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All forms of investment carry risks, including the risk of losing all the invested amount. Such activities may not be suitable for everyone. This is an overseas investment. As overseas investments carry additional financial, regulatory and legal risks, investors are advised to do the necessary checks and research on the investment beforehand. The government of the property stated here-in imposes certain restrictions on foreign ownership of properties. Buyers will need to fulfil criteria before being able to purchase.
WHERE IS DAMANSARA HEIGHTS?
PAVILION DAMANSARA HEIGHTS

Malaysia’s most affluent neighbourhood is only 9km away from the city centre.

Accessible by car – 14 mins

Accessible by train – 10 mins
PAVILION DAMANSARA HEIGHTS

Kuala Lumpur’s Equivalent Of Beverly Hills
PAVILION DAMANSARA HEIGHTS

Most Coveted Residential Location in Malaysia

Mention Damansara Heights and many assume that those who live there belong to the upper echelons of society, own palatial mansions and have a high net worth. That may not be true of course, but the area has an undeniable cachet that has made it a property hotspot.

"Damansara Heights is the most coveted residential location in Malaysia today, bar none,” says Fauziana Siebel-Mckenna of Zen Properties. “Since its development in the early 1970s, the affluent neighbourhood has been dubbed the Beverly Hills of Malaysia by many. Situated just minutes away from the city centre, it is much sought after by the upper middle and upper class Malaysians as well as expatriates.”

According to Fauziana, some of the major roads that mark out the area include Jalan Beringin, Jalan Semantan and Jalan Damansara.

There is no official measurement of the actual size of Damansara Heights, but based on a rough approximation, using online tools, it covers 1,295 acres.
MRT Corp rebrands 4 stations as part of station naming rights programme

Mass Rapid Transit Corporation (MRT Corp) has selected Jendela Mayang, Manulife Insurance, Kuala Lumpur Pavilion and Aeon Co. as licensees for four of its stations on the Sungai Buloh-Kajang. This is part of its station naming rights programme.

According to the press statement, the programme allows a licensee to be awarded the right for its name, logo or product brand to be associated with a particular station by having it prefixed to the station’s name. The companies were chosen following a tender exercise carried out earlier this year, MRT Corp director of commercial and land management, Haris Fadzilah Hassan, said. He added that the licensing duration for each station ranges from three years to a maximum of 10 years, and that the company will open up proposal requests for other stations in the future.

Licensees’ logos will appear on all signage in stations, trains and other locations as well as on collateral such as brochures and websites. The licensee will also be awarded “prominent branding space” on the outside facade of the station or inside the station when external space is unavailable.

Here are the new names of the four stations:
1- Pusat Bandar Damansara station will be renamed Pavilion Damansara Heights – Pusat Bandar Damansara (Licensee: Jendela Mayang);
2- Semantan station will be rebranded as Manulife-Semantan (Licensee: Manulife Insurance);
3- Bukit Bintang station will be renamed Pavilion Kuala Lumpur – Bukit Bintang (Licensee: Kuala Lumpur Pavilion);
4- Maluri station will be rebranded as Aeon-Maluri (Licensee: Aeon Co.).
PAVILION DAMANSARA HEIGHTS

-Rated One of World’s Coolest Neighbourhood¹

-Alongside the likes of Sunset Park in NYC and Tooting in London

¹Lonely Planet
TABLE 2
Average Asking Prices and Rentals of Existing High End Condominiums 1H2018

<table>
<thead>
<tr>
<th>Location</th>
<th>Asking Gross Rental</th>
<th>Average Asking Price (RM per sq ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>KL City*</td>
<td>2.20 - 5.20</td>
<td>660 - 1,700</td>
</tr>
<tr>
<td>Ampang Hilir/</td>
<td>2.00 - 3.50</td>
<td>550 - 1,200</td>
</tr>
<tr>
<td>U-Thant**</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Damansara</td>
<td>2.20 - 4.30</td>
<td>550 - 1,000</td>
</tr>
<tr>
<td>Heights***</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Kenny Hills</td>
<td>2.00 - 3.00</td>
<td>650 - 1,300</td>
</tr>
<tr>
<td>Bangsar</td>
<td>2.20 - 4.00</td>
<td>500 - 850</td>
</tr>
<tr>
<td>Mont' Kiara****</td>
<td>1.80 - 3.50</td>
<td></td>
</tr>
</tbody>
</table>

