

EXSIM | i f e

edition 1 • March 2013



Twin Arkz @ Bukit Jalil

A Healthier Way of Life

The Petalz @ OKR

To register: www.exsim.com.my

Open for
registration



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Our first...

A fresh new magazine

Greetings and welcome to the very first edition of our company newsletter, Exsimlife. This is simply our way to reach out to purchasers, to deliver to you an update on the progress of our properties. Here, we can provide you with value-added information on the property you have purchased. Naturally, this newsletter also serves to inform you on latest projects and events from Exsim Group of Companies, as well as to share with you property related information that we feel could benefit you in some way or other.

For those of you who are new to us, do allow me to offer a brief introduction to the company. Exsim is managed by myself, as Managing Director, and my brother Lim Aik Kiat who serves as the Deputy Managing Director and our team of dedicated staff. Our family has been in the timber business for four generations before we branched out into property development in 2008. Exsim Group of Companies' maiden project was the Nouvelle Industrial Park in Kota Damansara that soon led to other similar projects, before moving on to residential development starting with The Treez condominium in Bukit Jalil.

Here at Exsim, our projects are driven by these key factors:

- To provide lifestyle facilities with eco-friendly/green environment in our development
- To provide the very best quality in our material selection
- To practise stringent R&D before the launch of each and every project we undertake

We wish you a warm welcome to our Exsimlife.

Yours faithfully,

LIM AIK HOE
Managing Director

As we are still planting our seed, we value all feedback and comments which will help us to grow healthily. Please write to our PR & Corporate Communications team at michellesiew@exsim.com.my

Nouvelle Industrial Park

Kota Damansara

The project that started it all, the story of Exsim Development Sdn Bhd begins with the success of Nouvelle Industrial Park. This industrial development merges efficient space planning with prime location. The project has a gross development value of RM70 million.

Located in a strategic enclave in Kota Damansara, the Nouvelle Industrial Park takes the traditional notions of a cold, sterile office and hard industrial factory showroom then reinterprets the concept into a versatile modern work environment that is simultaneously warm and cutting edge, befitting the demands of the modern-day business practice and operations in these progressive times.

Concept

Nouvelle Industrial Park is an urban development consisting of a cluster of 3-storey semi-detached buildings. Each unit is characterised by an intelligent design that showcases flat roofing, a full glass facade and high ceilings, supported by a reinforced concrete structure. The development is made up of



21 units and each one provides a versatile all-in-one workplace that houses a factory, offices and a showroom. These features make the Nouvelle Industrial Park units well suited for the businesses of a corporate office, a showroom display and even for light manufacturing.

Features

With a large build-up measuring between 5,502 square feet to 5,620 square feet paired with generous land areas, each unit within Nouvelle Industrial Park is conceptualised to best accommodate light and medium industries. The units are well-built, designed with a modern open concept to meet the needs and demands of businesses ranging from home improvement chains to even automotive outlets. The open layout allows for greater flexibility and customisation according to personal preferences.

Location

Strategically located in an established industrial area, Nouvelle Industrial Park is surrounded by a network of major highways including NKVE, North-South Highway, LDP, Sprint highway and MRR2. Additionally, an upcoming MRT station is currently under construction nearby. All this translates to a large traffic commuting to and from the enclave daily, thus generating great exposure to the businesses within Nouvelle.

Apart from the infrastructure, business operations are made even more convenient with neighbouring facilities that include (but not limited to) medical, retail, automotive, banking and finance, educational, recreational as well as F&B services within the vibrant township of Kota Damansara itself as well as the thriving hubs of Sunway Damansara, Damansara Perdana, Mutiara Damansara and Bandar Utama. The address is also close to the Sri Selangor Golf Club and the new LHDN office in Damansara Perdana.

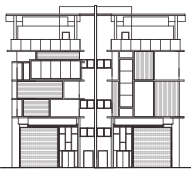
With its meticulous planning and modern features further strengthened by its excellent positioning and easy access to a myriad of amenities, the Nouvelle Industrial Park makes for a smart investment. This development ensures minimal congestion, smooth and undisturbed operational activities, making it an elegant solution for businesses that want to escape the norm.





Kota Damansara

Nouvelle Industrial Park LOT 10



Nouvelle
Industrial Park
Lot10
KOTA DAMANSARA

Concept

The Nouvelle Industrial Park LOT 10 development is a practice in style and substance. Boasting an array of environmentally sound features, it is a building that is as smart as it looks.

