

KSL Holdings Berhad

OVERVIEW

FORMED in 1982, KSL Group's property development has strived to establish itself as the fastest growing developer of chic and affordable residential and commercial properties focused mainly on the Iskandar region in Johor and the Klang Valley.

Since its listing on the main board of Bursa Malaysia in February 2002, KSL Holdings Berhad's group of companies have been growing rapidly and steadily over the years. Despite experiencing two recessions since its inception, KSL is a reputable developer that has successfully maintained its profitability with competitively priced products that do not compromise on safety and quality, as well as with strategic land banks, quality control and, last but not least, contemporary concepts and designs.

Some of the group's successful housing projects in Johor Bahru are Taman Nusa Bestari 2, Taman Nusa Bestari, Taman Bestari Indah, Taman Kempas Indah and D'Esplanade Residence. It also has development activities in Klang and Ampang, Kuala Lumpur.

Today, the KSL Group – a multiple winner of KPMG's Shareholder Value Award – is a market-leading developer which has housed hundreds of thousands of Malaysians in various parts of Malaysia. It has built townships, commercial buildings, gated residential homes, high-rise condominiums, shopping malls and a hotel.

PREVIOUS PROJECTS

KSL City

SITTING on 6.75 acres of land and comprising a gross development value of a whopping RM5 billion, KSL City is a world at play and a world to its own. It is Johor's most amazing destination with some of the region's finest in retail shopping, dining, live entertainment and sporting events.

It is also home to the luxurious D'Esplanade Residence and the KSL Hotel & Resort. With close to 500 units of retail outlets and 2,800 car park bays, no two shopping experiences are alike at KSL City. A walkway of sizzling excitement leads from one new adventure to another, where visitors are spoilt for choice be it in fashion, food or urban leisure.

Nusa Bestari

THE most matured township in Nusajaya, Nusa Bestari is a pioneering development comprising shops, offices and residential homes, and features shop units along Jalan Sungei Danga.

UPCOMING PROJECTS

D'Secret Garden @ Kempas Indah

IN a prime location just an 8-minute drive from Johor Bahru's Customs, Immigration & Quarantine Complex (CIQ) via the Eastern Dispersal Link Expressway, D'Secret Garden @ Kempas Indah is a nature-lover's delight. Nestled amid an abundance of nature, residents will enjoy magnificent views of the neighbouring Starhill Golf & Country Club from their apartments, as well as breathtaking vistas of the soothing and tranquil surroundings.

Designed like a holiday resort, D'Secret Garden @ Kempas Indah is perfect for leisure and relaxation. Residents can enjoy revitalising dips in the Sky Spa, beautiful views while exercising in the Sky Gym, and the pleasure of playing in the golf simulator or on the putting green, among other activities.

With so much going for it, D'Secret Garden @ Kempas Indah is the ideal option whether you are looking for an investment property or a dream home.

D'Inspire Residence @ Nusa Bestari

LIVING it up, enjoying a well-deserved rest or simply daydreaming – D'Inspire Residence @ Nusa Bestari is the perfect home in which to express your desired lifestyle. A dwelling place refined by sophisticated modernity and chic facilities, your mind and body are constantly engaged by the refreshing elements of life that surround you.

Featuring two 25-storey apartment blocks, D'Inspire Residence @ Nusa Bestari offers an exclusive selection of studio and 2- or 3-bedroom units, with the option to pick your preferred view – city or pool.

Located in the prime district of Nusajaya, D'Inspire Residence @ Nusa Bestari enjoys close proximity to the shopping belt at Nusajaya and the entertainment hotspots along Jalan Sutera Danga, bringing you close to the finest schools and shopping amenities.

Getting anywhere at anytime is a breeze, as D'Inspire Residence @ Nusa Bestari is easily accessible via the New Coastal Highway and Skudai Highway, while being within easy reach of the North-South Highway and Second Link Interchange to Singapore. Moreover, the city centre, CIQ and Johor State New Administrative Centre are just a short 15-minute drive away.