* Excludes Binjai on the Park and Pavilion Banyan Tree Signatures but includes Pavilion Residences
** Excludes Seri Hening
*** Excludes DC Residency but includes Twins © Damansara Heights
**** Excludes Vene Suites which comprise mainly fully furnished small units

Source: Knight Frank Research
AVERAGE PSF TREND COMPARISON

Damansara Heights\(^1\) vs KL City\(^2\) Condominium Avg PSF Trend

- **Property Guru Damansara**
  - Avg PSF RM$2317 in Oct 2018

- **Property Guru KL City**
  - Avg PSF RM$1747 in Oct 2018

\(^1\)Property Guru Damansara
\(^2\)Property Guru KL City
Supplementary funding is crucial for projects in KLCC.

Some KLCC luxury residential projects that experienced more than 10% price drop:

- **Idaman Residences**
  - 2015/2016 price change (%): -24.2
  - A/C: 1,382, A/R: 4.78

- **St. Mary Residence**
  - 2015/2016 price change (%): -11.5
  - A/C: 1,392, A/R: 5.76

- **One KL**
  - 2015/2016 price change (%): -15.5
  - A/C: 1,540, A/R: 4.48

- **Hampshire Residences**
  - 2015/2016 price change (%): -12.5
  - A/C: 1,074, A/R: 4.38

- **ViPod Residences**
  - 2015/2016 price change (%): -15.2
  - A/C: 2,538, A/R: 5.64

- **The Binjai on the Park**
  - 2015/2016 price change (%): -11.6
  - A/C: 1,006, A/R: 3.74

- **Binjai 8**
  - 2015/2016 price change (%): -12.2
  - A/C: 1,273, A/R: 3.74

“Generally, prices of KLCC luxury properties on the secondary market have dropped around 10% to 15% from two years ago,” says Chong who is a KLCC area specialist.

Source: [https://www.edgeprop.my/content/1111151/luxury-condos-klcc-going-%E2%80%98cheap%E2%80%99-secondary-market?fbclid=IwAR2QvTnLDzpWEpGOjiOqeyd5iVMjRo0pARKaiP_yNQOEAP2Sm-HcEv6UYUo](https://www.edgeprop.my/content/1111151/luxury-condos-klcc-going-%E2%80%98cheap%E2%80%99-secondary-market?fbclid=IwAR2QvTnLDzpWEpGOjiOqeyd5iVMjRo0pARKaiP_yNQOEAP2Sm-HcEv6UYUo)
SUPPLY IN DAMANSARA VS KLCC

Figure 1
Projection of Cumulative Supply for High End Condominiums / Residences 2013 - 1H2018(f)

Future supply of high-end condominiums in Kuala Lumpur

Source: NTL Research

INVEST WHERE THE LOCALS LIVE

Pavilion Damansara Heights is ‘the address’

Saturday, 7 Oct 2017

**CONSTRUCTION**

Unique advantage: Lai says a unique selling point of the project is that it faces the Sprint highway and sits between two MRT stations.

Pavilion Group surprised by better-than-expected response from buyers

DAMANSARA Heights or Bukit Damansara, an exclusive and affluent neighbourhood in Kuala Lumpur, looks set to level up its appeal as being “the place” to work and live in Malaysia with the upcoming Pavilion Damansara Heights development.

By Eugene Mahalingam

During the interview earlier this week, Lai says the Pavilion Group had only opened its gallery doors for just four days – but take up for the units had been overwhelming.

“The potential customers have been from the surrounding location. We’ve not targeted the foreign market at all – the take-up is all local.”

So great has the response been from local buyers that Lai says the group hasn’t even had time to advertise its products overseas.

“We do have a database of foreign buyers – it’s quite globalised. But the take-up rate was so fast we didn’t have time to market it to foreign buyers. We’re opening it up to our local database first because they’re familiar and trust the brand.”

“One of the richest addresses in Kuala Lumpur, this neighbourhood has retained its personality despite its recent revitalisation,” Lonely Planet writer Kong Wai Yeng wrote in the description of Damansara Heights.

PAVILION
DAMANSARA HEIGHTS
KUALA LUMPUR

WINSOR SUITES
A Luxury Residence Redefined in Malaysia’s
MOST Affluent Address

DWG®
WHO IS PAVILION?

Malton was the main company and was founded by Tan Sri Desmond Lim Siew Choon from the 1980’s who is also Malaysia’s No.23 richest person according to Forbes with a net worth of USD$1.1 Billion.

