



One Destination. Limitless Experiences.

L E A S I N G K I T

SIGNATURE OFFICE TOWERS

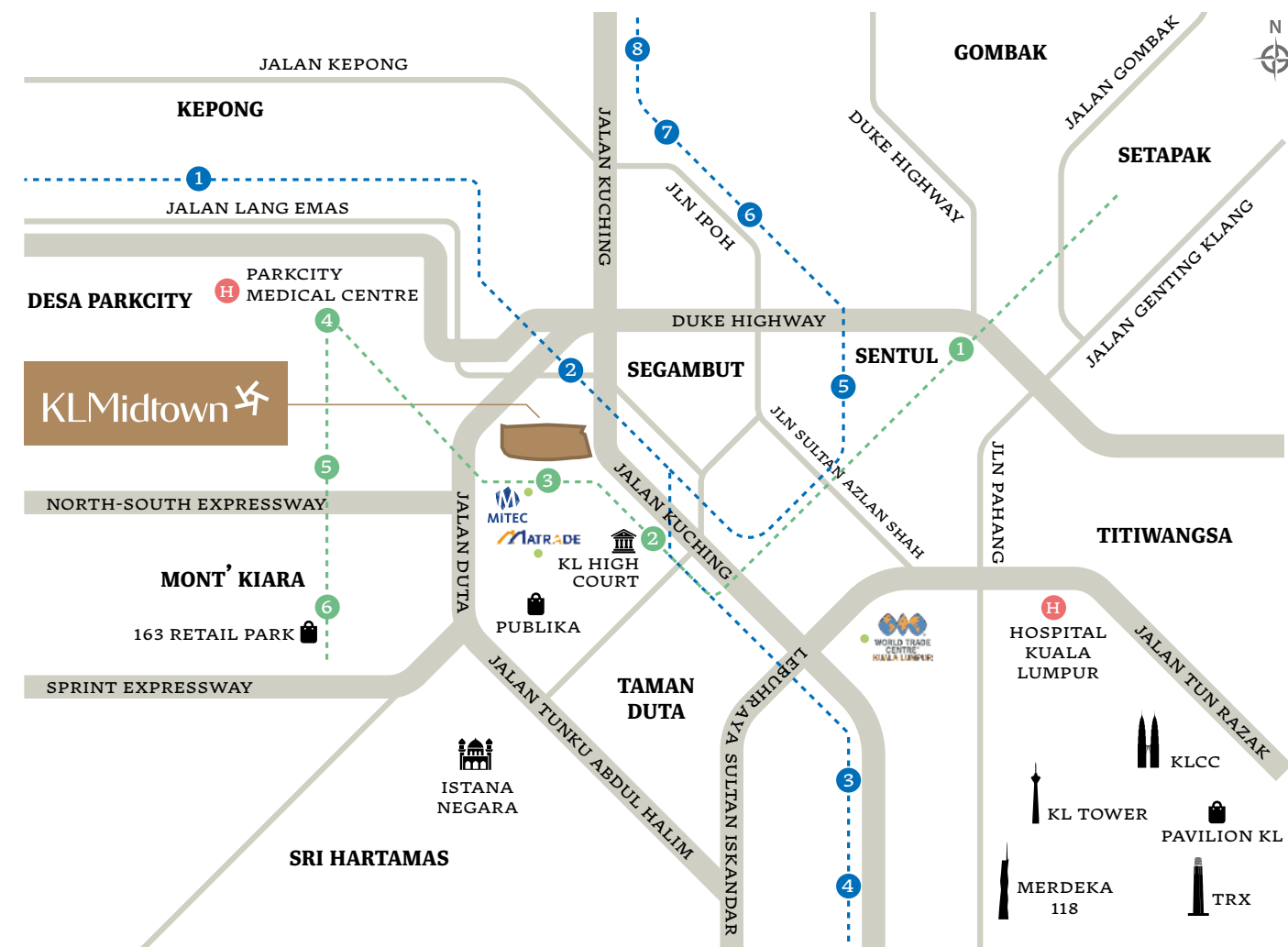


A MULTI-FACETED
DESTINATION THAT OFFERS
BUSINESS, SOCIAL, LEISURE
AND LIFESTYLE ENRICHMENT.

