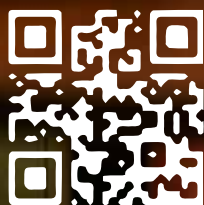


EXSIMLIFE.

Your Lifestyle Journal Vol. 20



NEW AGE INGENUITY



**A TIME TO CELEBRATE FAITH,
FAMILY AND GRATITUDE**

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FOREWORD.

As we move further into the transformative and resilient Snake Year 2025, EXSIM's commitment to excellence in property development remains resolute. This can be clearly seen in the awards secured as a result of the dedication and determination of the team.

In the last Malaysia Property Award™ 2024 by FIABCI Malaysia ("MPA 2024") held on 7 December 2024, EXSIM bagged two prestigious awards for both projects, D'Nuri Residences @ Desa Petaling (*Affordable Housing Super High-Rise Category*) and The Arcuz @ Kelana Jaya (*Commercial Residential Super High-Rise Category*). EXSIM was also awarded the Top Green Home Financed Award for obtaining the most green home financing facilities from CIMB. Recognitions were also received in The Asset Triple A Islamic Finance Awards 2024, where EXSIM Capital Resources Berhad, received the Best Asean Green SRI Sukuk – Real Estate category award and Best Asean Green SRI Sukuk – Real Estate, Malaysia category award. Additionally, Mossaz received the award "Anugerah Kecemerlangan QLAS-SIC" at the Construction Industry Development Board Malaysia (CIDB) event, QUEST 2024 and was also the Bronze Award winner at the MIID REKA Awards 2024 in the Design Excellence – Professional Category.

The team's spirit continues to soar as EXSIM expands into Peninsular Malaysia and East Malaysia, including EXSIM's first Hyperscale Data Center Project, located at Bukit Jalil, Kuala Lumpur. Besides these new ventures, Q1 of 2025 also sees the completion and delivery of vacant possession for projects D'Vine Residences, D'Erica Residences and Paxtonz.

In line with integrating environmental, social and governance ("ESG") principles, EXSIM supports the Klang River Festival 2024 ("KRF 2024"), an annual celebration and revitalisation of the Klang River by KongsikL. In conjunction with the KRF 2024, a fun terrarium workshop was also arranged exclusively for EXSIMers to cultivate creativity with nature. Moreover, EXSIM also sponsored Dasein Academy of Art students in their final year project that involved creating interactive designs and art installations that aligns with ESG.

EXSIM also takes pride in being selected to host an industry visit that saw more than 100 Maybank high achievers attending. It was an insightful experience for both EXSIM and Maybank, strengthening the continued bond between both companies.

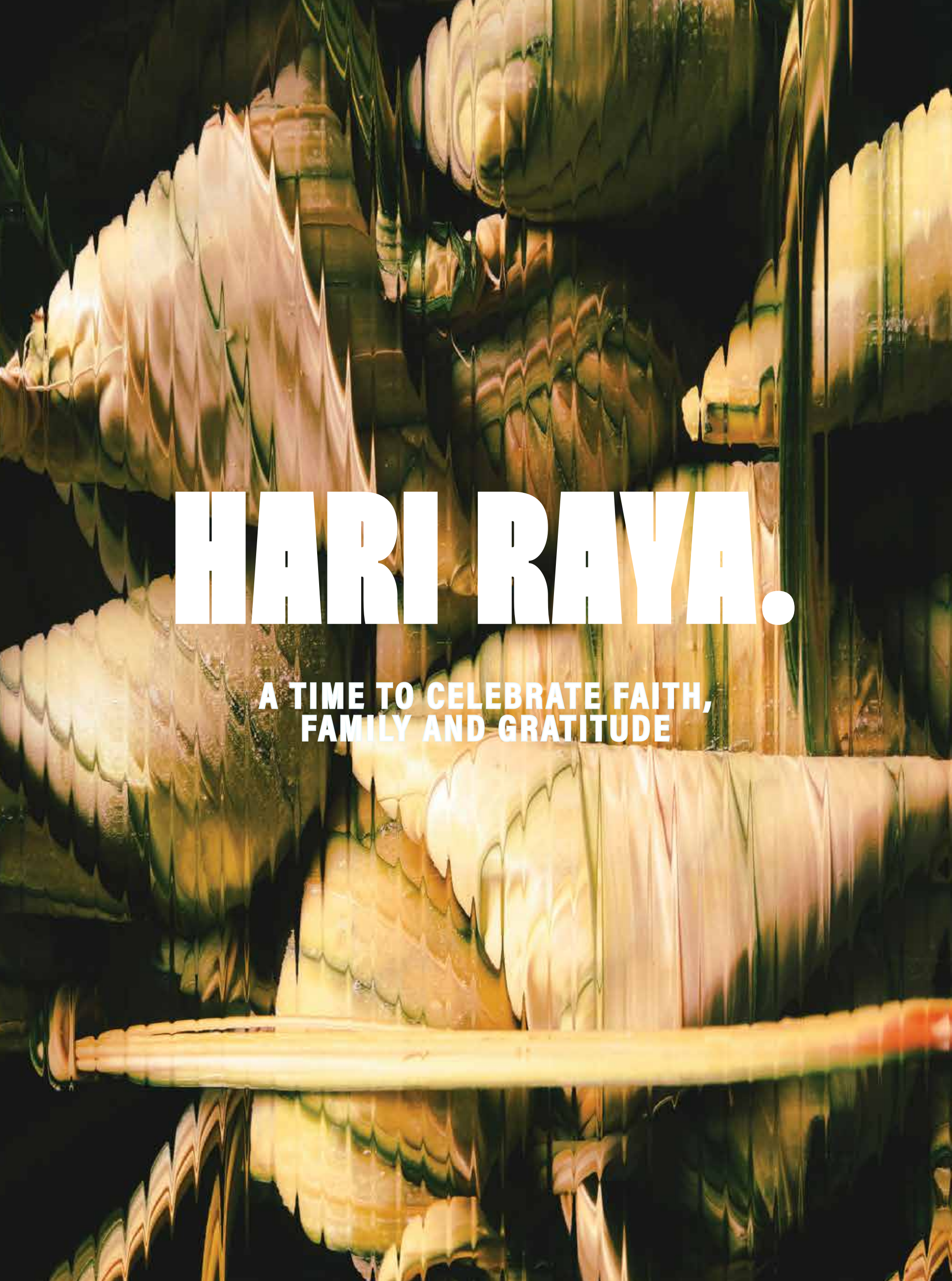
Committed to corporate social responsibility, EXSIM held a Fire Safety Awareness Talk in collaboration with the Fire & Safety Department of Malaysia and a Blood Donation Drive, at Millerz Square @ Old Klang Road.

