BANDAR MALAYSIA

THE CATALYST FOR THE TRANSFORMATION OF GREATER KUALA LUMPUR
VISION

Bandar Malaysia is envisioned to be the catalyst for the transformation of Greater Kuala Lumpur.

MISSION

Bandar Malaysia will be a world-class, master-planned development of the highest standard. It will stimulate Malaysia’s future economic growth through key economic drivers and be an exemplary and sustainable mixed use community of the highest standards; where nature, culture and creativity are part of everyday life.

Commerce, Community and Culture come together in the future of Greater KL. Planned around the principles of connectivity, sustainability and livability – Bandar Malaysia will elevate the city of KL to greater heights by introducing new ways for its people to live, work, recreate and learn.
### Facts and Figures

- **486 acres**
- **40 minutes to KLIA by car**
- **10 minutes to KLCC by car**

### Upcoming

- **Plot Ratio 4:0**
- **90 minutes to Singapore by HSR**
- **84 mil. Sq. ft. GFA**
- **GBI Platinum Township certification**
- **220,000 live/work population**
MALAYSIA IS STRATEGICALLY LOCATED WITHIN 6 HOURS FLIGHT OF APPROXIMATELY HALF THE WORLD’S POPULATION.
AN ECOSYSTEM FOR A BRIGHTER FUTURE

5 KEY ECONOMIC DRIVERS

1. Transit Oriented Development

Bandar Malaysia is strategically planned to become Malaysia’s first integrated transit-oriented mixed-use cluster that will attract a vibrant mix of local and international business travelers, tourists and residents.

HSR, a collaborative effort between the Singapore and Malaysia governments, is the first-of-its-kind connection that will allow people to travel from Kuala Lumpur to Singapore in 90 minutes.

The development will be home to the KL-Singapore high-speed rail terminus, ERL, KTM and the MRT line 2 and 3.

HIGHLIGHTS

Linked to the KL-Singapore HSR, MRT Line 2 and 3, KTM, ERL, BRT and major highway networks

Mix of world-class commercial, retail, hospitality & MICE facilities

Iconic arrival plaza greets visitors as they arrive at the HSR Terminus

Efficient internal transit via car-and-bicycle-hire schemes

* GLEW: Gastronomy, Learning, Entertainment, Wellness
As the preferred address for world-class business, Bandar Malaysia will be a beacon for international businesses seeking to establish a footprint in Malaysia and in the region.

Bandar Malaysia will be a Global Business Hub which will offer premium Grade A premises, smart offices and robust digital infrastructure in a safe and secured environment. Supporting these will be a One-Stop Government Service Center whose aim is to facilitate commerce and free enterprise, and an Executive Learning Institution that aims to nurture industry-ready talent for today and tomorrow.

2. Global Business Hub

HIGHLIGHTS

- Premium grade A offices, business-class hotels, suites and service centres
- Innovative co-working spaces to support the next generation of collaborative and mobile global executives
- A business-enabled environment with world-class infrastructure, security, connectivity and sustainability
- A regional centre for executive learning and professional development

3. Retail Lifestyle Destination

Bandar Malaysia’s Retail Lifestyle Component will introduce a new shopping experience to the city. Experiential shopping concepts will be combined with iconic architecture to create a vibrant shopping experience that would make the most of Bandar Malaysia’s unique master-planned environment and public realm.

Envisioned as a showcase of the world’s best, the Retail Lifestyle Component in Bandar Malaysia will capture both global and local fashion designers, artisans and traders.

The public realm of Bandar Malaysia will be leveraged upon to create a memorable shopping experience, with landscaped retail boulevards with wide pedestrianized corridors that can double up as fashion runways and parade grounds for events and festivals.

HIGHLIGHTS

- Experiential shopping combining the best of both indoor and outdoor retail
- Themed food centres catering to a variety of tastes and palates
- Designer retail, for the upmarket and luxury seekers
4. Creative Enterprise Hub

The Creative Enterprise Hub will provide a platform for knowledge-based industries to take root and flourish: to promote, market and commercialize trendsetting and innovative ideas in arts & culture, science & technology and fashion & design.

Bandar Malaysia’s strategically planned commercialization and funding platforms, R&D centres and incubator spaces will support its creative enterprises.