CONVENIENCE AT YOUR FEET

Situated at the heart of Kuala Lumpur's trade and exhibition district, KL Midtown is a metropolitan mixed-use development envisioned to offer holistic hospitality, retail, leisure and residential experiences in a prime locale that enjoys convenient accessibility by road and direct connectivity to Klang Valley's comprehensive rail transit network.

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|---|--|--|
| <p>KTM Tanjung Malim-Pelabuhan Klang Line</p> <ul style="list-style-type: none"> 1 Kepong 2 Segambut 3 Putra 4 Bank Negara | <p>KTM Batu Caves-Pulau Sebang Line</p> <ul style="list-style-type: none"> 5 Sentul 6 Batu Kentonmen 7 Kampung Batu 8 Taman Wahyu | <p>Proposed Upcoming MRT3 Line</p> <ul style="list-style-type: none"> 1 Titiwangsa - LRT, MRT & Monorail Interchange 2 Kompleks Duta 3 Dutamas 4 Tmn Sri Sinar 5 Bukit Segambut 6 Sri Hartamas |
|---|--|--|



- | | | |
|--|---|---|
| <p>Proposed upcoming MRT3 station</p> | <p>Easy highway access, including SPRINT Highway, DUKE, NKVE, Penchala Link</p> | <p>Proposed upcoming link bridge to MITEC</p> |
| <p>Well-established exhibition and trade centres (MITEC & MATRADE)</p> | <p>Convenient connection to future interchange stations, linking MRT3 to other rail transportation services</p> | <p>Proximity to shopping & entertainment destinations</p> |

Disclaimer: Please note that all distances provided are approximate and intended for reference only. Actual travel times may vary depending on traffic and other factors.

EASY ACCESS TO *SURROUNDING AMENITIES



HEALTHCARE

- Global Doctors Specialist Centre
- KPJ Sentosa KL Specialist Hospital
- KPJ Tawakkal KL Specialist Hospital
- ParkCity Medical Centre
- Hospital Kuala Lumpur (HKL)
- Tung Shin Hospital

RETAILS & RECREATION

- Publika Shopping Gallery
- 163 Retail Park
- 1 Mont Kiara
- Plaza Arkadia

*within a 7km radius



EDUCATION

- Hevea French Primary School
- French School of Kuala Lumpur (LFKL)
- Mont' Kiara International School (MKIS)
- Garden International School (GIS)
- The International School @ ParkCity



ACCESSIBILITY & CONNECTIVITY

- SPRINT Highway
- DUKE Highway
- NKVE
- MRR2

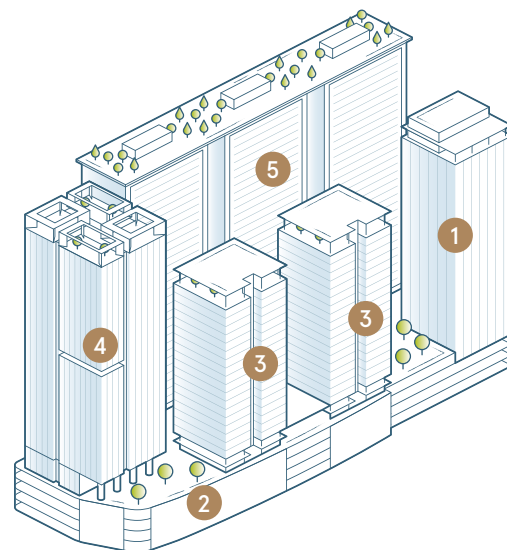




Artist's impression only

- 1 Hyatt Regency Kuala Lumpur
- 2 Retail Mall
- 3 Signature Office Towers
- 4 Corporate Office Tower
- 5 Residential Towers

KL Midtown captures the essence of an enhanced urban experience, introducing a one-stop destination of seamless convenience that offers hotel, office, retail, urban park and leisure options at the appeal of a single address to empower modern city folk with a truly enriched quality of life. The project is a joint-venture between Hap Seng Land and TTDI KL Metropolis, both leading brands in premier property developments.



Total Land Area
8.95 acres

Plot Ratio
12.93

Land Tenure
Freehold

Development Type
Mixed Development

Gross Floor Area
Approx. 5.0 mil sf

Components
Hotel
Retail Mall
Signature Office
Corporate Office
Residential

SHAPED BY MASTERS OF DESIGN

KL Midtown is poised to change the city's skyline forever, imbuing it with a master plan of unprecedented global sophistication and allure. To this end, the developer engaged four eminent architect firms to realise this vision.