For staff engagement activities, a friendly bowling competition was held for EXSIMers with cash prizes given to the best bowling team and best bowlers. And to encourage EXSIMers to have a healthy body and healthy mind, high-intensity interval training ("HIIT") classes and yoga classes are conducted weekly by a professional trainer to help EXSIMers to achieve their health and fitness goals. As part of the company's benefit, EXSIM also organised a holiday to Japan for EXSIMers to take their well-deserved break.

As we are approaching the festive celebration of Hari Raya, EXSIM takes this opportunity to wish everyone a **Selamat Hari Raya** and **Happy Holidays** as the team continues to look forward to bountiful blessings with gratitude.



LIM AIK HOE
MANAGING DIRECTOR
EXSIM



HARI RAYA.

**A TIME TO CELEBRATE FAITH,
FAMILY AND GRATITUDE**

The Significance of Ramadan

Hari Raya is a significant religious celebration for Muslims worldwide and is a joyful occasion to mark the end of Ramadan. Ramadan is the ninth month of the Islamic lunar calendar and is the time where Muslims fast from dawn to dusk for one month to foster self-discipline, faith and gratitude. This act of fasting also helps with purifying the hearts and minds while bringing the community closer through shared experiences.

Being a culturally significant season in Malaysia, it is also celebrated with bustling Ramadan bazaars and “buka puasa” gatherings that is enjoyed by everyone. As Ramadan draws to a close, Hari Raya becomes a celebration of the successful completion of this challenging yet rewarding month. Indeed, this is the moment to express gratitude for the strength, perseverance, and blessings that come from the fast.

A Time for Forgiveness and Gratitude

On the first day of Hari Raya Aidilfitri, Muslims starts the day with an early morning prayer in the mosque followed by a visit to the cemetery to pray for their departed loved ones. After prayers, they will visit their relatives and friends to seek forgiveness and exchange greetings.

During Hari Raya, it is a time to seek reconciliation and mend relationships, where you will often hear the phrases “Maaf Zahir dan Batin”, meaning ‘forgive me physically and spiritually’ or the trendier ‘Salam Kosong Kosong’, a phrase often used as a light hearted way of asking for forgiveness.

Family Reunions, Festive Decorations, Baju Raya and Traditional Delicacies

Hari Raya is also the time for the reunion of family and friends with travelling back to hometowns for celebration becoming a norm. Festive decorations such as lights, ketupat-shaped lanterns and traditional Malay floral arrangements called bunga rampai creates a cheery festive atmosphere whilst reconnecting with traditions. Traditional delicacies like ketupat, lemang and rendang adds to the festive spirit of Hari Raya as family, friends and loved ones gather around in traditional baju raya like baju kurung, baju melayu and batik.

In Conclusion

Indeed, Hari Raya is more than just a festival which marks the end of a spiritual journey of fasting – it is also a reminder of the importance of love, forgiveness, faith and reconnecting with family and community. May the blessings of Hari Raya fill your life with peace, joy and harmony.





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DOUBLE CELEBRATION



2023
Malaysia Property Award™
by FIABCI Malaysia
Industrial Category
Nouvelle Industrial Park
@ Kota Puteri



2024
Malaysia Property Award™
by FIABCI Malaysia
**Commercial Residential
Super High Rise
Category**
The Arcuz
@ Kelana Jaya



2024
Malaysia Property Award™
by FIABCI Malaysia
**Affordable Housing
Super High Rise
Category**
D'Nuri Residences
@ Desa Petaling



2023
FIABCI World Prix d'Excellence Awards
by FIABCI Malaysia
Residential High-Rise Category
The Rainz @ Bukit Jalil



2017
Malaysia Property Award™
by FIABCI Malaysia
Property Man
Mr. Lim Aik Hoe
(Managing Director of EXSIM)



2022
Malaysia Property Award™
by FIABCI Malaysia
Residential (High Rise) Category
The Rainz @ Bukit Jalil



2015
Malaysia Property Award™
by FIABCI Malaysia
Industrial Category
Nouvelle Industrial Park Lot 10
@ Kota Damansara

EXSIM

AWARDS.



EXSIM WINS TOP GREEN HOME FINANCED AWARD!

EXSIM was honoured with the Top Green Home Financed Award, being recognised for its commitment to sustainable housing development by being the top developer in securing the most green home financing with CIMB Bank. The award, in conjunction with CIMB's Forum, "From Blueprint to Greenprint: Advancing Sustainable House Development", highlights EXSIM's dedication to eco-friendly construction and innovation in green financing.

EXSIM's projects, backed by CIMB's green financing initiatives, emphasise sustainability, energy efficiency, and environmental responsibility. With this recognition, EXSIM once again stamps its mark as a powerhouse not only in property quality and distinction, but also championing sustainable development.



EXSIM TRIUMPHS WITH TWO WINS AT THE ASSET TRIPLE A ISLAMIC FINANCE AWARDS 2024!

EXSIM has earned recognition for its excellence by garnering two awards at The Asset Triple A Islamic Finance Awards 2024 – Best Asean Green SRI Sukuk – Real Estate category and Best Asean Green SRI Sukuk – Real Estate, Malaysia category.

