The one for outlet shopping, fun and food

The best place to capture shoppers from PJ & KL
and tourists travelling between North & South

What is The TWO?

Top Malaysia & Tourist Destination
The best place to capture shoppers
from PJ &KL and tourists travelling between North & South
International theme parks for local & international tourists
Nearest to PJ, KL & Shah Alam
The largest wholesale city & outlet mall
Proposed Arena Hall for 8000 people & Convention Centre
North-South Expressway
Directly accessible from both sides of North-South Expressway
Artist's Impression

Master Plan

North Wing
Arena and Convention
North-South Expressway
East Wing
Wholesale City
International Water & Adventure Theme Parks
West Wing
Premium Outlet Mall
South Wing
Phase 1:
Wholesale Outlet Mall Integrated With International Indoor Theme Park
Rawang main road to KL
(Jalan Batu Arang)
Rawang Toll

the TWO

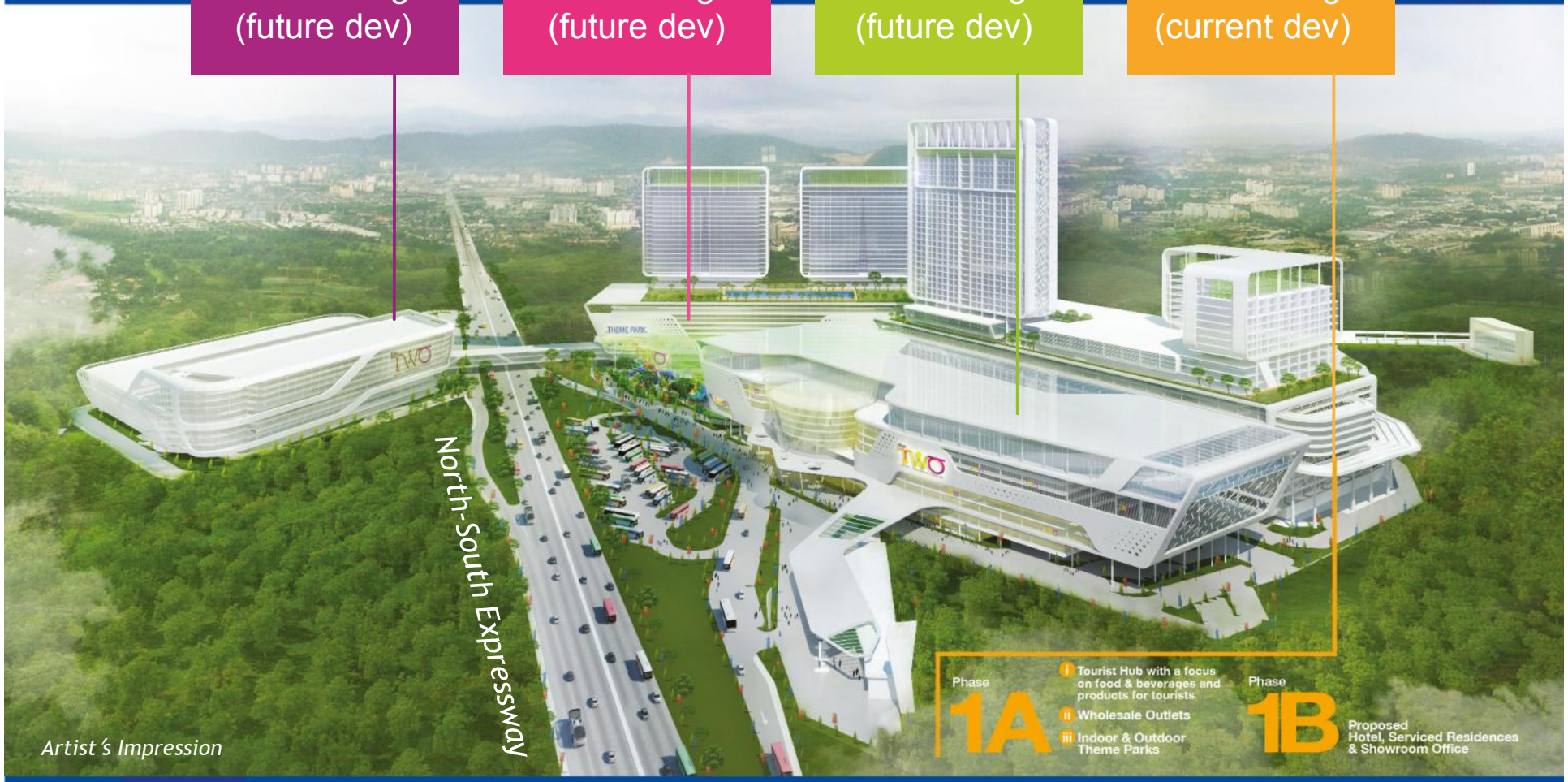
INTERNATIONAL THEME PARK • WHOLESALE CITY • OUTLET MALL

North Wing (future dev)