**HIGHLIGHTS**

- Cutting edge, flexible workspaces catering to the future knowledge workers
- Facilities and spaces to promote the showcasing of ideas and products
- R&D and Incubator Centres to support the growth of start-ups
- Office spaces for SME’s

5. Gastronomy, Learning, Entertainment and Wellness (GLEW) Tourism

Bandar Malaysia aims to strengthen the country’s tourism industry by creating fresh, quality offerings in the GLEW sector: the Gastronomy, Learning, Entertainment and Wellness tourism markets. Each of these segments has its own requirements, and Bandar Malaysia is well-positioned to meet every one of these needs.

From vibrant retail clusters and food courts showcasing Malaysia’s diverse gastronomic and culinary culture, to serene parklands and amenities promoting health and wellness, Bandar Malaysia will be a place where people from near and far will congregate to relax, recreate and rejuvenate.

**HIGHLIGHTS**

- Dynamic indoor and outdoor entertainment options, such as public performance spaces, outdoor cinemas and experiential retail
- Gastronomy cluster with themed food streets and boulevards
- Entertainment destination for festivals, cultural shows, concerts and events
- Health care and wellness facilities combine with well-designed public parks
**KEY SELLING POINTS**

**Well-connected City**

Bandar Malaysia will be efficiently connected internationally (across borders via HSR and ERL), regionally (via KTM, highways), and locally (via MRT, BRT and major road networks). This world-class level of connectivity will unlock and exponentially grow the value of Bandar Malaysia’s real estate.

**Transit Oriented Development**

The master-planned development will be designed around best-in-class Transit Oriented principles and will set the standards for future developments in the region. High utilization of public transport and efficient internal transit are some of the things which will set Bandar Malaysia apart.

Strong public transport infrastructure will be supported by innovative car-and-bicycle-hire schemes, well-planned road networks, pedestrian-centric connections, and shaded walkways to create a district eminently traversable either on foot, or by vehicle.

**Quality City Living**

Bandar Malaysia will offer the best of both high-end city and affordable housing, striking an optimum balance between exclusivity and inclusivity. Designed around the Compact City Framework which emphasizes efficiency of space and maximization of infrastructure, Bandar Malaysia will be home to residents across diverse backgrounds.

A wide variety of offerings will be made available, ranging from luxury city homes, SOHOs for the aspiring entrepreneur and affordable homes for growing family, all to be incorporated as part of Bandar Malaysia’s master plan.

**World-class Public Realm**

The quality of the public realm in Bandar Malaysia will also be a key enabler to achieve our vision. Features such as shaded walkways, secured playgrounds, community-focused amenities and facilities will create an environment where everyone wants to live and work.

New strategies in open space management will be deployed, new security solutions explored, and new family-centric ideas implemented – making Bandar Malaysia a truly livable, mixed-use district for today and tomorrow.

**Sustainability at its core**

Bandar Malaysia’s masterplan aspires to achieve a GBI Platinum Township accreditation, a sign of its commitment to ensuring that the development lives up to the best international standards.

Bandar Malaysia is a low carbon footprint development, achieving its sustainability agenda via high public transport mode share, reduced private vehicular movements, generous provision of green spaces, efficient treatment of water and sustainable landscaping.

**Safe and Secure City**

A Security Master Plan will be developed for Bandar Malaysia, employing the latest technologies and CPTED (Crime Prevention Through Environmental Design) principles to create an environment where people can reside, collaborate and commute in total peace of mind.

WTW, the transaction advisor for 1MDB Real Estate Sdn Bhd (“1MDBRE”), is pleased to invite qualified investors to participate as development partners for the Bandar Malaysia project.

1MDBRE welcomes visionary investors and development partners to participate in this rare and exciting nation-building project.

With a land area of 486 acres, Bandar Malaysia is the single largest piece of development land in the heart of Kuala Lumpur. This premium land, with excellent connectivity and the anticipated KL -Singapore High Speed Rail Link, is one of the most sought after pieces of land in the city.

The Request For Proposal (RFP) process for Bandar Malaysia is detailed below to guide interested parties through the entire process.

If you are keen to participate, please submit your Expression of Interest, together with the following documents to WTW on/by 12pm, 10th July 2015.

1. Expression of Interest (EOI)
2. Company Profile
3. Company Track Record
4. Financial Report Over the Past 3 years
5. Memorandum and Articles of Association
6. The Latest Companies Commission of Malaysia Form 24, 44 and 49
7. Other Required Information

WTW will notify the pre-qualified investors and the Investment Memorandum (IM) will be released upon execution of the Non-Disclosure Agreement.

For further enquiries, please contact the following:

**WTW Real Estate Sdn Bhd.**

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Information provided is correct as at 23rd June 2015.