These awards were granted for EXSIM's RM365 million Musharaka Sukuk and RM85 million Murabaha Sukuk in relation to both projects, D'Clover Residences and D'Terra Residences. These awards conferred, showcases the company's commitment to integrating Islamic finance principles in obtaining financing facilities for their property developments.

EXSIM unceasingly pushes the envelope in sustainable urban development, delivering innovative projects that balance environmental responsibility with financial integrity.



EXSIM CELEBRATES DOUBLE VICTORY AT THE FIABCI MALAYSIA PROPERTY AWARDS!

EXSIM notched another proud achievement, securing two prestigious wins at the Malaysia Property Award™ by FIABCI Malaysia, held at One World Hotel, Petaling Jaya, Selangor. The awards recognised excellence in real estate development, honouring projects that exemplify innovation, sustainability, and architectural distinction.

D’Nuri Residences @ Desa Petaling won in the Affordable Housing Super High Rise category, a testament to EXSIM’s commitment in providing quality and accessible property developments. The said development showcases modern design and functional living spaces, addressing the growing demand for affordable yet high-quality housing.

Meanwhile, The Arcuz @ Kelana Jaya emerged victorious in the Commercial Residential Super High Rise category, highlighting EXSIM’s expertise in crafting premium urban residences. This project stands out for its contemporary architecture, sustainability features, and strategic location, catering to modern city dwellers seeking comfort and convenience.

EXSIM’s double triumph further cements its reputation as a forerunner in the local property field, delivering projects that align both with industry excellence and consumer expectations.



MOSSAZ AWARDED ANUGERAH KECEMERLANGAN QCLASSIC AT QUEST 2024!

In another glittering achievement, Mossaz was bestowed the “Anugerah Kecemerlangan QCLASSIC” at QUEST 2024 organised by Construction Industry Development Board (CIDB) Malaysia. Held at MITEC, Kuala Lumpur, this esteemed event aims to award industry players who ensure quality of work, environmental sustainability, and health & safety in construction projects.

The award bears testament to Mossaz’s superior craftsmanship, adhering to Quality Assessment System in Construction (QCLASSIC) standards, and continues to reflect EXSIM’s commitment for outstanding workmanship and green living.

**Additionally, on a side note, Mossaz was also recognised as the Bronze Award winner at the MIID REKA Awards 2024 in the Design Excellence – Professional Category for the excellent works in interior design.*



EXSIM SUPPORTS THE KLANG RIVER FESTIVAL 2024 IN LINE WITH ENVIRONMENTAL, SOCIAL AND GOVERNANCE

Being a firm advocate of Environmental, Social and Governance initiatives, EXSIM supports the 3rd edition of Klang River Festival ("KRF") 2024 for the third time. Organised by Kongsil KL, this annual event was themed "ACTIVATE".

Aimed to revitalise the river through various community initiatives that enhances the environment and strengthen the people's connections with the river, the key highlights lined up were, Riverside Tree Planting, Art installations, Screenings & Exhibitions, Curated Market, Workshops & Heritage Walks, Community Engagement Programs, and Expert Panels & Discussions.

The engagement activities held from 29/11/2024 to 01/12/2024 was in line with KongsilKL's commitment to achieve awareness to promote a better and liveable living environment. EXSIM hopes that with these initiatives, the community will be reminded of the value and importance of preserving the beauty of nature.



SPONSORSHIPS.



EXSIM IN SUPPORT OF AQUATOPIA, A DIGITAL MEDIA EXHIBITION

In support of arts and creative, EXSIM sponsored the students from Dasein Academy of Art under Digital Media in their final year project where they held an exhibition from 13 September 2024 – 27 September 2024. The exhibition was entitled AQUATOPIA: A Digital Media Final Year Exhibition, aimed to create awareness on the environmental issues like jellyfish overpopulation and cigarette butt pollution.

The said exhibition uses interactive website, interactive installations, 2D motion graphics and naked eye 3D animations to engage the community and promote environmental responsibility in relation to the importance of marine life. Through these projects, the community will be able to explore and understand the challenges faced in respect of protecting the ocean and its sea creatures. EXSIM is proud to support these initiatives taken on in relation to promoting environmental responsibility and protecting the marine life.



CENTRE



Artist's impression

Characterized by a mix of sparkling skyscrapers, low-density condos, and luxury hotels, its location along Jalan Mayang across from the Kuala Lumpur City Centre and the iconic Petronas Twin Towers situates Kyliez Suites @ KL City Centre in a bustling, cosmopolitan, and vibrant neighbourhood. This area has established itself as a hub for shopping, nightlife, and excellent dining with many of the city's top fashion malls, five-star hotels, high-end restaurants, and rooftop bars just steps away. In addition to being a great place to live, property owners can also make Kyliez Suites @ KL City Centre their stylish business address. Apart from being a corporate hub, the district is easily walkable; meetings and power lunches are just a stroll away!



Artist's impression

OF IT ALL

exsim.com.my

EXSIM KL Sales Gallery

G-01, Menara Sutera Damai,
No 10, Lorong Yap Kwan Seng,
Bukit Kewangan, 50450 Kuala Lumpur.