Heat gain is minimised with high shading coefficient reflected tinted glass, further supported by a double roof (giant umbrella) structure to reduce direct heat from the top. Also, low emission glass functions to lessen UV transmission while the Brise Soleil (sun breaker) structure further reduces sun penetration to the glass wall. The large cantilever roof overhang together with the building's South-east-Northwest orientation help to cut off glare and heat from the hot morning sun. These smart features enable less dependency on high-powered air conditioning and thus reducing the operating costs of your business to encourage smart savings.

Features

Each unit in the Nouvelle Industrial Park LOT 10 is a 3-storey semi-detached corporate factory cum office and showroom. Designed to be wide and spa-

acious to accommodate a flexible working area, the units offer land area of 9,845 sq ft to 23,683 sq ft with built-up area of 9,996 sq ft to 29,837 sq ft. To encourage an appreciation of the outdoors, each unit offers a unique roof deck with multi-functional space and a spectacular view as well. Lush landscaping helps to promote a cooler environment. The roof also acts as a rainwater collection tray for water recycling use whereas WCs here come with water-saving features to further minimise water wastage.

Location

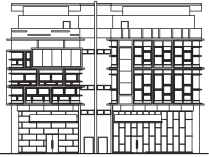
Located in the fast-growing Kota Damansara area, Nouvelle is accessible through a network of major highways the likes of NKVE, North-South Highway, LDP, Sprint highway and MRR2, with even an MRT station currently under construction.

Kota Damansara neighbours other major townships including Sunway Damansara, Damansara Perdana, Mutiara Damansara, Bandar Utama and Taman Tun Dr. Ismail where amenities and services catering to fields of education, medicine, automotive, banking and finance as well as numerous retail and F&B outlets are made accessible to your growing business. Prime location and smart design features make Nouvelle Industrial Park LOT 10 the perfect solution for the potential entrepreneurial growth of your company.

Take your business to the next level with a winning contemporary design that encourages cost savings through its eco-conscious features

Nouvelle Industrial Park 2

Kota Damansara



Nouvelle
Industrial Park 2
KOTA DAMANSARA

Concept

Nouvelle Industrial Park Phase 2 is characterised by an intelligent green design concept. The development expresses a stylish extensive glazing with a contemporary façade and flat roof. It's a smart design that demonstrates a fusion of modernism, structuralism, efficiency and economy.

To cut off the hot morning sun, a large cantilever overhang extends from the roof structure while the building is made to sit at a Southeast-Northwest orientation with the glass façade facing Southeast. Elements such as Brise Soleil (sun breaker) and high shading reflected tinted glass also help reduce heat gain. Additionally, the roof acts as a rainwater collection tray for water recycling use.

At Nouvelle, you can develop a strong business that is both cost efficient and environmentally-friendly, all in one beautifully designed modern office. It's the new way to do business.

Features

The Nouvelle Industrial Park Phase 2 unit is a 3-storey semi-detached corporate factory cum office and showroom. Each unit is wide and spacious with land area measuring between 9,975 sq ft to 17,657 sq ft and built-up area ranging from 10,599 sq ft to 17,517 sq ft. Each unit is an all-in-one business address with a corporate factory, executive office and factory showroom all under one roof. Its large and versatile space makes the unit ideal for both light and medium industries. The project promises a wealth of green features to make business more cost-efficient while protecting the environment.

Location

Nouvelle's geographic location is one of its prime assets. It resides in an area thriving with business opportunities. Highly developed transport network in the fast growing Kota Damansara area offers Nouvelle-based companies with an edge to quickly and efficiently serve their various clientele throughout Klang Valley.



Limited units available

NOUVELLE
INDUSTRIAL PARK
LOT 8
KOTA DAMANSARA



For further enquiry, please contact:
Industrial Sales Team - Vincent Chin @ 012-608 3233

The Treez @ Bukit Jalil

Green For Life

Concept

The Treez aspires to be the first residence in Southern KL to achieve Malaysia's Green Building Index standards. Apart from using materials from sustainable resources when possible, the project also incorporates a recycling facility, solar panels, a condensation water reuse system as well as a rain harvesting system into its development.

Aesthetics-wise, luxury is characterised by a design that offers a twist on 5-star resort living, blending chic spaces with natural materials.