Canary Garden @ Bandar Bestari

LOCATED at the new growth corridor of Klang, this picturesque niche development spans 448 acres of prime freehold real estate. Prestige, elegance and an exclusive riverside resort lifestyle awaits at Canary Garden @ Bandar Bestari, an integrated township which comprises a mix of residential, commercial and retail components.

Canary Garden Residences is its residential component, comprising exclusively of two-storey semi-detached link homes, two- and three-storey semi-detached homes, bungalows and boutique strata developments such as high-rise condominiums, serviced residences and apartments. The spacious homes in this gated and guarded community are imbued with modern architectural styles with functional layouts and in a variety of delectable designs.

Opposite the Canary Garden residence is the development's nucleus – Canary Garden Commercial City, which covers over 90 acres. Then there is KSL City 2, with a proposed retail space of a whopping 1.5 million sq ft. Set to be a leading business and financial hub in Klang, this exciting new destination will be dotted with at least seven blocks of commercial retail towers designed to incorporate branded retailers, offices and outlets together with a mix of serviced apartments and residences. Also in the plan are hotels, a medical centre and even a university or college.

In the midst of all this is a remarkable 52-acre French garden by the riverside, bringing the unparalleled joys and beauty of nature in immaculately landscaped surroundings.

Not forgetting Bandar Bestari's enviable location offers excellent accessibility and places it close to some of the best urban amenities of Klang Valley. Connected via KESAS Highway, Bandar Bestari is easily accessible from places such as Klang Town Centre, Kota Kemuning, Shah Alam and Subang Jaya. The biggest AEON shopping mall is just 6km away. Furthermore, trips abroad won't be a problem with the Kuala Lumpur International Airport a mere 45 minutes' drive away.

The South Klang Valley is also nearby and getting to and from Banting and Taiping will soon be a breeze, thanks to the future coastal highway that will link these locations.

MILESTONES

YEAR of land acquisition and projects for the land acquired:

- 1982 – Segamat projects
- 1998 – Taman Melawati, Nusa Perintis, Gelang Patah
- 2001 – Nusa Bestari 2 and Nusa Bestari, Johor Bahru
- 2002 – Kempas Indah, Johor Bahru
- 2003 – Bestari Indah, Ulu Tiram Johor Bahru, Taman Makmur, Kluang and Taman Seri Bayu, Batu Pahat
- 2006 – KSL City, Taman Abad, Johor Bahru and Maharani Rivera, Muar
- 2008 – Canary Garden and Bestari Business Park, Klang, 18 Madge, Ampang KL and Taman Mengkilob, Kluang

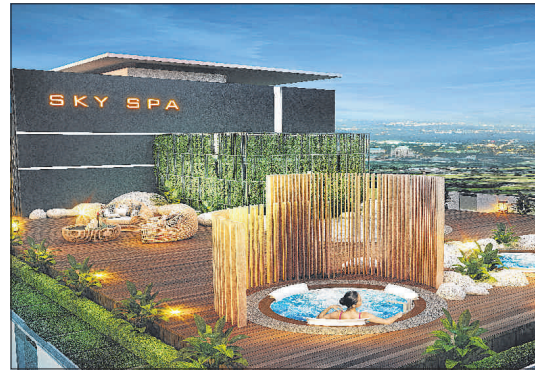
In addition, many land parcels have been acquired in the past few years, with project planning currently underway.

D'Inspire Residence @ Nusa Bestari:

A dwelling place refined by sophisticated modernity and chic facilities, your mind and body are constantly engaged by the refreshing elements of life that surround you. (right) Night scene of the two 25-storey apartment blocks.



Canary Garden @ Bandar Bestari: (above, below) Prestige, elegance and an exclusive riverside resort lifestyle awaits at this integrated township which comprises a mix of residential, commercial and retail components.



D'Secret Garden @ Kempas Indah: The Sky Spa (above) and the entrance and driveway(left).



18 Madge @ Ampang: (above, left and below) KSL Holdings also has development activities in Klang and Ampang, Kuala Lumpur.



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