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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 AVENUE SDN BHD [202201018725 (1464422-X)] • **No Lesen Pemaju:** 30789/06-2029/0131(A) • **Tempoh Sah:** 06/06/2024 sehingga 05/06/2029 • **No. Permit Iklan & Jualan:** 30789-1/08-2027/0704(N)-(S) • **Tempoh Sah:** 07/08/2024 - 06/08/2027 • **Pihak berkuasa yang meluluskan:** DEWAN BANDARAYA KUALA LUMPUR • **No Pelan Rujukan:** BP T3 OSC 2023 3162 (28) • **Pegangan Tanah:** KEKAL • **Sekatan Kepeningkatan:** TIADA • **Beban Tanah:** AFFIN ISLAMIC BANK BERHAD • **Tarikh Jangka Siap:** AUG 2028 • **Bilangan Unit:** 126 Unit • **Harga Jualan:** RM 1,272,705.00 (MIN) - RM 1,676,470.00 (MAK) • **2% Bumiputera Diskaun** • **Jenis Pembangunan:** PANGSAPURI SERVIS

Kyliez

suites

@ KL City Centre

EXSIM | KL Sales Gallery

G-01 Menara Sutera Damai,

No. 10, Lorong Yap Kwan Seng,

Bukit Kewangan, 50450 Kuala Lumpur

T: 03-8684 2233

M: 010-271 9912

W: kyliez.com.my

COME FOR THE LOCATION,
STAY FOR THE HOME



Set your sights on glittering lights and sleek surfaces, where your individuality unfolds in an awe-inspiring centre stage. Such is life at Kyliez Suites @ City Centre, home to luxurious amenities and stylish spaces within an iconic neighbourhood.

Our 1-and 2-bedroom serviced apartment and studio office feature ample, open designs, giving all the flexibility needed to recharge, collaborate and immerse in manifold pleasures. Glamorous today, minimalist tomorrow, exciting always – this is the home that keeps up with your lifestyle of desire.

Kyliez Suites @ KL City Centre - Centre Of Captivation

Behold the vibrant, cosmopolitan neighbourhood that Kyliez Suites @ KL City Centre sits in. As you step out into Jalan Mayang, right across the iconic Kuala Lumpur city centre and Petronas Twin Towers, a dazzling array of skyscrapers, low-density condos and luxury hotels stands in style. From shopping escapades to elegant dining and nightlife, you'll be spoilt for choice with numerous world-class malls, five-star hotels, high-end restaurants and rooftop bars in close vicinity.

Bold Impressions. Big Imagination.

As vibrant and dynamic as those who dwell within, Kyliez Suites @ KL City Centre embodies an unmistakably bold stature. The façade rises in confidence with touches of audacious red, welcoming you to a place of sophistication with substance. Be it for work, play or stay, the open design makes for spaces that are easily tailored according to needs and wants. Take your pick from three layout options, ranging from contemporary studio units to studio offices.

City Comforts In Splendour

The beauty of making your mark at Kyliez Suites @ KL City Centre is found in not just the places, but the people who inhabit them. With a range of curated amenities intended to bring people together, every moment here offers possibilities for the best in socialising, connecting and collaborating. Chill at the Velvet Lounge on Level 1. Create something new at the Creativity Hub on Level 3A. Host great meetings at The Posh House on Level 35, and even greater leisure moments at the recreational spaces on Level 36.



Artist's Impression | FlexFit



Artist's Impression | The Posh House



Artist's Impression | Façade

Completed



Completed in 2025 Q1 100%



Completed in 2025 Q1 100%



PAXTONZ

Completed in 2025 Q1 100%



THE STALLIONZ
@ IPOH WHITE TIMES SQUARE

91.5%



D'CLOVER
RESIDENCES

89.4%



22 MACALISTERZ
@ George Town

82%



D'TERRA
RESIDENCES

76.04%



THE FIDDLEWOODZ
@ KL Metropolis

65%



DEVELOPMENTS

SITE PROGRESS Q1 2025

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.



RESIDENCES
@ OLD KLANG ROAD

64%





RESIDENCES

61.8%





RESIDENCES @ BUKIT JALIL

19.07%





@ BUKIT JALIL

16%





SUITES
@ KL City Centre

14.5%





Suites
@ BUKIT BINTANG

3.5%





SUITES
@ George Town

Substructure 90.5%





suites
@ KL City Centre

Substructure 44.5%



IN PROGRESS.

The Kingswoodz

@ BUKIT JALIL

EXSIM | MILLERZ SQUARE SALES GALLERY
G-08, Ground Floor, Millerz Square @ Old Klang Road
Megan Legasi, No. 357 Jalan Kelang Lama, 58000 Kuala Lumpur
T: 03-7963 1999
M: 012-766 0919
W: kingswoodz.com

ENCHANTED HEIGHTS

Spanning across three towers with 1,558 exquisite homes, The Kingswoodz @ Bukit Jalil rises proudly as a defining landmark within the vibrant Bukit Jalil landscape. The development is thoughtfully designed by visionary architects, offering a wealth of breathtaking views, luxurious social spaces, and contemporary amenities to bring out the best in life.

Here, high-rise living is expressed like no other through a seamless fusion of tropical artistry and sophisticated aesthetics. The boundless harmony of nature and design, right at The Kingswoodz @ Bukit Jalil.





Sturdy & Sublime

True to its namesake Kingwood, known for finesse and quality in crafting fine furniture, The Kingswoodz @ Bukit Jalil embodies opulence and grandeur for the modern homeowner. This majestic multi-faceted development stands iconically, reminiscent of three trees in the urban canopy, just moments away from the flourishing Bukit Jalil Park and enveloped by a rejuvenating woodland-inspired neighbourhood. Lavish inside, lush outside – such is the lifestyle of natural modern comfort found here at The Kingswoodz @ Bukit Jalil.

Live Free, Breathe Easy

Take delight in the pleasures of balanced city living, with carefully curated amenities at home focusing on your leisure, health and well-being. Each tower features grand lobby lounges, complemented by a range of exceptional facilities, including the on-site gym (Burnout Studio), reading lounge (Aspire Lounge), games room (Arcade Paradise), and sky lounges (Skyline Sip) spanning both indoor and outdoor terraces for a mix of moods.

Space For Serenity

Retreat from the bustle of life within the pristine confines of a private garden on the eighth level. Designed with cosy seating areas for yoga or relaxation, this personal sanctuary is surrounded by other areas of serenity, such as a covered walkway leading to a Biopond beside the Azure Bliss Pool. Graced by verdant greenery and trees, the garden houses a reflexology path (Foot Chi Garden), an outdoor fitness area (Outdoor Vitality), a spacious Lush Lawn, and a community farm (Greenery Galore). With stunning views, the vine-covered King's Pavilion sets the ideal space for both social gatherings and peaceful reflection.