Features

Sprawled on a 2.6-acre plot, The Treez houses a total of 135 condominium units, 13 condo villas, 15 link villas and 9 penthouses. Units here provide more space than other residences within its vicinity: floor plans measure between 1,409 sq ft to 1,700 sq ft for condominium units, 2,733 sq ft to

3,260 sq ft for condo villas, 2,450 sq ft to 3,952 sq ft for penthouses and 4,344 sq ft for link villas with rooftop gardens. Units are elegantly styled using premium quality materials and fittings, complete with energysaving appliances.

A dramatic sunken lobby sets the tone of the development, opening up like an urban oasis that brings together the worlds of fantasy, luxury and therapy. Facilities are topnotch, including a 25-meter infinity swimming pool, private lounges for parties or gatherings, a yoga pavilion, fully equipped gym and clubhouse, and even a bicycle rental service for owners. Lush greenery in the forms of both private and public gardens offer refreshing respite when needed.

The Treez also boasts an advanced 3-tier security system complete with video intercom and CCTVs to ensure safety and assurance of residents.

Location

Being in Bukit Jalil, The Treez is accessible through the Bukit Jalil highway, Keras highway, LDP and KL-Putrajaya highway. Areas the likes of KL, Cheras, PJ and Puchong are but a 10 minutes' drive away – KLIA is but a 35 minutes drive. Public transportation abounds with a nearby bus terminal as well as extension of the LRT line.

The Treez – Jalil Residence @ Bukit Jalil lets you indulge in the beauty of nature while enjoying the luxury of resort living at its best.

The
Treez
Jalil Residence @ Bukit Jalil
Green For Life

The Treez – Jalil Residence @ Bukit Jalil is an oasis of calmness within the hectic rush of city living. It rewrites the rules of the luxury home and breathes a new vision for green living.





The Leafz @ Sungai Besi

Merging Nature and Innovation

Following the encouraging reception to The Treez, EXSIM's second residential and GBI certified development project The Leafz continues the marriage of smart technology with an appreciation for nature.

The modern homeowner is no longer interested in a habitat that restricts imagination and movement. They want their home to be a source of inspiration without having to sacrifice space, personalised comfort and a growing respect for the environment.

Concept

The Leafz is conceptualised as a high rise development that demands high quality spaces for urban living. This residence is created as a place where people can roam freely and constantly seek to engage and discover themselves.

The resulting architecture is a dynamic expression of this intent, redefining the traditional boundary of spaces and the fundamental rules of a building. Here, trees and plants are allowed to grow vertically together with the building. The roof is not just an element that protects you from rain or shine. It becomes a space where owners can experience 'life in the sky', where a gymnasium floats across a 50m sky swimming pool, perches itself on the top edge of the building.

Features

Adapting green practices, The Leafz merges green technology and art to create a serene and healthy environment for its residents. Living green skin on the walls and green garden on the roof helps regulate temperature and humidity for cooler surroundings while optimising flow of oxygen and reducing carbon dioxide to provide crisp fresh air for its residents. The Leafz innovates energy efficiency by applying the use of longer lifespan LED and solar panels which produce renewable energy. Not only that, The Leafz also puts in place a rainwater harvesting system that recycles rainwater for selected usage and a water retention system that preserves soil from turning dry and infertile.

Location

Strategically located in Sungai Besi, The Leafz is easily accessible by a myriad of major highways to and from Kuala Lumpur and Petaling Jaya. Neighbouring a matured township with flourishing retail and business areas, The Leafz also provides for complete entertainment and shopping convenience. With a variety of recreational spaces, green-conscious features and smart design, The Leafz provides a fun and healthy lifestyle for its esteemed residents.

An architectural rendering of the Twin Arkz residential development at dusk. Two tall, modern towers with a grid-like facade and illuminated windows stand prominently. The towers are connected at the base by a lower structure featuring a swimming pool and landscaped greenery. The sky is a deep blue, and the overall scene is lit with a mix of natural twilight and artificial building lights.

Twin Arkz

@ Bukit Jalil



A Healthier Way of Life

Once completed, Twin Arkz will become the tallest development in Bukit Jalil, making its iconic presence felt as the new prime example of luxury living in KL

Designed to attain the Green Building Index (GBI) Provisional Silver Certification, Twin Arkz proposes a more eco-friendly way of living in luxury. Twin Arkz strives to reduce its impact on the environment and on health through the practice of better design, construction, operation and maintenance of the project.

Concept

Beautifully landscaped and meticulously designed, Twin Arkz aims to promote healthy living in the lap of luxury. Spaces are generous to ensure comfort and units express modern elegance. Facilities provide an array of exercise and sporting options as well as lush gardens to encourage residents to connect with the outdoors.