Through the years later they then ventured into many other subsidiaries across the region as well as Asia.

They then separated their entities. Malton & Pavilion & Pavilion REIT.

Ultimately Malton and Pavilion was set up to focus on different segments of the property market.

Malton on townships & mid tier developments
Pavilion on high rise & luxury developments as well as malls.

Where Malton was listed on the Kuala Lumpur Stock Exchange (KLSE) Main Board in 2002 under Stock Quote : Malton (6181)
Pavilion is wholly and privately owned by Tan Sri Desmond Lim Siew Choon.
WHO IS PAVILION?

Pavilion Real Estate Investment Trust ("Pavilion REIT")
Under the REITs there are five (5) major retail buildings which they are currently managing, primarily;

Existing
1. Pavilion Kuala Lumpur Shopping Mall
2. Pavilion Tower
3. Intermark Mall
4. Da Men Mall
5. Elite Pavilion Mall

Upcoming
1. Pavilion Damansara Heights
2. Bukit Jalil City, Pavilion 2

2018
Pavilion Real Estate Investment Trust ("Pavilion REIT")

Net property income rose a staggering 18.1% year-on-year mainly contributed by the rental income from Elite Pavilion Mall and Pavilion Kuala Lumpur Mall

They are the only REITs in the Malaysian market to be on-the-watch for share trades
WHO IS PAVILION?

Townships - 2
Integrated Developments - 10
Commercial - 3
Residential - 16

And a grand total of 40 over thousand units under the Malton & Pavilion Belt of developments
WHO IS PAVILION?

Pavilion is one of the largest developers and operators of prime retail malls, high-end residential and Grade A office buildings in Malaysia. In August 2015, CPPIB and Pavilion formed a joint venture to invest in Pavilion Damansara Heights, a mixed-use development project in an affluent neighbourhood in Kuala Lumpur, Malaysia.

Canada Pension Plan Investment Board Commits US$162 Million to Acquire a 40% Interest in a Shopping Mall in Dalian, China from Pavilion Group

TORONTO, ON, CANADA (November 3, 2016): Canada Pension Plan Investment Board (CPPIB) today announced an investment of US$162 million to acquire a 40% interest in the Pavilion Dalian shopping mall from the Pavilion Group (Pavilion). Pavilion Dalian is a prime stabilized shopping centre located in Dalian, China.

Pavilion Dalian is CPPIB’s first retail mall investment in Dalian, a major economic hub in northeast China. The mall opened in April 2015 and is currently fully leased to a wide range of tenants including some of the foremost international and local brands, offering a modern retail experience for shoppers. It is located in the heart of Dalian in the downtown Qingniwa area.

“Acquiring a stake in Pavilion Dalian is consistent with our real estate strategy of investing in high-quality, well-located retail assets with leading partners in the region,” said Jimmy Phua, Managing Director, Head of Real Estate Investments – Asia, CPPIB. “We are pleased to expand our partnership with the Pavilion Group, through this acquisition, which we believe will provide attractive risk-
# PAVILION DAMANSARA HEIGHTS

## Development Details

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Pavilion Damansara Heights – Winsor Suites (R1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Developer</td>
<td>Impian Ekspresi Sdn Bhd (JV between Pavilion Group and CPPIB)</td>
</tr>
<tr>
<td>Total Land Size</td>
<td>16 Acres</td>
</tr>
<tr>
<td>Completion</td>
<td>Q4, 2022</td>
</tr>
<tr>
<td>Location</td>
<td>Jalan Damanlela, Damansara Heights. Kuala Lumpur, Malaysia</td>
</tr>
</tbody>
</table>

### Development Mix

- 3 Blocks Luxury Residences (Residential)
  - Winsor Suites (568 Units)
  - Sold Out Phases – 2 Blocks (746 Units)
- 9 Blocks Corporate Towers (Commercial Office)
- 1,170,000 sq.ft of Pavilion Bespoke Retail Mall

### Expected Service Charge

RM0.67 psf (Inclusive of Sinking Fund)
PAVILION DAMANSARA HEIGHTS

Development Components

PDH Parcel 2 (Planning Stage)
- 6.35 acres
- Luxury Residences x 2 blocks
- Hotel + Corporate Suites x 1 block
- Retail (NLA: approx 620,000 sq.ft.)