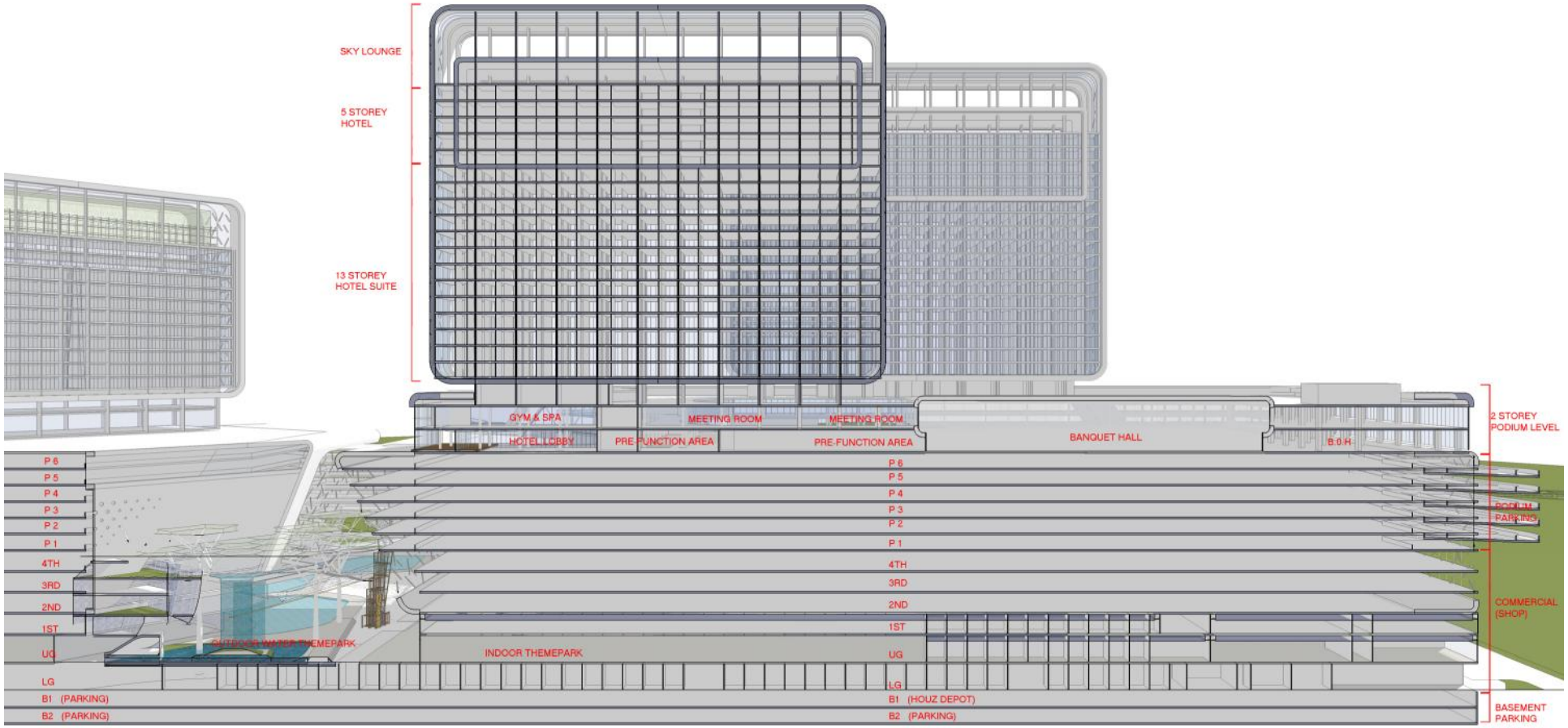
East Wing (future dev)

West Wing (future dev)

South Wing (current dev)



Artist's Impression


SKY LOUNGE
5 STOREY HOTEL
13 STOREY HOTEL SUITE
GYM & SPA
HOTEL LOBBY
MEETING ROOM
PRE-FUNCTION AREA
MEETING ROOM
PRE-FUNCTION AREA
BANQUET HALL
B.O.H
2 STOREY PODIUM LEVEL
P 6
P 5
P 4
P 3
P 2
P 1
4TH
3RD
2ND
1ST
UG
LG
B1 (PARKING)
B2 (PARKING)
OUTDOOR WATER THEMEPARK
INDOOR THEMEPARK
P 6
P 5
P 4
P 3
P 2
P 1
4TH
3RD
2ND
1ST
UG
LG
B1 (HOUZ DEPOT)
B2 (PARKING)
PODIUM PARKING
COMMERCIAL (SHOP)
BASEMENT PARKING

Why should you invest in The TWO?

1. Excellent Location
2. Capitalize Malaysian Tourism Boom
3. Unique Retail Concept
4. Multiple Folds of Appreciation Potentially

the TWO

INTERNATIONAL THEME PARK • WHOLESALE CITY • OUTLET MALL

Why should you invest in The TWO?

1. Excellent Location

- International & Local Tourist
- PJ & KL populations
- Growing Northern Klang Valley populations

The TWO is …

at the strategic MID-POINT of the North-South Expressway

the TWO
INTERNATIONAL THEME PARK • WHOLESALE CITY • OUTLET MALL

So Near PJ & KL

Great accessibility via the North-South, Guthrie Corridor, KLSE (LATAR), NKVE, LDP Expressways