Guided by the maestro, each architect plays a unique note in the grand symphony of KL Midtown.

Their collective creativity orchestrates a masterpiece that resonates with the rich, harmonious notes of collaborative innovation and design excellence that flows through each and every component – the hotel, mall, residences and office towers.



SOM
SKIDMORE, OWINGS & MERRILL
• UNITED STATES OF AMERICA
(Signature Office Towers)

Notable projects:

1. Terminal 3, Changi Airport, Singapore
2. JW Marriott Marquis Hotel, Shanghai
3. One World Trade Centre, New York
4. Burj Khalifa, Dubai
5. Menara Hap Seng 3, Kuala Lumpur



KKAA
KENGO KUMA & ASSOCIATES • JAPAN
(Hotel)

Notable projects:

1. The National Stadium, Tokyo
2. Nagaoka City Hall Aore, Nagaoka
3. Asakusa Culture and Tourism Centre, Tokyo
4. New Hans Christian Anderson Museum, Tokyo
5. Hyatt Centric, Kota Kinabalu

SAA

SA ARCHITECTS • MALAYSIA
(Retail)

Notable projects

1. Hyatt Centric, Kuala Lumpur
2. Marriott Executive Apartments, Kuala Lumpur
3. IB Tower, Kuala Lumpur
4. Sunway Square, Petaling Jaya
5. Sunway Velocity, Kuala Lumpur



TECTONIX
LANDSCAPE TECTONIX LIMITED • THAILAND
(Landscape)

Notable projects:

1. Four Season Hotel, Bangkok
2. Courtyard by Marriott, Faridabad
3. Vala, Hua Hin
4. The Monument Thonglor, Bangkok
5. Chapter One Flow, Bangkok



DPA
DP ARCHITECTS • SINGAPORE
(Corporate Tower & Residences)

Notable projects:

1. Bukit Canberra, Singapore
2. The Greenhouse at Dulwich College, Singapore
3. Golden Mile Complex, Singapore
4. CKG Knowledge Tower, Guangzhou
5. The Exchange TRX, Kuala Lumpur



Artist's impression only

SIGNATURE OFFICE TOWERS

4 TOWERS
19 Typical Office Floors

Total GFA – 621,960 sf
Block A & B – 312,412 sf
Block C & D – 309,548 sf

Introducing a rewarding, inspiring and remarkably convenient office address that promises to elevate your business to new heights. The signature towers enjoy exceptional visibility, fronting Jalan Dutamas 2 and the MITEC building, offering strategic naming rights for premium corporate branding in KL's prime trade district. Designed by globally-renowned Skidmore Owings & Merrill, this cutting-edge Grade A office environment offers instant access to retail amenities, transport solutions and a 1.5-acre linear park to enrich the daily work experience.



19 office floors

High visibility & naming rights

LEED Gold certification and GreenRE standards



BUILDING FEATURES



GRADE A FEATURES

Built with Grade A office specifications, the building features double volume ceiling height at the main lobby, energy efficiency, intelligent floorplans and much more.



FUNCTIONAL WORKSPACES

With 19 office floors, each offering floor-to-floor height of 4.2m, the column free plates are designed to be versatile, flexible and unconstrained by architectural obstructions.



CONNECTIVITY

A well-connected and easily accessible address, linked to major city roads, highways and a proposed upcoming MRT3 station adjacent to KL Midtown making it an attractive destination.



NAMING RIGHTS

With towers punctuating the KL Metropolis skyline, a branded corporate address will certainly attract the right attention. Each tower offers naming rights, with signage that commands prominence and prestige.



WELL INTEGRATED FOR PEDESTRIANS

Despite being part of a multi-faceted development, the business crowd is strategically channelled away from casual visitors via main lobbies at the ground floor and sub lobbies at level 5 which connect to a retail podium and linear park.



GREEN ACCREDITED

Adopting sustainable building and landscape practices that meet high LEED Gold certification and GreenRE standards, a 1.5-acre green spaces designed by Thailand-based Landscape Tectonix Limited further elevates the work-life environment at KL Midtown.



SMART FEATURES

From cashless parking to energy efficient air-conditioning systems, many eco-friendly features offer pride-of-place to businesses that are conscious about contributing towards a greener future.



PROMINENT VISIBILITY

A towering presence at the heart of KL's premier trade district, amidst existing iconic high-rises in the area, offers advantageous visibility and distinction for businesses that choose to make this their address.