PDH Parcel 1
- 9.57 acres
- Corporate Towers x 9 blocks
- Luxury Residences x 3 blocks
- Retail (NLA: approx 550,000 sq.ft.)

Pavilion Damansara Heights Property Gallery

Pavilion Damansara Heights MRT Station

Manulife Semantan MRT Station
PAVILION DAMANSARA HEIGHTS

Service Suites 1 –
Targeting Preview in Q4 2018
57 storey | 568 units
Typical: 614 - 1,831 sq.ft.
Penthouse: 6,483 sq.ft.

Service Suites 2 – Sold Out
57 storey | 581 units
Typical: 605 - 1,878 sq.ft.
Penthouse: 6,612 sq.ft.

Private Residences – Sold Out
50 storey | 165 units
Typical: 2,303 & 2,803 sq.ft.
Penthouse: 10,058 sq.ft.

Corporate Tower 1
En-Bloc 25
storey - Sold

Corporate Tower 2 89
Strata suites 18
storey - 90% sold

Corporate Tower 3
Strata Floors
13 storey - 100% sold

Corporate Tower 3A
En-Bloc
13 storey - Sold

Corporate Tower 5
En-Bloc
13 storey

Corporate Tower 6
En-Bloc
11 storey - Sold

Corporate Tower 7
En-Bloc
11 storey - Sold

Corporate Tower 8
En-Bloc
11 storey - Sold

Pavilion Bespoke Retail
(Pavilion Parcel 1 + Pavilion Parcel 2) NLA
1,170,000 sq.ft.

Corporate Tower 9
En-Bloc
15 storey - Sold

Service Suites 1 –
Targeting Preview in Q4 2018
57 storey | 568 units
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Service Suites 2 – Sold Out
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13 storey - 100% sold

Corporate Tower 3A
En-Bloc
13 storey - Sold

Corporate Tower 5
En-Bloc
13 storey

Corporate Tower 6
En-Bloc
11 storey - Sold

Corporate Tower 7
En-Bloc
11 storey - Sold

Corporate Tower 8
En-Bloc
11 storey - Sold

Pavilion Bespoke Retail
(Pavilion Parcel 1 + Pavilion Parcel 2) NLA
1,170,000 sq.ft.

Corporate Tower 9
En-Bloc
15 storey - Sold
PAVILION DAMANSARA HEIGHTS

Driving Connectivity

1. Mont Kiara International School (MKIS)
2. Garden International School (GIS)

Driving Distance To Major Landmarks
- 5 Mins – Bangsar
- 7 Mins – KL Sentral
- 9 Mins – Mont Kiara
- 15 Mins – Pavilion KL
- 18 Mins – Twin Towers
- 20 Mins – TRX

Driving Distance To International Schools
- 5 Mins – Cempaka
- 10 Mins – MKIS
- 11 Mins – GIS

Driving Distance To Healthcare Facilities
- 3 Mins – KL Sports Medical Centre
- 5 Mins – ANOC Neuroscience & Orthopaedic
- 7 Mins – Pantai Hospital
- 10 Mins – KPJ Hospital
PAVILION DAMANSARA HEIGHTS
PAVILION DAMANSARA HEIGHTS

Train Connectivity

- Pavilion Damansara Heights is **directly connected to the MRT** via the Shopping Mall
- **2 Stops / 4 minutes** to KL Sentral which is Malaysia’s main transportation hub. People can also interchange here to access the Airport Express Train or to other parts of Kuala Lumpur that will only take 28 minutes to reach
- **5 Stops / 12 minutes** to the first and also the current Malaysia’s No.1 Shopping Mall – The Pavilion Kuala Lumpur
PAVILION DAMANSARA HEIGHTS

International Schools

- Mont Kiara International School
- Garden International School
- Cempaka International School
- HELP University
PAVILION DAMANSARA HEIGHTS

Healthcare Facilities
PAVILION DAMANSARA HEIGHTS

Recreation Facilities

BUKIT KIARA PARK

BUKIT KIARA EQUESTRIAN RESORT

ROYAL SELANGOR GOLF CLUB (RSGC)

KUALA LUMPUR GOLF & COUNTRY CLUB
PAVILION DAMANSARA HEIGHTS

Level 57: Sky Facilities
Level 55: Penthouse

Level 6 - 53A: Residential Suites

Level 3A: Garden Facilities
Pavilion Bespoke Retail (5 storeys)
Baseement parking (Residences parking from B5-B8)
PAVILION DAMANSARA HEIGHTS