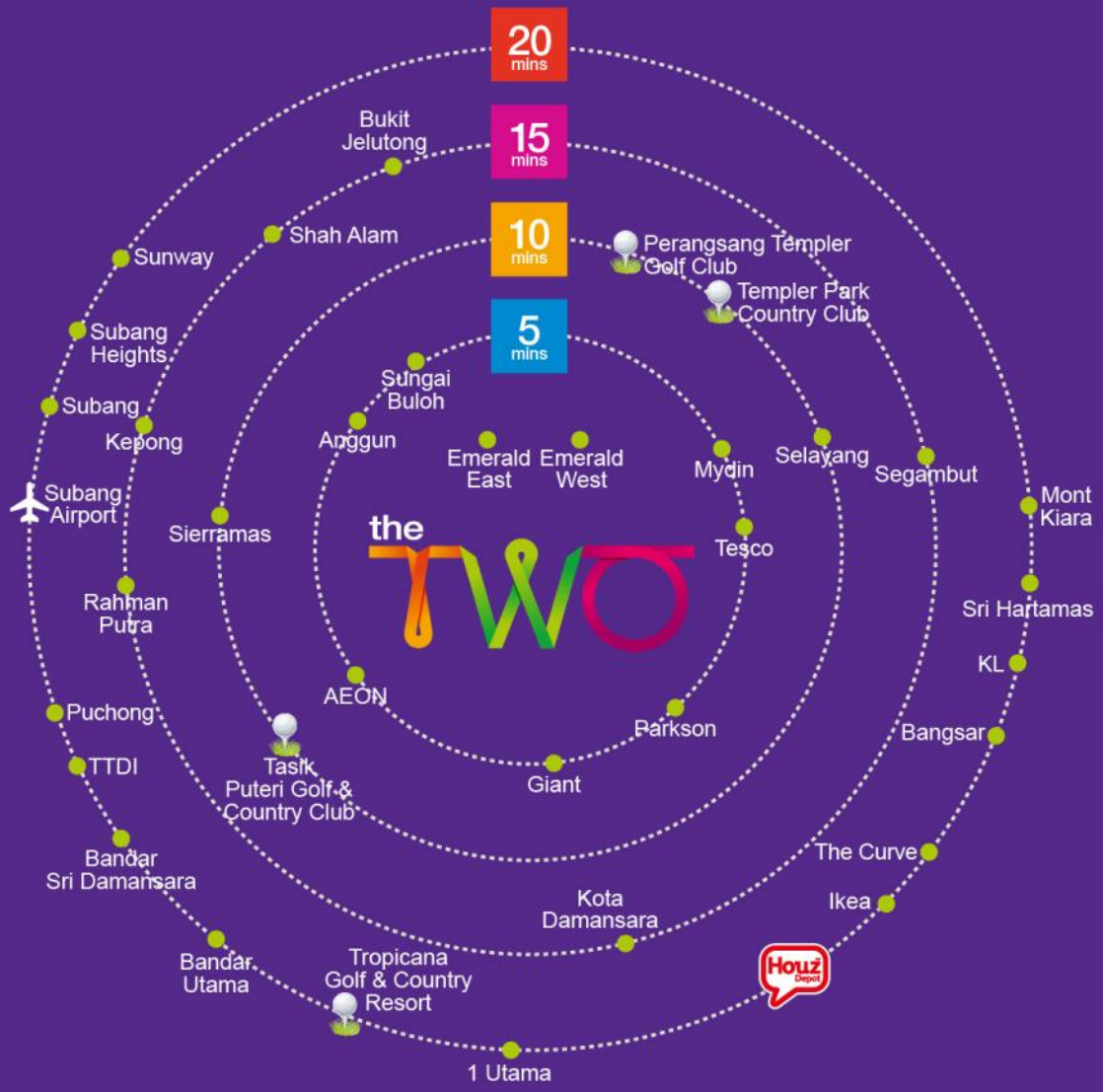
1 min to Rawang Toll

5 min to Sungai Buloh

15 min to PJ / Damansara/ Shah Alam/ KL (Jln Duta)

20 min to Subang

So near affluent population



** Depending on traffic conditions and driving speed.*
(Figures are rounded off to the nearest five minutes)

7 million
population in KL & Selangor (2010)

10 million
population Greater KL by 2020

Largest
re-energizing hub for North-South Expressway

24.7 million
tourists in 2011

36 million
tourists by 2020 targeted by Ministry of Tourism

Approximately
3 million
residents within 30km radius

Approximately
4000
car park lots for Phase 1

4th lane
to be **added**
along the North-South Expressway between Seremban and Rawang by 2015

The Ready Catchment

Distance	Coverage areas (Mukim)	Estimated Population
5 km radius	Parts of Rawang	90,000 to 100,000
10 km radius	Parts of Rawang, Serendah, Sungai Buloh, Ijok, Batu (Selangor)	200,000 to 250,000
15 km radius	Parts of Rawang, Serendah, Sungai Buloh, Ijok, Batu (Selangor), Batu (KL), Bestari Jaya	600,000 to 650,000
20 km radius	Rawang, Serendah, parts of Sungai Buloh, Ijok, Batu (Selangor), Batu (KL), Bestari Jaya, Sungai Tinggi, Ulu Yam, Batang Kali, Setapak (Selangor), Kuala Lumpur, Bukit Raja, Kapar, Jeram	1.3 mil to 1.4 mil
30 km radius	Rawang, Serendah, Sungai Buloh, Ijok, Batu (Selangor), Batu (KL), Bestari Jaya, Ulu Yam, Setapak (Selangor), Bukit Raja, Setapak (KL), Bandar KL, Ulu Kelang (KL), Ampang (KL), parts of Tanjong Karang, Sungai Gumut, Ampang Pechah, Rasa, Kerlin, Batang Kali, Ulu Tinggi, Sungai Tinggi, Api-Api, Pasangan, Kapar, Jeram, Damansara, Petaling (KL), Kuala Lumpur (Selangor), Ulu Kelang (Selangor), Ampang (Selangor)	3.4 mil to 3.5 mil

Source : JS Research & Census 2010

Population Growths from 1991 to 2010

Mukims (Districts)	Population ('000)			Average Annual Growth	
	1991	2000	2010	1991-2000	2000-2010
Batu (Gombak District)	189.4	251.7	285.3	3.21%	1.26%
Rawang (Gombak District)	55.2	121.1	199.1	9.12%	5.10%
Serendah (Ulu Selangor District)	14.6	52.3	83.1	15.23%	4.74%
Overall	**259.2**	**425.1**	**567.5**	**5.65%**	**2.93%**

Source : Census 2010

DA LAND
An Integrated Lifestyle Development

the TWO

INTERNATIONAL THEME PARK • WHOLESALE CITY • OUTLET MALL

Why should you invest in the TWO?