Twin Arkz targets a high end market that is more knowledgeable and selective with regards to product offerings.

Features

Twin Arkz offers a selection of units that consists of 2- and 3-bedroom apartments, penthouses, SoHo units, also retail and dual key units. Floor space starts from 721 sq ft to 2,563 sq ft. Each unit is decorated with timeless design and modern-day luxury in mind, further accentuated by an access to the breathtaking view of the KL skyline. The Dual Key apartment provides two lavish units in one residence, with ample space to house three generations in one home. On the other hand, busi-

ness owners will enjoy the SOHO unit with its fusion of residential comforts and office sophistication.

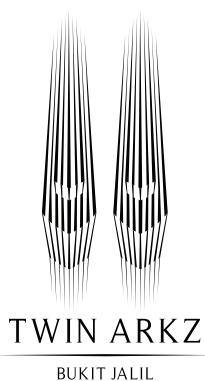
All Twin Arkz units are fitted with quality fittings, laminated timber flooring, fibre-optic technology, inverter air conditioners, Astro HD, water heaters, built-in wardrobes and kitchen cabinets as well as a full range of electrical appliances including refrigerators, cookers and hobs, washing machines and dryers.

For security, each home is equipped with access cards, CCTV systems and a 24-hour multi-tiered intercom security system directly linked to the guardhouse. Patrol services will also be provided. Twin Arkz believes in healthy living and provides accessible facilities the likes of an indoor and outdoor gym, as well as arenas for tennis, badminton, squash, swimming and other physical activities. Residents can also enjoy the lush landscaped gardens or top-level facilities such as the stargazing deck, the sky villa and the sky garden.

Location

Twin Arkz neighbours the Bukit Jalil Golf & Country Resort, Bukit Jalil International Park, Calvary Convention Centre and Technology Park Malaysia. Bukit Jalil is just a short drive away from Kuala Lumpur and can be accessed via major highways the likes of MEX, KESAS, MRR2 and the KL-Seremban Expressway. Additionally, three malls and new LRT stations have been proposed in or near Bukit Jalil, projects that will encourage the appreciation of investments in the area.

Iconic and idyllic, Twin Arkz is symbolic of living at one with the beauty of nature in the most luxurious, yet responsible, style possible.





Nouvelle

Kemuning Industrial Park

Phase 1 & 2

Concept

The design and architecture of Nouvelle Kemuning Industrial Park are conceptualized to reflect three key characteristics: authenticity, excellence and vision. Built to support and encourage a growing business, each Nouvelle Kemuning Industrial Park unit is imbued with a touch of modern sophistication. Furnished with the finest finishing, each factory in Nouvelle Kemuning Industrial Park comes with generous, practical yet functional built-up to satisfy every industrial need, be it for administration, production or to showcase your products, where all can function under one roof.

showroom. The building is designed for optimal ventilation, lighting and visibility. Its futuristic design is equipped with green features that make the factory energy and water efficient. The units have a built-up area of 7,140 sq ft to 14,600 sq ft, with land size measuring from 10,039 sq ft to 19,906 sq ft.

Interior spaces are designed to be practical with a flexible open plan to offer maximum space finished in quality materials. Safety and assurance are supplied by security personnel. Only limited units are available to help lessen congestion.

Location

Located at the doorstep of the fastest growing section of Shah Alam, Nouvelle Kemuning Industrial Park resides next to the vibrant community of Bukit Rimau, opening up potential business opportunities for the ambitious entrepreneur. The accessibility of major highway networks affords ease of travel to major destinations within the Klang Valley.

Features

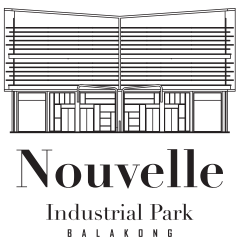
Each Nouvelle Kemuning Industrial Park unit is a 3-storey semi-detached factory that houses a corporate factory, executive office and a factory



Nouvelle

Industrial Park Balakong

Elevate Your Business Into Eminence



Concept

Every venture begins with a promise. It is no different with Nouvelle Industrial Park Balakong - we are determined to get you started on the right foot, with the ideal premise.

At the heart of the modern industrial architecture that is Nouvelle Industrial Park Balakong is a structure that fulfills your economic needs while laying the foundation for a profitable horizon.