❖ Net Lettable Area of 1.2 Million Sq.ft

❖ Managed by an experienced team who has garnered 43 local and international awards for mall management of Pavilion Kuala Lumpur

❖ Devoted to Fashion: Pavilion Bespoke Retail will be the new destination of refined aesthetics, craftsmanship complemented with personalised shopping experience

❖ Epicentre of Activities: Surprising events and experiences poised to be shopper-centric destination

❖ Redefining Indulgence: Immersive experiences to engage shoppers senses

❖ A new and improved version of the existing Pavilion Kuala Lumpur Mall with the added 500M gastronomic gourmet boulevard. Carefully selected, personalised and customised curated dining experiences awaits all buyers & patrons of Pavilion Damansara Heights
PAVILION DAMANSARA HEIGHTS

❖ 3 Michelin Star French Gourmet Fine Dining
❖ Other Locations – Paris, Tokyo, Las Vegas, London, Hong Kong, Taipei, Singapore, Bangkok & Shanghai

❖ Tatler award winning best restaurant
❖ Other Locations - Singapore, Hong Kong

❖ 1 Michelin Star European Dining
❖ Other Locations – Hong Kong

❖ 2 Michelin Star Chinese Cuisine
❖ Other Locations – Hong Kong
PAVILION DAMANSARA HEIGHTS

GARDEN FACILITIES
LEVEL 3A

1. Lap Pool
2. Children’s Pool
3. Lounger Deck
4. Linear Cascade
5. Children’s Play Area
6. Wellness Trail
7. Outdoor Leanto
8. Garden Exercise Lawn
9. Colonnade Pergola
10. Game Room
11. Pre-function Room
12. Function Room with Gourmet Kitchen
13. Library
14. Grill Kitchen at the Terrace
15. Day Care
16. Utility/Laundrette
17. Changing Room
18. Washroom
19. Prayer Room
PAVILION DAMANSARA HEIGHTS

Level 6 to 27 (except Level 23 & 23A)
PAVILION DAMANSARA HEIGHTS

Level 28 to 33A

1/1+1 BR
2/2+1 BR
3+1 BR
PAVILION DAMANSARA HEIGHTS

Level 37 to 53A (except 40 & 41)
PAVILION DAMANSARA HEIGHTS

Level 40 & 41

1/1+1 BR
2/2+1 BR
3+1 BR

+"-"/ %". / & -"
View at 31F
View at 41F
Infinity pool view
PAVILION DAMANSARA HEIGHTS
PAVILION DAMANSARA HEIGHTS
PAVILION DAMANSARA HEIGHTS

<table>
<thead>
<tr>
<th>Views</th>
<th>Bukit Kiara Golf Course</th>
</tr>
</thead>
<tbody>
<tr>
<td>Facing</td>
<td>West</td>
</tr>
<tr>
<td>Type</td>
<td>D1</td>
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<tr>
<td>Bedroom (s)</td>
<td>1</td>
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<tr>
<td>Size</td>
<td>614 sq.ft</td>
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JALAN DAMANLELA

SOUTH WING

NORTH WING

KlCC FACING
PAVILION DAMANSARA HEIGHTS

Views | Bukit Kiara Golf Course
---|---
Facing | West
Type | D2
Bedroom (s) | 1
Size | 691 sq.ft
PAVILION DAMANSARA HEIGHTS

<table>
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<td>Type</td>
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<td>Size</td>
<td>775 sq.ft</td>
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PAVILION DAMANSARA HEIGHTS

<table>
<thead>
<tr>
<th>Views</th>
<th>Bukit Kiara Golf Course</th>
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<tbody>
<tr>
<td>Type</td>
<td>D3</td>
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<td>Bedroom (s)</td>
<td>1</td>
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<tr>
<td>Size</td>
<td>775 sq.ft</td>
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JALAN DAMANLELA

Levels 6-27

SOUTH WING

KLCC FACING

NORTH WING
**PAVILION DAMANSARA HEIGHTS**

<table>
<thead>
<tr>
<th>Views</th>
<th>KLCC Facing</th>
</tr>
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<tbody>
<tr>
<td>Type</td>
<td>D4</td>
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<tr>
<td>Bedroom (s)</td>
<td>1+1</td>
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<tr>
<td>Size</td>
<td>808 sq.ft</td>
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</tbody>
</table>