2. Capitalise Malaysian Tourism Boom

Concept

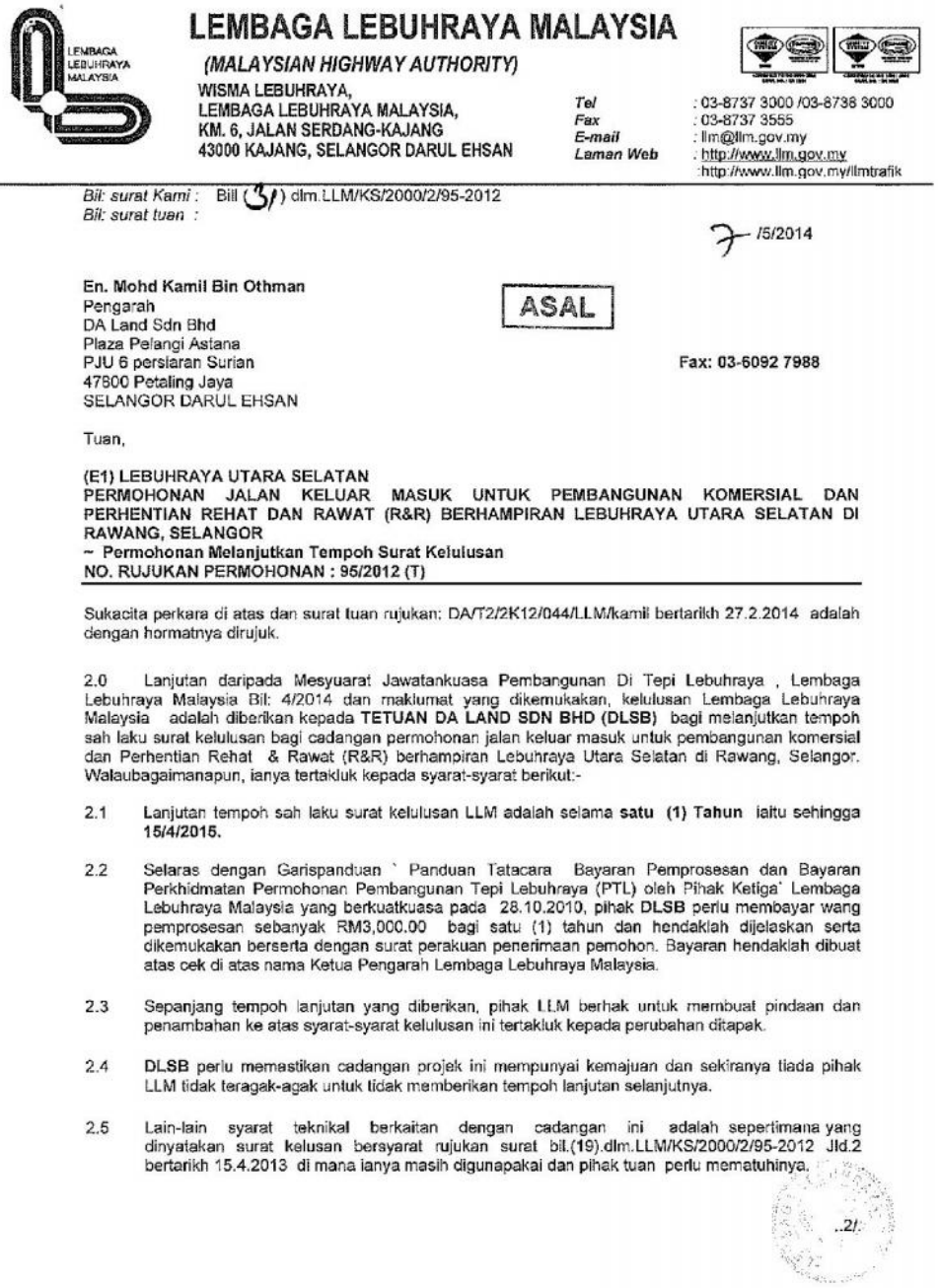
- Capitalise Malaysia Tourism Boom
- International Indoor & Outdoor Theme Park
- Arena of Fame & Trade Exhibition Hall
- Tourists Hub with Local Delicacy & Food Haven
- 5 Star Resort Integrated with Outlet Shopping, Fun & Food

the TWO

THEME PARK RESORT • WHOLESALE CITY • OUTLET MALL

DA LAND

An Integrated Lifestyle Development



LEMBAGA LEBUHRAYA MALAYSIA
(MALAYSIAN HIGHWAY AUTHORITY)

WISMA LEBUHRAYA,
LEMBAGA LEBUHRAYA MALAYSIA,
KM. 6, JALAN SERDANG-KAJANG
43000 KAJANG, SELANGOR DARUL EHSAN

Tel : 03-8737 3000 /03-8738 3000
Fax : 03-8737 3555
E-mail : llm@llm.gov.my
Laman Web : http://www.llm.gov.my
:http://www.llm.gov.my/llmtrafik

Bil: surat Kami : Bil (31) dlm.LLM/KS/2000/2/95-2012
Bil: surat tuan :

7/5/2014

En. Mohd Kamil Bin Othman
Pengarah
DA Land Sdn Bhd
Plaza Pelangi Astana
PJU 6 persiaran Surian
47800 Petaling Jaya
SELANGOR DARUL EHSAN

ASAL

Fax: 03-6092 7988

Tuan,

(E1) LEBUHRAYA UTARA SELATAN
PERMOHONAN JALAN KELUAR MASUK UNTUK PEMBANGUNAN KOMERSIAL DAN PERHENTIAN REHAT DAN RAWAT (R&R) BERHAMPIRAN LEBUHRAYA UTARA SELATAN DI RAWANG, SELANGOR
~ Permohonan Melanjutkan Tempoh Surat Kelulusan
NO. RUJUKAN PERMOHONAN : 95/2012 (T)

Sukacita perkara di atas dan surat tuan rujukan: DA/T2/2K12/044/LLM/kamil bertarikh 27.2.2014 adalah dengan hormatnya dirujuk.

2.0 Lanjutan daripada Mesyuarat Jawatankuasa Pembangunan Di Tepi Lebuhraya , Lembaga Lebuhraya Malaysia Bil: 4/2014 dan maklumat yang dikemukakan, kelulusan Lembaga Lebuhraya Malaysia adalah diberikan kepada **TETUAN DA LAND SDN BHD (DLSB)** bagi melanjutkan tempoh sah laku surat kelulusan bagi cadangan permohonan jalan keluar masuk untuk pembangunan komersial dan Perhentian Rehat & Rawat (R&R) berhampiran Lebuhraya Utara Selatan di Rawang, Selangor. Walaubagaimanapun, ianya tertakluk kepada syarat-syarat berikut:-

2.1 Lanjutan tempoh sah laku surat kelulusan LLM adalah selama **satu (1) Tahun** iaitu sehingga **15/4/2015.**

2.2 Selaras dengan Garispanduan ` Panduan Tatacara Bayaran Pemprosesan dan Bayaran Perkhidmatan Permohonan Pembangunan Tepi Lebuhraya (PTL) oleh Pihak Ketiga' Lembaga Lebuhraya Malaysia yang berkuatkuasa pada 28.10.2010, pihak **DLSB** perlu membayar wang pemprosesan sebanyak RM3,000.00 bagi satu (1) tahun dan hendaklah dijelaskan serta dikemukakan berserta dengan surat perakuan penerimaan pemohon. Bayaran hendaklah dibuat atas cek di atas nama Ketua Pengarah Lembaga Lebuhraya Malaysia.