Personal Panorama

Here at The Kingswoodz @ Bukit Jalil, wake up daily to breathtaking views of the Kuala Lumpur skyline, Bukit Jalil Golf & Country Resort, Bukit Jalil Recreational Park, or Bandar Kinrara. With picture windows, high ceilings, and balconies in many units, you'll bask in an expansive view that brings the scenery right into the heart of home. The design is crafted using nature-inspired materials and finishes, creating a cosy vantage point to take in your picture perfect world. Adding to its appeal, Novel Park, a 2-acre park of lush greenery, is ideally located adjacent to the development, enveloping the area in natural surroundings that invite a sense of immersion in nature.

Close To Every Comfort

From your doorstep, The Kingswoodz @ Bukit Jalil opens up to an eclectic blend of local cafés, grocers, indie restaurants, sporting arena, international schools and the Pavilion Bukit Jalil shopping mall. An LRT station is just a few steps from your doorstep, complemented by the neighbourhood's newly redesigned avenues, parks, and pathways.

The development also sits close to rapidly expanding tech and medical campuses, sports and event venues, and office hubs in the south Klang Valley. With convenient highway access, the Kuala Lumpur International Airport is less than 45 minutes away.





Actual Photography | Rosebay Garden

Boldly Inspiring

Behold the rosewood – a glorious, towering symbol of nature’s strength and warmth, all in one. From its grand stature to luxurious wood and delicate pink blooms, this revered tree commands admiration and awe at every turn. Indeed, nature’s epitome of timeless, dignified charm.

At The Rosewoodz @ Bukit Jalil, we bring the essence of the rosewood to life. A haven for the body. A sanctuary for the mind. A treat for the senses. Here, modern urban living is harmoniously intertwined with the tranquility of nature, offering a peaceful escape complete with idyllic surroundings, refreshing spaces, and leisure-filled amenities

A Statement Of Craft & Charisma

Standing majestic above the neighbourhood, The Rosewoodz @ Bukit Jalil blooms with iconic design and distinguished accents. Inspired by the qualities of rosewood which allures with sweet bold fragrance and cosy warm tones, it melds enriching landscapes and modern facilities to captivate every sensory aspect of living. An address truly worthy of those who stand out.

Urban Meets Serene

Welcome to the space that converges between cities – a colourful township bustling with human touches, connected to all the essentials for modern living yet cocooned by and abundance of lush greenery. Here, home is more than a location but an expression of different facets to fill your life with. Rejuvenate your senses. Refresh your body. Reconnect with friendly faces and familiar places. It’s everything you can desire and discover, right at home.



LAND SIZE: 1.06 ACRES
 GDV: RM221 MILLION
 SIZES: SERVICED APARTMENT: FROM 771 SQ FT TO 1,155 SQ FT
 NO OF UNITS: 329 UNITS
 YEAR OF COMPLETION: Q2 2024

BOLDLY INSPIRING



Actual Photography | Lobby Lounge



Actual Photography | Sky Fit



Actual Photography | Passion Pool

Flourishing Life's Moments

From gentle moments of personal reflection to joyful family interaction, The Rosewoodz @ Bukit Jalil sets the stage for home as a haven. Take delight from three sections of facility spaces, namely The Pith, The Bloom and The Spring, each carefully planned to offer different rewarding experiences. Whether you fancy a workout with a view at the Sky Fit gym, making memories with loved ones at the Kid's Coral Red Pool and BBQ Tavern, an afternoon of self-rejuvenation at the Rosebay Garden, or hosting an elegant dinner at the Sky Party Pavilion, there's a space and time for everything.

Crafted Sanctuary

Each living unit in The Rosewoodz @ Bukit Jalil is envisioned to maximise spaciousness and practicality for dwellers. Depending on your lifestyle and needs, choose from three built-up offerings – Type A (771 sq. ft., 2 rooms and 2 baths), Type B (950 sq. ft., 3 rooms and 2 baths) and Type C (1155 sq. ft., 3 rooms and 2 baths). For even more flexibility, each type comes with several layout options, as well as a choice of with or without balcony.

All-Round Accessibility

The Rosewoodz @ Bukit Jalil is placed at the established heart of Bukit Jalil, served by a network of major roads and expressways including the KESAS Highway. Residents can easily get around the city via two LRT stations on the Ampang Line Extension, conveniently located on the same road, with one accessible on foot by a covered walkway. The development is also serviced by two public bus routes, ensuring seamless connectivity to daily amenities and central locations such as Putrajaya and Kuala Lumpur.



Actual Photography | Grand Entrance



Actual Photography | BBQ Tavern



Actual Photography | Sky Sports Arena

EVENT

MAYBANK INDUSTRY VISIT TO EXSIM

In a special corporate event, EXSIM hosted Maybank's Industry Visit to EXSIM, Millerz Square @ Old Klang Road on the 9th of October 2024. This industry visit is part of the study trip organised by Maybank for their high achievers. The 100 over participants from Maybank, had a first-hand look at EXSIM's insightful journey into the world of sustainable and innovative property developments.

During the event, a sharing session provided the participants an opportunity to gain valuable knowledge on property industry including EXSIM's approach in creating and building sustainable lifestyles. They also had the chance to hear from EXSIM's Managing Director, Mr Lim Aik Hoe when an impromptu Q&A session made the event more fun and interactive. There were also show units available for a short tour at the sales gallery.

This industry visit proved to be an eye-opening experience for Maybank, reinforcing the importance of why we should never stop learning, because learning is a lifelong process.



GREEN CREATIONS : EXCLUSIVE TERRARIUM WORKSHOP

On 14 November 2024, in conjunction with the Klang River Festival 2024, a special Terrarium Workshop was arranged exclusively for EXSIMers. Held in a cosy setting, the workshop brought together nature lovers and creative minds for an engaging experience of crafting their own mini gardens inside glass containers.

