive Chair

Invest in a comfortable, adjustable chair with good lumbar support. Ensure your feet can rest flat on the floor and your knees are bent at a 90-degree angle.

Monitor Magic

Position your monitor at an arm's length and slightly below eye level to reduce neck strain and promote good posture.

Keyboard & Mouse Matters

Ensure your keyboard and mouse are positioned comfortably, allowing your wrists to remain in a neutral position while typing.

By incorporating these ergonomic tips, your workspace can be transformed into an oasis for workday wellness. A happy and healthy you, is a more productive and successful you. Let's commit to building a future that prioritises wellness and wellbeing in our workplaces and beyond.

Combat the stagnation of long hours sitting by incorporating micro-breaks throughout your workday. Set a timer to remind yourself to get up and move every 30 minutes. Take a short walk around the office, complete some simple desk stretches like neck rolls or arm circles, or grab a glass of water to rehydrate. These brief interruptions in your sitting time will boost circulation, improve focus, and leave you feeling more energised to tackle your tasks.

Micro-Breaks: Macro-Benefits



EMBRACING SUSTAINABILITY THROUGH WATER AND ENERGY CONSERVATION



Imagine a world where water and energy scarcity become a daily reality. When natural resources are depleted, the Earth will suffer the risks of global warming and climate change. These aren't distant nightmares; they're potential consequences of continued unsustainable practices. Therefore, practising water and energy conservation is vital to ensure preservation of natural resources.

Water is the Source of Life

Water is essential for human survival, sanitation, and food production. However, water scarcity is a growing concern due to climate change, population growth, and inefficient use, making this precious resource increasingly scarce. Excessive water usage harms ecosystems and depletes natural resources. It is important to recognise that water is precious, and by reducing unnecessary consumption, you can help preserve delicate *water tables* and maintain healthy water cycles.

Every Drop Counts

Every drop counts when it comes to water conservation. Here are some practical tips to integrate into your daily routine:

Efficient Showers

Practice mindful showers and turn off the shower when applying soap and shampoo.

Fix Leaks

Promptly repair any leaky faucets or pipes to avoid a compounding effect on the environment as well your wallet.

Full Loads Only

Run washing machines and dishwashers only when they're full.

Reuse and Repurpose

Collect rainwater for watering plants or use a greywater system to reuse water for non-drinking purposes.

Monitor Water Taps

Ensure water taps are turned off tightly to avoid water from dripping.

Efficient Water Fittings

Install water saving fixtures which includes low shower heads, sinks with auto-shutoff mechanisms to increase water efficiency.

Efficient Water Usage

Be mindful and turn off the water tap when brushing your teeth or shaving.



Powering our Lives

Similarly, energy is a crucial element and necessity in our daily lives. The main source of energy comes from fossil fuels such as oil, coal and gas. These consumptions come at a cost to the environment and over time the quantity of energy consumed keeps increasing as populations continue to increase as well. Energy conservation helps us reduce our reliance on fossil fuels and minimises greenhouse gas emissions. All these can start from home as well in order to create a movement that generates an impact big enough to help save this earth.

Energy Saving Tips:

Energy-saving light bulbs

Replace traditional incandescent bulbs with energy-efficient LED light bulbs as the traditional bulbs uses excessive electricity and not as long lasting.

Unplug

Unplugging electronics when not in use helps in the long run.

Energy-saving appliances

Always choose to use energy-efficient and energy-saving appliances.

Natural lighting

Whenever possible, use natural lighting to reduce energy consumption.

Solar-powered devices

Opt to use solar-powered devices to generate renewable energy where possible.

Switch Off

Switch off lights, fans and air conditioners when not in use.



By adopting these simple water and energy conservation measures, you'll not only reduce your environmental impact, you'll also save money on utility bills. Sustainable practices are essential cornerstones in building a sustainable future and by consciously embracing these principles, the future generations will inherit a planet that can sustain life and prosperity.



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NEW AGE INGENUITY