![Diagram of Jalan Damansara layout](image)

- **JALAN DAMANLELA**
  - Levels 6-27
  - **SOUTH WING**
  - **KLCC FACING**
  - **NORTH WING**
PAVILION DAMANSARA HEIGHTS

Views | KLCC Facing
---|---
Type | D5
Bedroom (s) | 1+1 Study
Size | 826 sq.ft

JALAN DAMANLELA

Levels 6-27

- SOUTH WING
- NORTH WING

Levels 28-53A

- SOUTH WING
- NORTH WING
- KLCC FACING
PAVILION DAMANSARA HEIGHTS

<table>
<thead>
<tr>
<th>Views</th>
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<td>Type</td>
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<tr>
<td>Bedroom(s)</td>
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<td>Size</td>
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JALAN DAMANLELA

Levels 28-53A

NORTH WING

SOUTH WING

Levels 6-22, 25-27

SOUTH WING

NORTH WING

KLCC FACING
PAVILION DAMANSARA HEIGHTS

<table>
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<tr>
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<tr>
<td>Type</td>
<td>E2</td>
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<tr>
<td>Bedroom (s)</td>
<td>2+1 Study</td>
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<td>Size</td>
<td>1,466 sq.ft</td>
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</table>
PAVILION DAMANSARA HEIGHTS

Views: Bukit Kiara Golf Course
Type: E2A
Bedroom(s): 2+1 Study
Size: 1,517 sq.ft
PAVILION DAMANSARA HEIGHTS

Views
Bukit Kiara Golf Course

Type
F1

Bedroom (s)
3+1 Study

Size
1,576 sq.ft
# PAVILION DAMANSARA HEIGHTS

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<tbody>
<tr>
<td>Type</td>
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<tr>
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<td>3+1 Study</td>
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<tr>
<td>Size</td>
<td>1,580 sq.ft</td>
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</table>

**JALAN DAMANLELA**

- Levels 28-33A
- South Wing
- North Wing
- KLCC Facing
PAVILION DAMANSARA HEIGHTS

Views
KLCC Facing

Type
F2A

Bedroom (s)
3+1 Study

Size
1,752 sq.ft
PAVILION DAMANSARA HEIGHTS

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<th>KLCC Facing</th>
</tr>
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<tbody>
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<td>3+1 Study</td>
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<tr>
<td>Size</td>
<td>1,831 sq.ft</td>
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</tbody>
</table>

JALAN DAMANLELA
Levels 37-53A

SOUTH WING
NORTH WING

KLCC FACING
PAVILION DAMANSARA HEIGHTS

Branded Appliances, Sanitary Wares & Fittings

Villeroy & Boch
Origins: Germany
Products: Ceramic Sinks
2015 – 2017: iF Design Award
2015: Good Design Award
2006 – 2017: Reddot Design Award

Dornbracht
Origins: Germany
Products: Faucets, Living, Bathroom, Kitchen
2015: Best Interior Design
2011: Best Product Award In Germany

Gaggenau
Origins: Germany
Products: High End Home Appliances
2015: iF Design Award
2011: iF Gold Communication Design Award

Kaldewei
Origins: Germany
Products: High End Bathroom Tubs
2016: Good Design Award & German Design Award
2015: iF Design Award & Reddot Design Award

Bosch
Origins: Germany
Products: World Leading Home Appliances
2013: iF Design Award & Reddot Design Award
Our Property Management Services
OUR PROPERTY MANAGEMENT SERVICES

A Final Satisfactory Report
with comparison on BEFORE
and AFTER will be issued to
customer

Customer Order

We arrange our
inspector to the site

Do inspection again,
take photos, remark for
the final report

A Final Satisfactory Report

Do inspection again,
take photos, remark for
the final report

2 Working Days
For issue the Inspection report
to customer & builder

Builder resolve
the issue & notice
our inspector

BASIC WORKFLOW SAMPLE
FURNITURE PACKAGE

Package includes

- Double Curtain
- Furniture & Fitting
- Interior Deco

BEDDING
- Mattress Queen Size
- Bed Sheet
- Pillow Case
- Pillow
- Bedquilt
- Bedquilt Case
- Cushion
- Body Towel + Hair Towel
- Facial Towel