Guided by facilitators, EXSIMers explored the art of terrarium-making, from layering soil and selecting the perfect plants to decorating their tiny ecosystems with stones and moss. Laughter and excitement filled the air as participants proudly displayed their unique creations, each telling its own story of tranquillity and nature's beauty. The workshop not only fostered artistic expression, but also nurtured creativity and a deeper appreciation for nature.

This Terrarium Workshop was indeed a memorable activity, leaving participants with newfound skills and a piece of nature to take home with them or placed at their work station.



HIGHLIGHTS.

EXSIM'S BOWLING NIGHT

It was a meaningful night for EXSIMers, when a bowling competition was held on 5th September 2024 at the bowling center in Sunway Pyramid Shopping Mall. The team hit the lanes for an unforgettable Bowling Night filled with laughter, and a whole lot of fun!

It wasn't just about scoring strikes and spares—it was about coming together and sharing joyful moments, to celebrate the vibrant spirit of our work culture.

From friendly competition to cheering each other on, every moment reminded us that these experiences go beyond the workplace—they're about creating memories, and embracing the joy of teamwork.

To make the night even more exciting, the organising committee prepared fantastic prizes for the Team Champion, the Best Male Player and the Best Female Player, adding an extra layer of thrill to the friendly competition.



FIRE SAFETY AWARENESS TALK AT MILLERZ SQUARE @ OKR

On 30th September 2024, EXSIM organized a Fire Safety Awareness Talk at Millerz Square @ Old Klang Road, in collaboration with the Fire & Rescue Department of Malaysia. Conducted by the personnels This event is aimed to enhance the knowledge on fire safety for the participants comprising of EXSIM's employees and the tenants of Millerz Square @ Old Klang Road.

The said event provided a comprehensive overview of fire safety protocols, risk mitigation strategies, and emergency response techniques. Participants were not only equipped with theoretical knowledge but also engaged in hands-on training, making the experience both practical and highly educational.

Furthermore, the interactive nature of the workshop allowed the participants to build confidence in handling fire-related emergencies, ensuring they are well-prepared to act swiftly and effectively in critical situations.

It was certainly an engaging and impactful learning experience, that empowered the participants to create a safe environment in both workplace and beyond.



EVENT

GIVING BLOOD, SAVING LIVES: EXSIM'S BLOOD DONATION DRIVE

Due to the favourable response received on the blood donation drive held on 4th March 2024, at Millerz Square @ Old Klang Road, EXSIM held another blood donation on 15th October 2024 where the turnout was even better than the last. These initiatives bring together donors who gave selflessly and played a huge part towards this noble cause.

All in all, the event not only raised awareness about the importance of blood donation but also fostered a spirit of compassion and social responsibility among the community. EXSIM extends a heartfelt thank you to all donors – indeed, your contributions will go a long way in saving lives and supporting those in urgent need of medical assistance. Stay tuned for future donation opportunities as we continue to make a positive impact together!



SWEATING IT OUT : EXSIMers TAKE THEIR FITNESS TO THE NEXT LEVEL

EXSIMers took their fitness to new heights with exhilarating High-Intensity Interval Training (HIIT) classes conducted by a professional trainer weekly at the Sky Deck, EXSIM Tower, Millerz Square @ Old Klang Road. This initiative quickly became a huge hit, drawing in both beginners and experienced fitness enthusiasts who came together to work out in a supportive and energetic environment.

Whether it was to unwind after a long day or push personal fitness limits, EXSIMers gave it their all, making each session a rewarding experience that also brought them closer. The response was very positive and the determination displayed, reflects EXSIM's spirit of resilience and wellness.

As the HIIT journey continues, EXSIM encourages everyone to stay active and prioritise their well-being. After all, a healthy body and healthy mind starts the journey towards a happier and more productive life!



HIGHLIGHTS.

EXSIM'S COMPANY TRIP TO JAPAN

Following the unforgettable company trip for the first group of EXSIMers in March 2024, the balance groups of EXSIMers visited Japan in the months of September, October and December 2024, experiencing the seasons of Summer, Autumn and Winter respectively. Here is a brief re-cap on the 8 days and 5 nights journey in discovering Japan for the EXSIMers.

The trip started with vibrant exploration of Nankinmach followed by a visit to the historical Osaka Castle Park. From marvelling at the iconic Fushimi Inari Taisha Sembon Torii (Thousand Torii Gates) and the picturesque Kiyomizu Temple, EXSIMers were treated to a series of beautiful sights and flavours.