2.3 Sepanjang tempoh lanjutan yang diberikan, pihak LLM berhak untuk membuat pindaan dan penambahan ke atas syarat-syarat kelulusan ini tertakluk kepada perubahan ditapak.

2.4 **DLSB** perlu memastikan cadangan projek ini mempunyai kemajuan dan sekiranya tiada pihak LLM tidak teragak-agak untuk tidak memberikan tempoh lanjutan selanjutnya.

2.5 Lain-lain syarat teknikal berkaitan dengan cadangan ini adalah sepertimana yang dinyatakan surat kelusan bersyarat rujukan surat bil.(19).dlm.LLM/KS/2000/2/95-2012 Jld.2 bertarikh 15.4.2013 di mana ianya masih digunapakai dan pihak tuan perlu mematuhinya.

..2/-

Approval from LLM

International Property Award

the TWO

INTERNATIONAL THEME PARK • WHOLESALE CITY • OUTLET MALL

Seeking Endorsement from Ministry of Tourism Malaysia

- **ETP** (Economic Transformation Program)
- **NKEA** (National Key Economic Area)
- **MIDA** (Malaysia Investment Development Authority)

ECONOMIC TRANSFORMATION PROGRAMME

MIDA

Economic Transformation Program

- The **Economic Transformation Program (ETP)** is an initiative by the Malaysian government to turn Malaysia into a high income **economy** by the year of 2020. It is managed by the Performance Management and Delivery Unit (PEMANDU), an agency under the Prime Minister Department of Malaysia.

- **Projects that are endorsed under ETP** are defined as a driver of economic activity that has the potential to directly and materially contribution a quantifiable amount of economic growth to the Malaysian Economy.

MINISTRY OF TOURISM AND CULTURE MALAYSIA

Certificate of Appreciation

MINISTRY OF TOURISM AND CULTURE would like to thank

DA Land Sdn. Bhd – Project TWO

In appreciation of your efforts and contributions

to transform Malaysia into a high-income nation by 2020 as a part of the

Tourism National Key Economic Area.

Datuk Dr. Ong Hong Peng

Secretary General

Ministry of Tourism and Culture Malaysia

Malaysia Government has endorsed Project "TWO" as an ETP project on 14 May 2014

Why should you invest in The TWO?

3. Unique Retail Concept

All Mall in Malaysia
Are Almost the same!

1 Utama

Pavillion KL

Mid Valley Megamall

Wholesale City
&
Outlet Mall
Tourist Mall &
Food Haven
Indoor & Outdoor
International Theme
Parks
Proposed Arena Hall
for 8000 people,
Convention Centre &
Hotels
the TWO
NOIE GAME
Artist's Impression

the TWO
INTERNATIONAL THEME PARK • WHOLESALE CITY • OUTLET MALL

The Boulevard

Providing seamless connectivity to the West Wing

Centre Boulevard for Bazaars, Festive Celebrations, Gatherings, Lighting & Laser Shows and Parade Shows, etc.

Artist's Impression

the TWO

INTERNATIONAL THEME PARK • WHOLESALE CITY • OUTLET MALL

The South Wing

Adjoining to an International Outdoor Water Theme Park

Artist's Impression

the TWO

INTERNATIONAL THEME PARK • WHOLESALE CITY • OUTLET MALL

International Theme Park is within Walking Distance

Artist's Impression

Artist's Impression

Artist's Impression

Artist's Impression

International Theme Park
(Outdoor & Indoor)

the TWO
THEME PARK RESORT • WHOLESALE CITY • OUTLET MALLS

5-star
Theme Park Resort

- Integrated with Wholesale Outlet Shopping, Fun & Food

Partnership

SANDERSON

DA LAND
An Integrated Lifestyle Development

Who is Sanderson?

25 Years Experience in Design and Construction of Themed Attractions

Theme Parks

- Disney SEA (Tokyo, Japan)
- Haiiland Park (Vijaya, India)
- Universal Studio (Sentosa Island, Singapore)
- Warner Bros Movie World (Gold Coast, Australia)

Water Parks

- Fontana Water Park (Clark Field, Philippines)
- Haiiland Park (Vijaya, India)
- VGP Water Park (Chennai, India)
- White Water World (Dream World, Australia)

Who is Sanderson?

25 Years Experience in Design and Construction of Themed Attractions

Entertainment Centers

- Kingdom of Dream
- IIFA Buzz Café (Mumbai, India)
- Sega World (Australia)
- Fox Studios (Australia)
- Underground Amusement Centre (Macau)

Who is Sanderson?

25 Years Experience in Design and Construction of Themed Attractions

Upcoming Theme Park Designed by Sanderson in Malaysia

- Movie Animation Park Studio (Ipoh, Malaysia)

MOU WITH SANDERSON

DA Land, Sanderson ink RM300m theme park deal

KUALA LUMPUR: Boutique developer DA Land Sdn Bhd has teamed up with Sanderson Group, an Australia-based multi-national corporation, to design, build and operate TWO, and international family entertainment centre and water park in Rawang, Selangor, valued at about RM300 million.

DA Land has appointed Sanderson Group as the theme park adviser and design consultant, and both parties will work on all areas and aspects of the project from design to operation.

The theme park will be part of a three-in-one theme park resort, wholesale city and outlet mall project that was announced by DA Land in December last year.

It was reported that development value of the integrated project would be around RM5 billion.

DA Land chief executive officer Derek Chew said the company chose Sanderson Group based on its more than 25 years of experience in delivering quality themed attractions.

Chew said Sanderson has a proven track record in delivering successful projects around the world by combining creative design ideas and functionality.