Each expansive unit in Nouvelle Industrial Park Balakong is extensively wholesome, practical and functional, paving the way for a dynamic business operation that includes seamless administration, increased productivity, enhanced innovation as well as improved marketing, warehousing and logistics.

Features

Nouvelle Industrial Park Balakong a joint venture with Hai Ming has a spacious freehold land size ranging from 11,260 sq ft to 45,015 sq ft, with an additional expansive built-up area measuring be-

tween 6,907 sq ft to 20,913 sq ft. Only 18 limited units are available within this development, thus limiting the possibility of congestion.

Balakong itself is one of the city's most pulsing industrial hubs and has the potential to support growing businesses with its readily available pool of skilled talents. It's an area that presents great business opportunities and development. Additionally, Nouvelle Industrial Park Balakong stands out from its neighbours due to its futuristic and progressive design, beautifully fitted with environmentally-conscious features, premium finishing and convenient amenities. Security comes courtesy of a guarded service.

Location

Nouvelle Industrial Park Balakong benefits from its strategic location - Balakong is surrounded by prime commercial zones and industrial areas as well as well-developed townships, all made accessible by excellent connectivity and amenities. It's only a stone's throw away from noteworthy retail and business hubs including Mines Resort City that consists of The Mines Shopping Mall, Palace of the Golden Horses, MINES Waterfront Business Park and Malaysia International Exhibition & Convention Centre (MIECC).



Owning Properties in The Legalities for

In Malaysia, land is a state matter and each state has control over its own land. The power of every state over land includes compulsory purchase and Malay reservation and any matters concerning all dealings in lands. Each state has enacted its own state land rules and one may be different from another. Amongst others, pre-requisites and restrictions of foreign ownerships of land in Malaysia also vary for states.

Notwithstanding to the above and for the purchase of uniformity of policy on foreign ownership, the federal government has via Economic Planning Unit (EPU) set out the Guidelines on the Acquisition of Properties (hereinafter referred to as "**EPU Guidelines**").

Pursuant to the EPU Guidelines, property acquisitions that require EPU's approval are as follows:

1. Direct acquisition of property valued at RM20 million and above, resulting in the dilution in the ownership of property held by Bumiputera interest and/or government agency.
2. Indirect acquisition of property by other than Bumiputera interest through acquisition of shares, resulting in a change of control of the company owned by Bumiputera interest and/or government agency, having property more than 50% of its total assets, and the said property is valued more than RM20 million.

On the other hand, property acquisitions by foreign interest that do not require the approval of the EPU but falls under the purview of the relevant State Authority are as below:

1. acquisition of commercial unit valued at RM500,000 and above;
2. acquisition of agricultural land valued at RM500,000 and above or at least five (5) acres in area;
3. acquisition of industrial land valued at RM500,000 and above;
4. transfer of property to a foreigner based on family ties is only allowed among immediate family members; and
5. acquisition of residential unit by foreign interest valued at RM500,000 and above.

In other words, any foreign interest may proceed with property acquisitions fall under the above categories without first obtained the EPU's approval. Nevertheless, foreign interests are required to obtain approval from the relevant State Authority (the State Government where the property is located)

States Authority's Consent

(a) Selangor

Taking the state of Selangor as example, in order for foreign interest to obtain the State Authority's consent for acquisition of residential or commercial property, the foreign interest must ensure that:

- a) the acquisition price of that particular residential or commercial property shall be no less than Ringgit Malaysia Five Hundred Thousand (RM500,000.00) Only; and
- b) the prescribed consent application form duly executed by both the acquirer and land owner shall be submitted to the relevant land office and/or land registry together with the property sale and purchase agreement and all other relevant documents.

Applicant, being the foreign interest, is required to pay for nominal application fees of Ringgit Malaysia Fifty (RM50.00) Only for applying of the State Authority consent. In normal circumstances, the relevant land office and/or land registry would take about one to three months time in processing such application. The State Authority has the sole discretion to approve and/or reject any application for property acquisition by foreign interest, with or without reason.

(b) Federal Territory of Kuala Lumpur

For the Federal Territory of Kuala Lumpur, the pre-

Malaysia:

Foreign Investors in Malaysia

requisites as well as application process are similar to that of the state of Selangor.