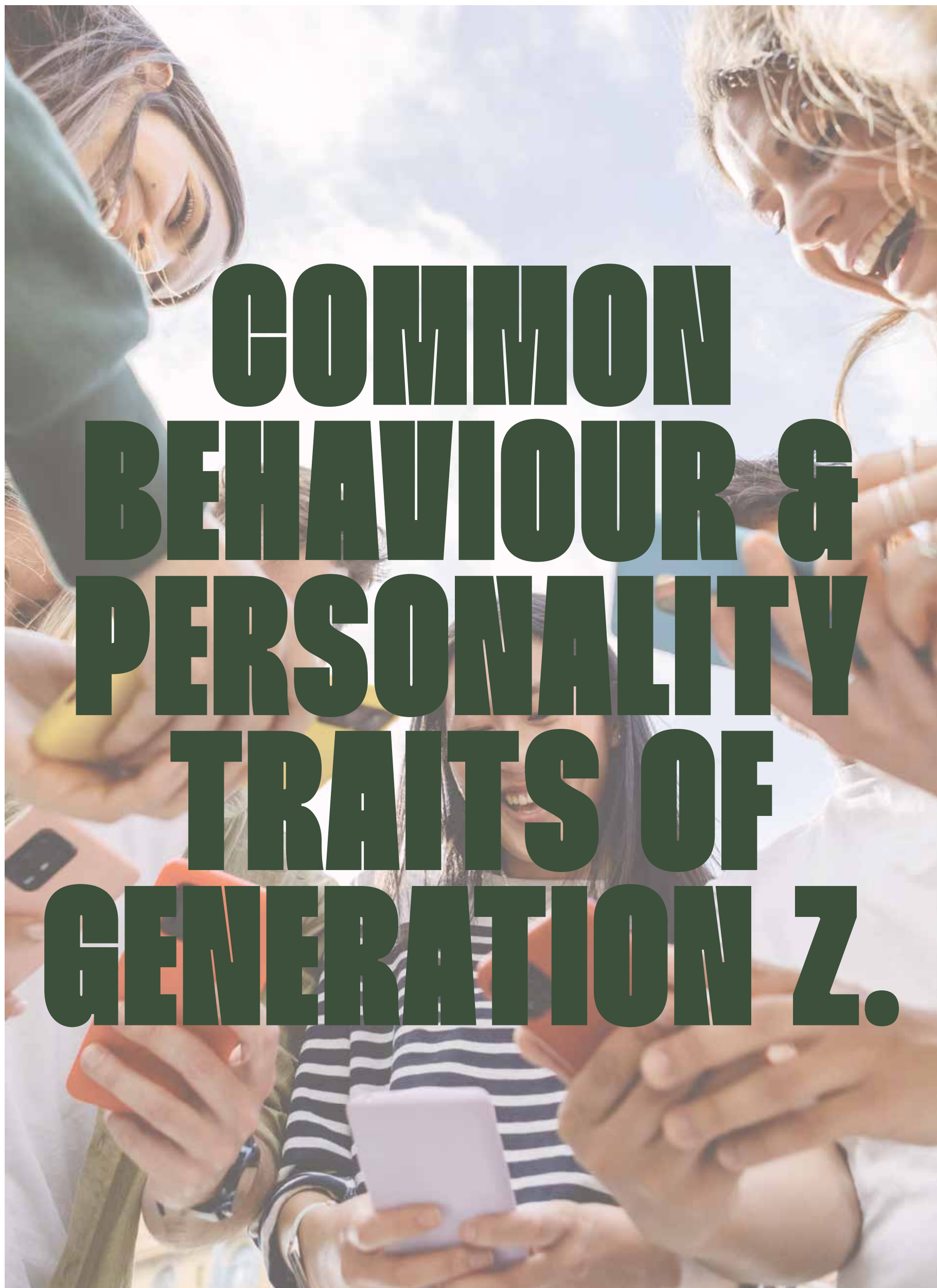
EXSIMers were also brought to taste all the popular and delicious local delicacies where they could savour a variety of cuisines and tease their tastebuds. The tour also accommodated and catered to those with food allergies to ensure that the trip is safe and enjoyable for all.

Mesmerised by the beautiful view of the tallest mountain in Japan, Mount Fuji, EXSIMers immersed themselves in the wondrous beauty of nature. One of the highlights of the trip is the onsen resort that came with the serene and rejuvenating hot spring. EXSIMers also had the chance to do some satisfying retail therapy at the popular outlet mall, Gotemba Factory Outlet.

For the group that travelled during winter, they got to experience the fun of playing in the snow and creating blissful memories. Finally, on the last day, EXSIMers were free to explore Tokyo and marvel at the sight-seeings leisurely, before making their way to the airport to head back to Kuala Lumpur, Malaysia.

An enriching trip indeed for the EXSIMers and another successful bonding time spent together!





COMMON BEHAVIOUR & PERSONALITY TRAITS OF GENERATION Z.



The Digital-First Generation

Generation Z, born between the mid-1990s and the early 2010s, is often referred to as “Gen Z”. This generation is fully immersed in technology, with internet, smartphones, and social media as being an integral part of their lives. As a result, they often prefer texting, messaging apps, and social media over phone calls or face-to-face interactions. Gen Z also relies heavily on apps like ChatGPT for quick answers and fitness apps to track their well-being. Digital payments like e-wallets have also become central to their lifestyle, offering conveniences for shopping and transferring money. Additionally, Gen Z is also often at the forefront of cutting-edge technologies, such as artificial intelligence, augmented reality, and virtual reality.

Ability to Multi-Task and Focused Interests

Another fitting description for Gen Z is their tendency to quickly move between topics or tasks. This trait stems from their exposure to fast-paced digital environments, where information is constantly coming at them from multiple sources. Despite this, when Gen Z is engaged in something they care about, they often show a high level of dedication and focus. This could apply to hobbies, projects, or causes they feel passionate about, allowing them to dive deep and invest significant time and energy into what truly matters to them.

Entrepreneurial and Independent

Known for their entrepreneurial mindset and independent spirit, many Gen Z are eager to create their own opportunities rather than relying solely on traditional career paths. Leveraging on technology to carve out their own niche, their inclination towards entrepreneurship is also connected to their desire for flexibility where they can pursue their passion that aligns with their personal values.

Creative and Innovative

With a tendency to embrace new ideas and thinking out of the box, Gen Z values experimentation, originality, and pushing the boundaries of traditional thinking. They thrive in environments that foster teamwork, as many creative projects and innovative ideas are born out of collective efforts.

Environmental and Social Responsibility Advocates

Gen Z is a socially conscious generation to date, deeply concerned with social and environmental issues. They are not afraid to speak out or take action when something isn't right. Sustainability is a core value for many in Gen Z; as they prioritize eco-friendly products, recycling, and reducing their carbon footprint.