"Upon its completion, we believe that TWO can contribute to the country's economic growth, especially as we have Sanderson to deliver a world-class tourism and entertainment product," he said in a statement recently.

Meanwhile, Sanderson business development director Luke Riley said the group is delighted to be partnering with DA Land.

"Integrated destinations have been a key economic and strategic development catalyst used in Singapore. It is our pleasure to bring our successful 25 years of empirical knowledge and expertise to realise this exciting project," he said.

He added that the theme park will complement and add to the number of tourist attractions in Malaysia, in anticipation of the Tourism Ministry's target of 36 million tourist arrivals by 2020.

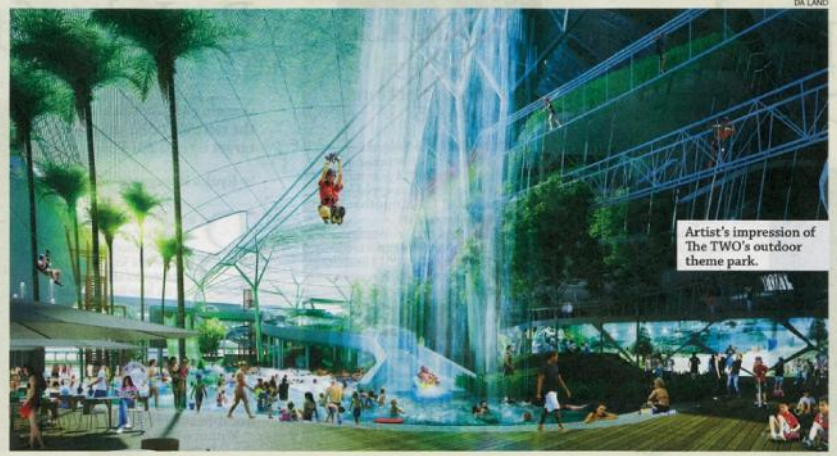
The theme park is expected to offer thematic rides and shows, water rides and adventure sports, and themed dining experiences.

With the completion of the international family entertainment centre and water park, TWO is expected to welcome a higher number of tourists.

Sanderson is an internationally renowned design and construction group specialising in iconic integrated tourism destinations.

The group has completed projects the likes of Disney, Warner Bros, Universal Studios, SeaWorld and Wet 'n' Wild, with regional clients such as Resort World Sentosa, Sunway Lagoon and Zoo River Safari.

*DA Land chief executive officer **Derek Chew** (second from left) exchanging documents with Sanderson Group director of business development **Luke Riley** at a signing ceremony in Kuala Lumpur recently. With them are (from left) DA Land chief operating officer **Sip Mun Yee**, chairman **Tan Sri Mohd Radzi Sheikh Ahmad** and Sanderson director **Peter Sanderson**.*



Artist's impression of The TWO's outdoor theme park.

DA Land signs MoU with Sanderson Group for The TWO's theme park

by **Zatil Husna Wan Fauzi**
FD@bizedge.com

PETALING JAYA: DA Land Sdn Bhd has appointed Australian-based Sanderson Group Private Ltd to design, build and manage the operations of DA Land's theme park in The TWO in Rawang.

The RM5 billion The TWO is designed to be a three-in-one development comprising a theme park resort, wholesale city and outlet mall. DA Land is the developer of the 51-acre (20.63ha) freehold project.

"We believe in Sanderson Group as it [has] over 25 years in delivering high quality themed attractions ... and successful projects around the globe by combining creative design ideas [with] functionality," said Derek Chew, its chief executive officer after the signing of the memorandum of understanding (MoU) between DA Land and Sanderson Group.

The one million sq ft (0.09 million sq m) theme park will include water rides and shows, adventure sports and themed dining.

"The TWO's theme park is in a league of its own because it will possibly be the largest theme park in the region when it is completed," said Chew.

Chew is confident that The TWO will boost tourism activities within the region as the development is situated between the interstate highway connecting Singapore and Thailand, and 22km away from Petaling Jaya and Kuala Lumpur.

Sanderson Group's business development director, Luke Riley said: "We are delighted to be partnering with DA Land on its ... innovative vision of The TWO as [such an] integrated destination has been a key ... development catalyst ... in places [such as] Orlando, Florida and Singapore."

"For us, [the] development of [this] theme park is not for competition but complements Malaysia's tourism and businesses. You can't compare Genting's Twentieth Century Fox theme park [with] ours because each theme park is targeting different demographics," said Riley.

Sanderson Group started operations in 1989 and quickly grew to become Australia's first integrated thematic construction company specialising in the design and construction of themed tourism developments. The group has completed work for Disney, Warner Brothers, Sunway Lagoon, Resorts World Sentosa, Singapore Zoo River Safari and Universal Studios Singapore.

MOU WITH SANDERSON

Sanderson設計顧問 打造the Two創意公園

DA Land日前与Sanderson集团签署合作意向书，双方将为国际家庭娱乐中心和主题水上乐园计划——the TWO，进行概念设计、开发和营运方面的合作。

DA Land集团总裁丘润兴、Sanderson集团商业发展总监卢克各代表两方进行了签署仪式。出席者包括DA Land集团主席丹斯里莫哈末勒兹、集团首席营运员聂文义和Sanderson集团董事彼德善德圣。