SAFETY & SECURITY

To ensure your business enjoys a safe and healthy work environment, measures such as CCTV monitoring and guard patrols have been put in place to deliver security and peace of mind.

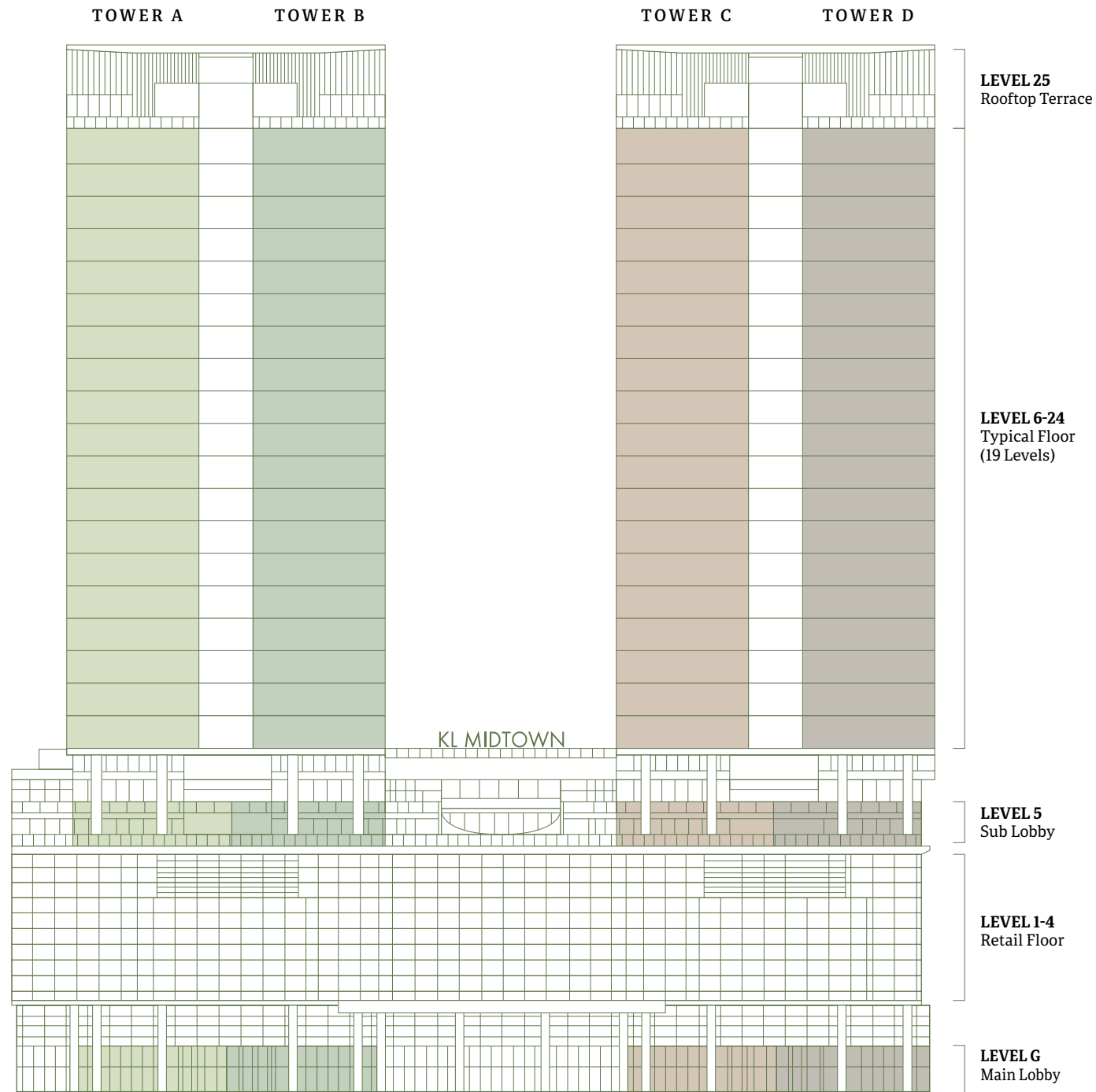


BASEMENT CAR PARK

KL Midtown features a generous five-level parking facility, spanning from B1 to B5, with a total of 3,200 bays dedicated to both office tenants and retail visitors, thus ensuring seamless convenience and accessibility for all. EV charging bays are also available.