KITCHEN & MISCELLANEOUS ITEMS
- Dining Knife
- Dish
- Bowl
- Tea Cup
- Wine Glass
- Water Glass
- Chop Knife
- Frying Pan
- Cooking Pot
- Dish Rack
- Dinning Mat
- Cloth Hanger
- Ironing Board
- Mattress Pad
- Broom
- Mop
- Carpet

BATHROOM
- Body Wash
- Shampoo
- Facial Tissue & Tissue Roll
- Freshener
- Floor Mat
- Table Cloth

ELECTRIC APPLIANCES
- TV with Remote Control
- Electric Boiler
- Hair Dryer
- Iron

OTHERS
- Scissors
- Spoon
- Tea Spoon
- Fork
- Chopsticks
- Can Opener
RENTAL MANAGEMENT EXECUTION PLAN

01 Marketing Price Research & Analysis
02 Professional Rental Advice
03 Interior Design & Furniture Package

04 Professional Photography & Video Production
05 Online Platforms Setting
06 Bumps to Market
OUR ONE-STOP SERVICE
OUR OFFICES

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Sample Calculations & Cost of Acquiring Malaysian Properties
## Costs of Acquiring Malaysia Properties

<table>
<thead>
<tr>
<th>Transaction Costs</th>
<th>Who Pays?</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Stamp Duty</strong></td>
<td>Buyer</td>
</tr>
<tr>
<td>1% - 3%</td>
<td></td>
</tr>
<tr>
<td><strong>Lawyer/ Solicitor’s Fees</strong></td>
<td>Buyer</td>
</tr>
<tr>
<td>0.4% - 1%</td>
<td></td>
</tr>
<tr>
<td><strong>Real Estate Agent’s Fees</strong></td>
<td>Seller</td>
</tr>
<tr>
<td>2% - 3%</td>
<td></td>
</tr>
<tr>
<td><strong>Cost paid by Buyer</strong></td>
<td>1.40% - 4.00%</td>
</tr>
<tr>
<td><strong>Cost paid by Seller</strong></td>
<td>2.00% - 2.75%</td>
</tr>
<tr>
<td>*<strong>Round Trip Transaction Cost</strong></td>
<td>3.40% - 6.75%</td>
</tr>
</tbody>
</table>
OVERVIEW OF TAXES: REAL PROPERTY GAIN TAX

<table>
<thead>
<tr>
<th>Holding Period</th>
<th>Companies</th>
<th>Individual (Citizen &amp; PR)</th>
<th>Individual (Non-Citizen)*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to 3 years</td>
<td>30%</td>
<td>30%</td>
<td>30%</td>
</tr>
<tr>
<td>4th Year</td>
<td>20%</td>
<td>20%</td>
<td>30%</td>
</tr>
<tr>
<td>5th Year</td>
<td>15%</td>
<td>15%</td>
<td>30%</td>
</tr>
<tr>
<td>6th Year</td>
<td>5%</td>
<td>10%</td>
<td>10%</td>
</tr>
</tbody>
</table>

[*Individual of non-citizen includes all expatriates working in Malaysia and MM2H visa holders]
OVERVIEW OF TAXES: INCOME TAX

-vous will be considered as Non-Resident under Malaysia tax law if you stay less than 182 days in Malaysia in a year, regardless of your citizenship or nationality.

Guidelines for Non-Residents Status Eligibility for Foreigners:
- Stay in Malaysia less than 182 days in a calendar year.
- Tax rate is flat at 28%.
- No Tax incentives and relief allowed.
- Last filing date for personal tax is 1st April every year.
- Online submission is possible.
- Option to hire a Licensed Tax Agent to file submission on your behalf.
- Rental income generated may be subjected to 10% with holding tax, which may be credited against the non-residents income tax liability.
- Rental income is subjected to the following tax deductibles:
  - Interest on loan
  - Cost of repairs
  - Assessment tax
  - Quit Rent
  - Agents Commission
Reservation Procedure

1. Reservation RM30,000 to DWG Malaysia
2. First 10% Downpayment Payment (14 days from reservation)
3. SPA Signing (14 days – 30 days)
4. Progressive Payment Accordingly
Sales Package

1. 8% discount (R1)
2. Legal Fee & Disbursement SPA & DMC absorbed
3. Legal Fee & Disbursement Loan Documentation absorb (if applicable )
4. First Year Maintenance fee + Sinking fund upon VP Absorbed
5. MM2H application fee Absorbed (est Rm12,000)
6. 50% off Administration fee for Cempaka International School