丘润兴表示，the TWO占地51英亩，为总值达50亿令吉的大型发展计划，属于主题公园、批发城和零售广场的三结合。该公司委托了Sanderson成为主题公园的设计顾问，并相信以Sanderson在相关业界逾25年经验，将能够给上述计划带来高素质的创意设计。(JM)

www.daland.com.my

DA Land与Sanderson集团签署合作意向书后互相交换文件。左起聂文义、丘润兴、莫哈末勒兹、卢克和彼德。

地雅乐置地联手澳Sanderson 斥3亿万挠打造主题乐园

(八打灵再也21日讯)地雅乐置地有限公司(DA Land)和澳洲的Sanderson集团合作，在雪州万挠打造发展总值(GDV)达3亿令吉的主题乐园。

主题乐园将包含一个国际家庭娱乐中心和水上乐园，是地雅乐置地旗下名为TWO发展计划一部分。TWO位于万挠，占地51英亩，是项总值50亿令吉的大型发展计。

配合合作设计、兴建和经营有关主题乐园，双方在20日签署了解备忘录(MOU)；地雅乐置地已委任Sanderson集团担任该乐园顾问。

地雅乐置地集团总执行长丘润兴说，Sanderson集团将能提供全面方案，尤其对旅游和休闲领域。

他指出，TWO是个3合1发展计划，包含主题乐园度假村、批发城和零售广场，这将让万挠转型。

该地段距离吉隆坡和八打灵再也仅有22公里距离，且位于连接新加坡和泰国的高速大道上，预期在加入主题乐园后，能激励当地的旅客数量。

地雅乐置地与Sanderson集团合作打造主题乐园，左起为地雅乐集团总执行长丘润兴、总营运长聂文义、主席丹斯里拉西、Sanderson集团企业发展总监路克赖利和集团总监彼得桑德森。

ARENA OF FAME

Partnership

UnUsUaL
GROUP OF COMPANIES
UnUsUaL Productions Pte Ltd . UnUsUaL Entertainment Pte Ltd . UnUsUaL Development Pte Ltd

the TWO

INTERNATIONAL THEME PARK • WHOLESALE CITY • OUTLET MALL

Why should you invest in The TWO?

4. Multiple Folds of Appreciation Potentially

Berjaya Time Square and Sungai Wang Plaza

- Berjaya Time Square was in operation in the year of 2003
  - After 10 years in operation, the transacted value is ranging from RM8,000 psf to RM18,000 psf in 2012
- Sungai Wang Plaza is actively acquiring by Capital Mall
  - The recorded transacted value in 2012 is ranging from RM 6,000 psf to RM16,000 psf
- The TWO is going for RM2,000 psf to RM3,000 psf (RM498,000 ~ RM 2M)
  - The TWO has a potential grow of **600%** in capital appreciation

For our Exclusive VVIP

- Low Capital Outlay with special Rebates
  - We offer limited time initial rebates 10% + 5% + 5%; hence, low capital outlay
- Rental Guarantee for 9 years
  - We guarantee a 6%, 7% and 8% return for a 3+3+3 years tenancy
- Interest Reimbursement during Construction
  - We absorb the bank interest during construction period by quarterly reimbursement; or additional 3% discount for cash buyers

the TWO

INTERNATIONAL THEME PARK • WHOLESALE CITY • OUTLET MALL

FREEHOLD

Wholesale Retail Shops

Starting From RM498,000

FEC – 1ST FLOOR PLAN

1ST FLOOR PLAN

LEGEND	
F5	MINI BOWLING ARENA
F13	ARCADE & REDEMPTION GAMES
F14	KIDDIE RIDES
F15	SPORT ARCADE
F16	ARCHERY GAME
F17	PUTT PUTT GOLF
F18	VIRTUAL GOLF
F21	ESCAPE ROOM
M5	PHOTO OPP
M6	SEATING AREA

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FEC – 1ST FLOOR PLAN

1ST FLOOR PLAN

LEGEND	
F5	MINI BOWLING ARENA
F13	ARCADE & REDEMPTION GAMES
F14	KIDDIE RIDES
F15	SPORT ARCADE
F16	ARCHERY GAME
F17	PUTT PUTT GOLF
F18	VIRTUAL GOLF
F21	ESCAPE ROOM
M5	PHOTO OPP
M6	SEATING AREA

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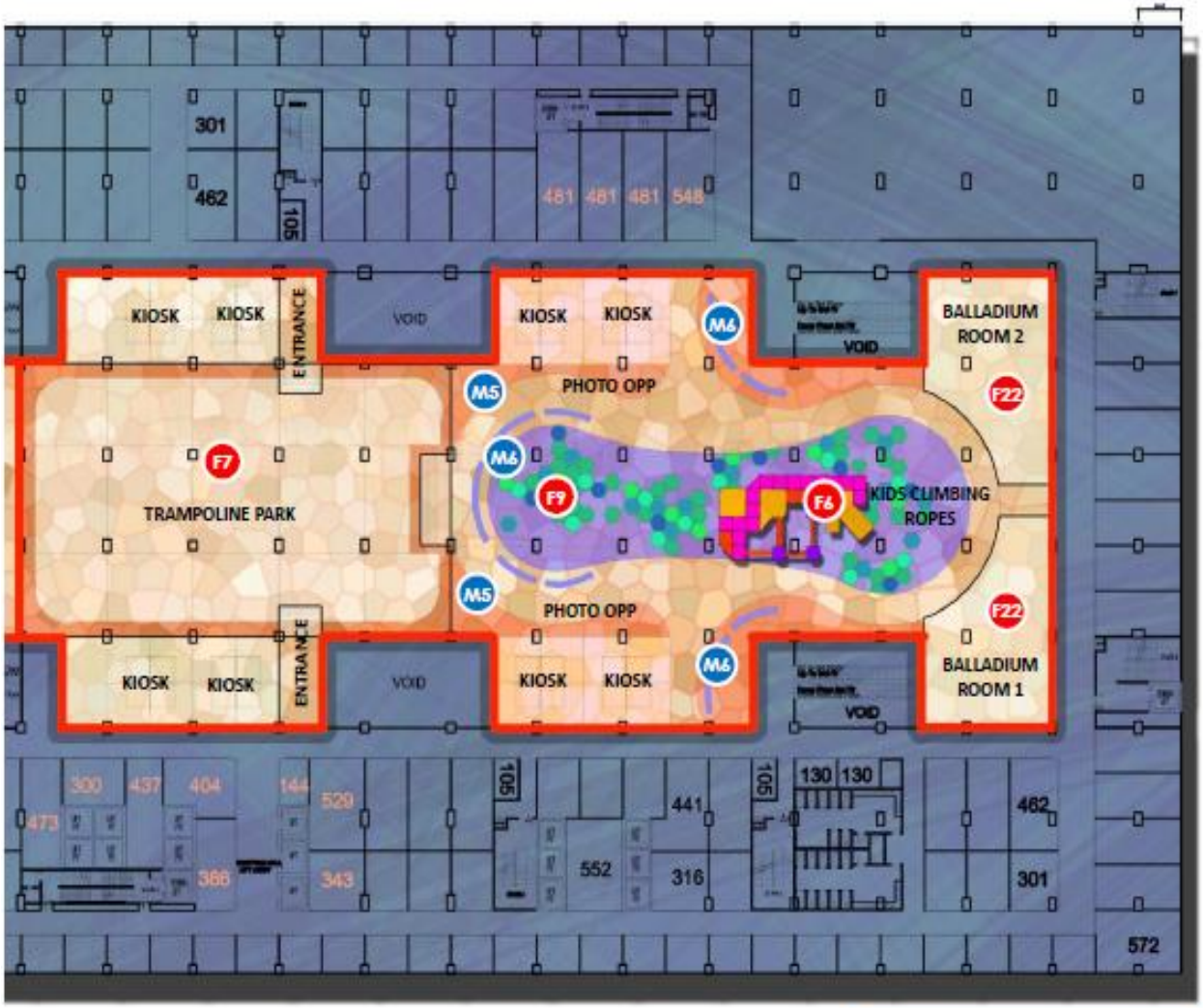
FEC –2ND FLOOR PLAN