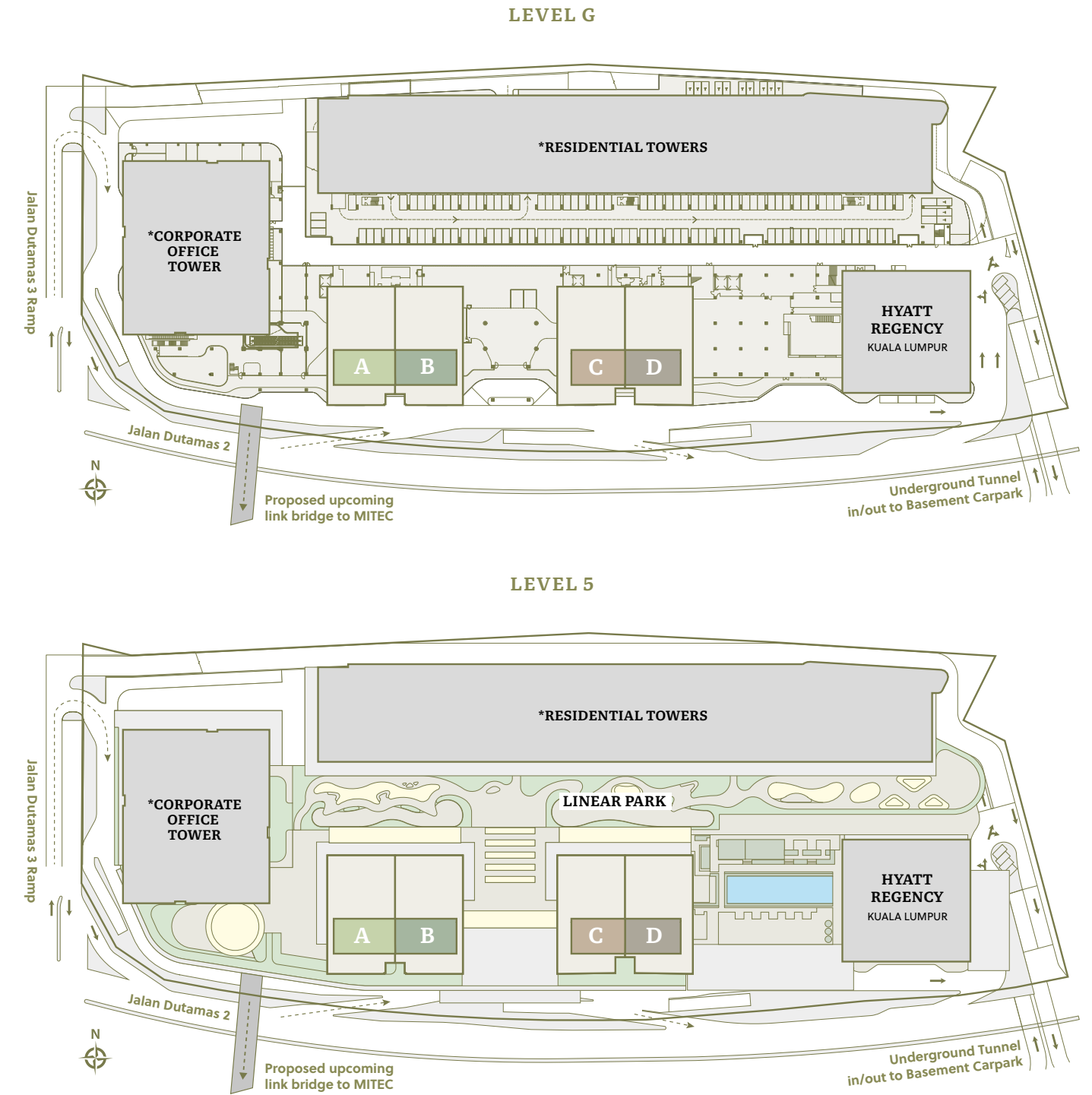
ELEVATION PLAN

- TOWER A**
*GFA: 156,195 sq.ft.
- TOWER B**
*GFA: 156,217 sq.ft.
- TOWER C**
*GFA: 154,645 sq.ft.
- TOWER D**
*GFA: 154,903 sq.ft.



SITE PLAN

- TOWER A**
- TOWER B**
- TOWER C**
- TOWER D**



* indicating it is approximately and subject to changes as may required by the authorities.