(c) Penang

As opposed to the state of Selangor and Federal Territory of Kuala Lumpur, the state of Penang has set out rather unique threshold for foreign ownership of properties in Penang. Based on the latest guidelines, from 1 July 2012 onwards, the pre-requisite for foreign interest to acquire a property in Penang shall be:

- a) For strata property within the area of Penang island and Seberang Perai, acquisition price shall be no less than Ringgit Malaysia One Million (RM1,000,000.00) Only; and
- b) For landed property (including landed strata property) within the area of Penang island, acquisition price shall be no less than Ringgit Malaysia Two Million (RM2,000,000.00) Only; and
- c) For landed property (including landed strata property) within the area of Seberang Perai, acquisition price shall be no less than Ringgit Malaysia One Million (RM1,000,000.00) Only.

There are several exceptions provided to the above pre-requisite, whereby:

- i) for acquisition of residential unit by foreign interest pursuant to "Malaysia My Second Home (MM2H)" programme, the minimum acquisition price shall be Ringgit Malaysia Five Hundred Thousand (RM500,000.00) Only, subject always that such foreign interest can only purchase for a maximum two (2) units of residential properties under this exception;
- ii) for acquisition of properties by foreign interest with permanent resident (PR) status, the minimum acquisition price shall be Ringgit Malaysia Two Hundred and Fifty Thousand (RM250,000.00) Only; and
- iii) the pre-requisite on acquisition price shall not be applicable to any transfer from executor to beneficiary(ies), who is a foreign interest, for estate inheritance of a deceased person pursuant to relevant court order.

Upon confirming that the pre-requisite to acquisition price is complied with, foreign interest may proceed to apply for State Authority's consent by submitting the prescribed consent application form duly executed by both the acquirer and land owner to the relevant land office and/or land registry together with the property sale and purchase agreement and all other relevant documents.

Further to the above the State Authority's consent application fees for foreign interest acquirer in obtaining the State Authority's consent in Penang are also relatively higher, whereby:

(a)	Application for Residential Property	: • If the applicant is an individual – RM1,000.00 per plot. • If the applicant is a company – RM2,000.00 per plot.
(b)	Application for Commercial Property	: • If the applicant is an individual – RM2,000.00 per plot. • If the applicant is a company – RM4,000.00 per plot.
(c)	Application for Agriculture Property	: • If the applicant is an individual – RM2,000.00 per plot. • If the applicant is a company – RM4,000.00 per plot.

(d) East Malaysia

It is also worth to note that east Malaysia, namely the state of Sabah and Sarawak, are governed by an entire different set of land rules. The National Land Code 1965 that applies in the states of Malaya (the peninsular Malaysia and Federal territories) shall not be applicable in Sabah and Sarawak.

Conclusion

As such, any foreign interests intend to acquire a property in Malaysia is advised to seek the professional advice from legal expert of that particular state to get a clearer picture on all pre-requisites and relevant rules in relation thereof. ■

** The article is contributed by Mr. Chris Tan. Chris is the founder and now managing partner of Chur Associates, a boutique legal practice that thrives in delivering business friendly solutions for its clients and having a niche positioning of 'Everything Real Estate' serving the entire value chain from the upstream to the downstream.*

Photo gallery with site progress

The Treez @ Bukit Jalil

1. Our signature product - Link Villa 2. Carpark Facade 3. Artist's impression



The Leafz @ Sungai Besi

1. Artist's impression 2. Completion of foundation 3. Construction of Basement 1 car park



Nouvelle Kemuning Industrial Park Phase 1 & 2

1. Artist's impression 2. Overall view 3. Nearing completion

@ Kota Kemuning



Twin Arkz @ Bukit Jalil

1-3. Tower A&B piling in progress 4. Artist's impression



Event details



GBI Awards

- Launch of GBI Industrial New Construction (INC) & Industrial Existing Building (IEB) rating tools
- Awarded with GBI certification for our The Treez @ Bukit Jalil development
- 7 June 2011



MacBook giveaway

Exclusive for Twin Arkz Purchasers upon signing of Sale and Purchase Agreement.

The Leafz @ Sungai Besi

Official Launch on 6 May 2012
Crowd turn up : approx. 500 pax





Twin Arkz @ Bukit Jalil

Private Preview for Existing Purchasers
8 & 9 Sep 2012
Crowd turn up : approx. 300 pax

Chinese New Year event

26 Jan 2013
Crowd turn up : approx. 400 pax



To usher in the Year of the Snake, Exsim had organised a glorious Chinese New Year celebration that began with lunch and extending well into tea time. The joyous occasion was marked by a fascinating calligraphy performance, then followed by an exciting lion dance show. Guests were also treated to New Year cookies and mandarin oranges giveaways.



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