2ND FLOOR PLAN

LEGEND	
F6	KIDS CLIMBING ROPES
F7	TRAMPOLINE PARK
F9	TODDLER SOFT PLAY AREA
F22	BALLADIUM
M5	PHOTO OPP
M6	SEATING AREA

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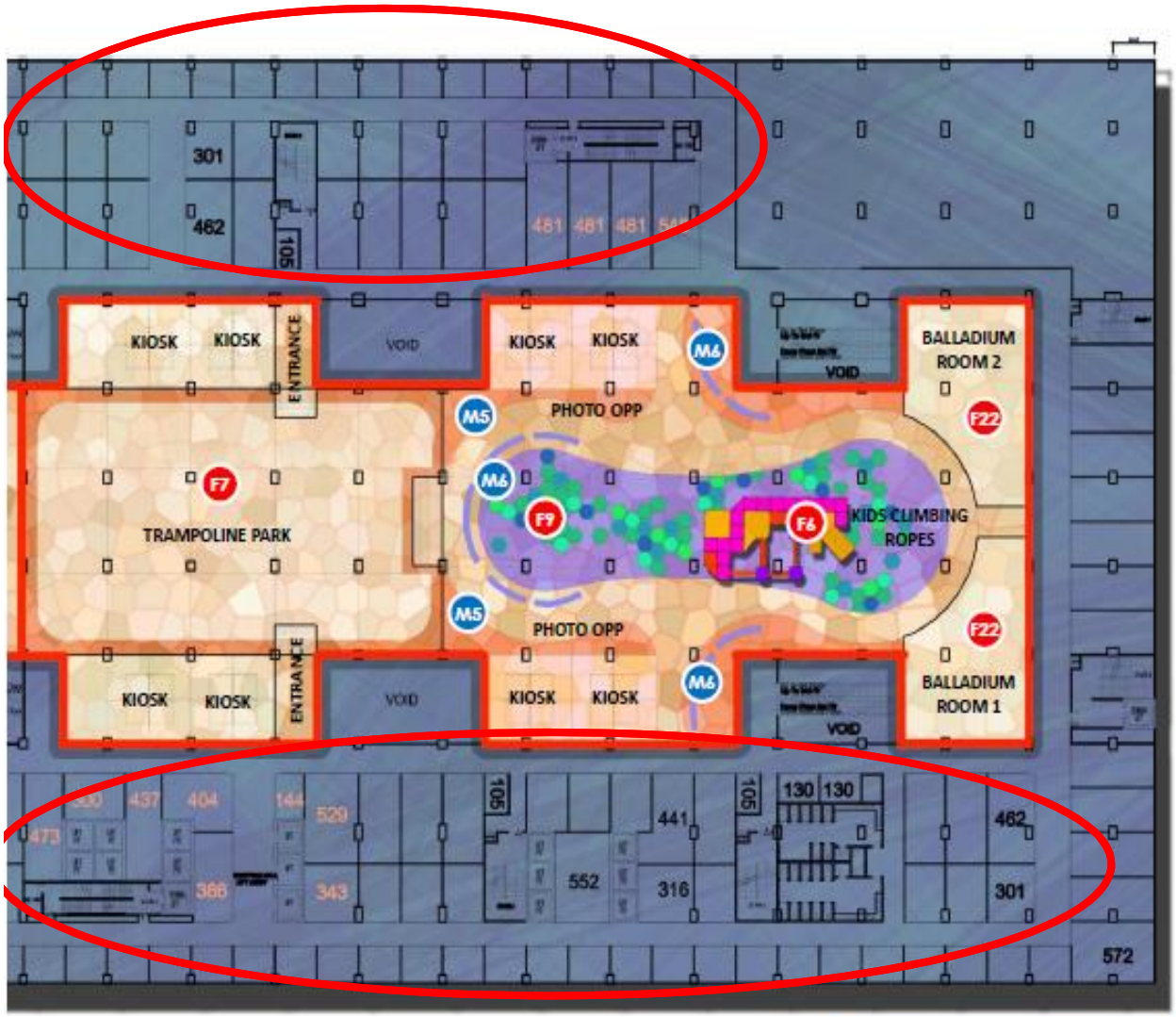
FEC –2ND FLOOR PLAN



2ND FLOOR PLAN

LEGEND	
F6	KIDS CLIMBING ROPES
F7	TRAMPOLINE PARK
F9	TODDLER SOFT PLAY AREA
F22	BALLADIUM
M5	PHOTO OPP
M6	SEATING AREA

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End Financial

- **Panel End Financial**

- **Upcoming End Financial**

“These development will be providing unique family entertainment for Malaysian and give a boost to the Malaysia Tourism industry”

the TWO

INTERNATIONAL THEME PARK • WHOLESALE CITY • OUTLET MALL

Thank you!