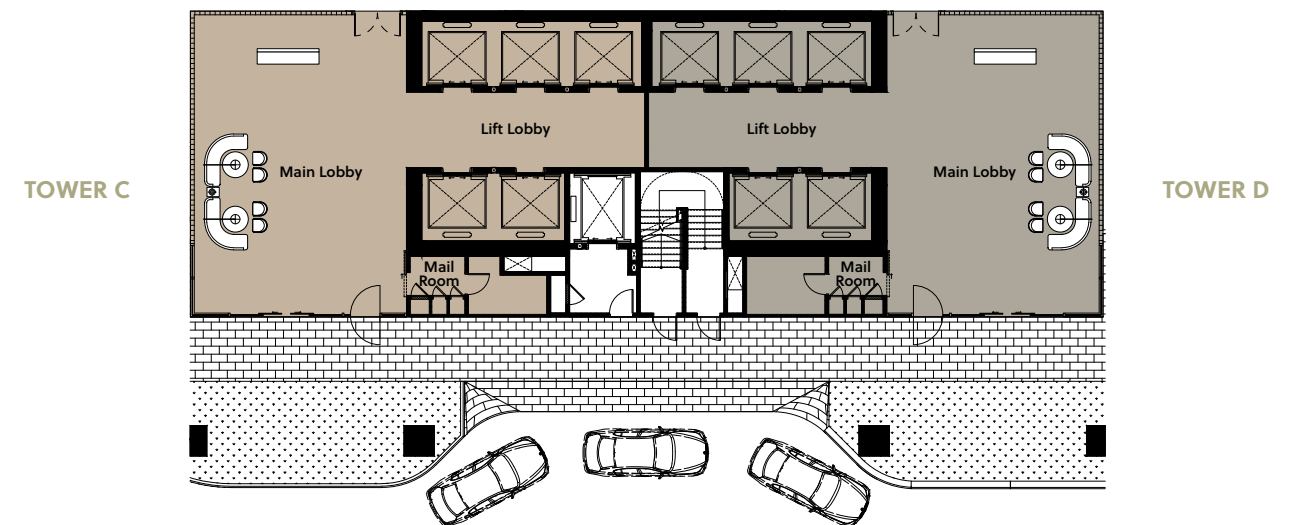
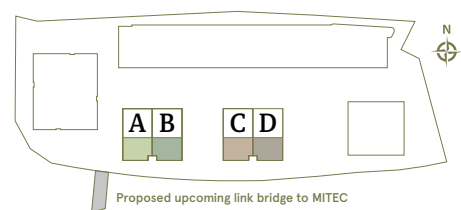
*Future Development



Artist's impression only

LEVEL G
MAIN LOBBY

The main lobby presents an elegant drop off and welcome area for professionals and business guests. Four lobbies, one for each tower, provide a spacious entrance hall and waiting area, with double volume ceiling height, well lit interiors, and stately architecture and interior design to exude a contemporary, but corporate feel premises.