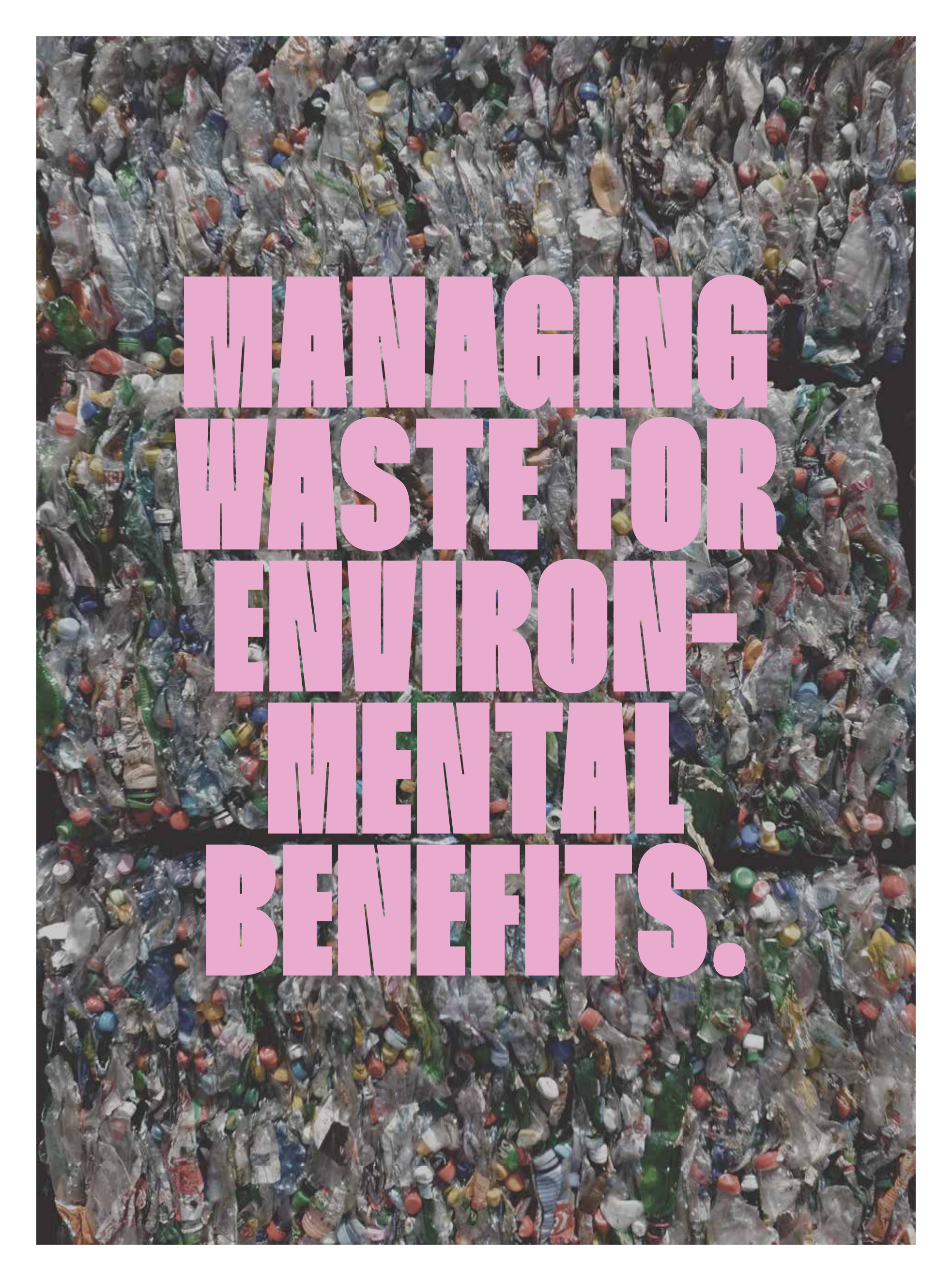
Mental Health Advocates

In addition to their environmental and social responsibility activism, Gen Z is vocal about the importance of mental well-being. Raised in a time where talks on stress, anxiety, and depression are more acceptable, many of them are advocates for mental health awareness seeking to normalize therapy and counselling while promoting positivity and self-care.

In Summary

By understanding the unique traits that define Gen Z, we can better engage with and support this next generation as they navigate the complexities of the modern world. Whether in the workplace or in their personal lives, Gen Z is setting new standards for communication and interaction. They are helping to shape a more conscious, inclusive and practical world.





MANAGING WASTE FOR ENVIRON- MENTAL BENEFITS.



Identifying Types of Waste for Responsible Waste Management

Waste varies greatly in its composition and requires specific disposal methods to ensure safe and sustainable processing.

Here's a breakdown of common household waste categories:

1. Plastic Waste // Includes bottles, containers and bags that do not biodegrade.
2. Paper Waste // Encompasses newspapers, cardboard, and food packaging covers.
3. Tins and Metals // Covers canned food, aluminium drink cans, pipes, wires and bed frames.
4. Glassware // Includes bottles, glasses, jars, vases, bulbs, etc.
5. Electrical Waste (E-waste) // Generated from electronic devices like printers, computers, telephones, television and vacuum cleaners.
6. Textile Waste // Comprises used clothing, garments, towels, bedding, curtains, etc.
7. Hazardous Waste // Items that are flammable, corrosive or toxic such as household chemicals/cleaners, aerosol cans, weed killers, leftover paints, etc.

Here are some tips for responsible waste management:

1. Reduce // Make thoughtful purchases and avoid overbuying to minimise waste generation.
2. Reuse // Opt for durable, reusable products whenever possible. Repair broken items instead of replacing them.
3. Refill // Choose refillable options for products like shampoo, shower gel, and liquid detergents.
4. Recycle Right // Participate in your community's recycling programs. Familiarize yourself with accepted materials and ensure recyclables are clean and sorted correctly.
5. Compost Food Scraps // Turn food scraps into nutrient-rich compost for your garden. Composting reduces landfill waste and supports a healthy ecosystem.
6. Dispose Responsibly // Segregate waste into appropriate categories to ensure safe and environmentally responsible disposal practices.

Supporting Sustainability is Everyone's Responsibility

Cultivating environmentally friendly habits are most effective through collaboration and creating awareness. So, let's do our part to instil these tips in our daily lives and always remember that every action, no matter how small, counts.



MANA MANA *Hospitality*

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