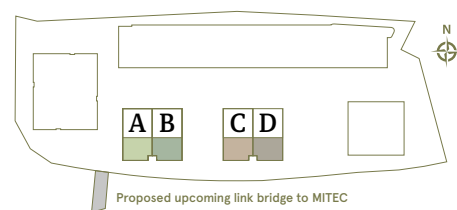
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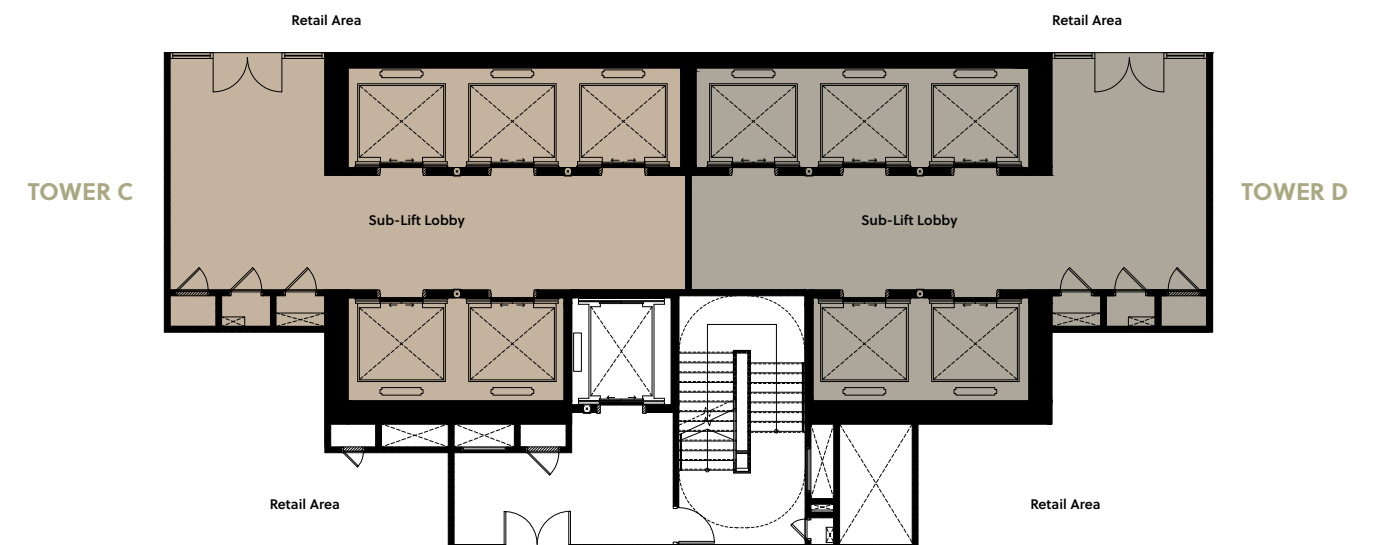
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LEVEL 5
SUB LOBBY

Situated on Level 5, the Sub Lobby offers direct access to retail and F&B options located at the podium level, while also offering a quick escape to the greenery of a lush 1.5-acre linear park. This ease of access serves to enhance the work/life experience of professionals that occupy the building, while creating gateway that separates the working crowd from those who are visiting KL Midtown for leisure and retail purposes.



Proposed upcoming link bridge to MITEC



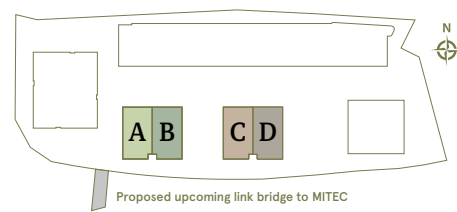
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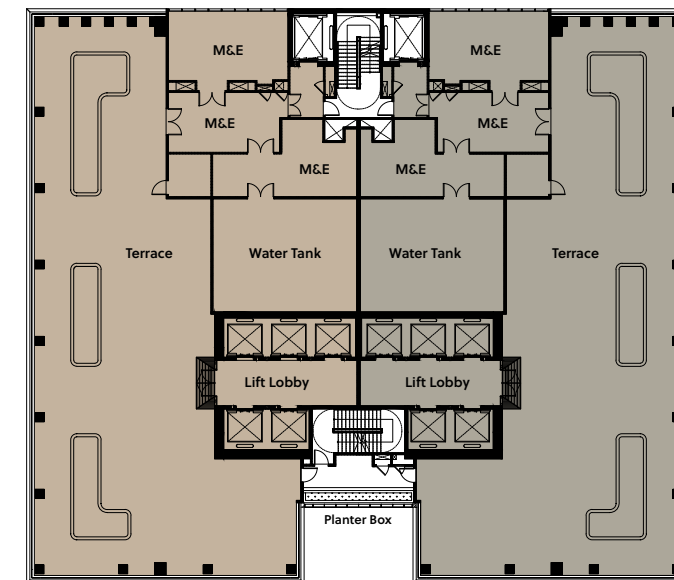
Artist's impression only

LEVEL 25
**ROOFTOP
 TERRACE**

Rooftop Terraces are located atop each of the four towers, offering an exclusive escape to professionals who occupy each building. Designed to provide a peaceful and contemplative hideaway from the stress of daily work routines, staff can find inspiration in this meticulously landscaped perch while taking in a bird's eye view of the panoramic city skyline.



TOWER C

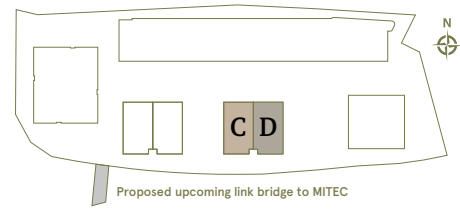


TOWER D

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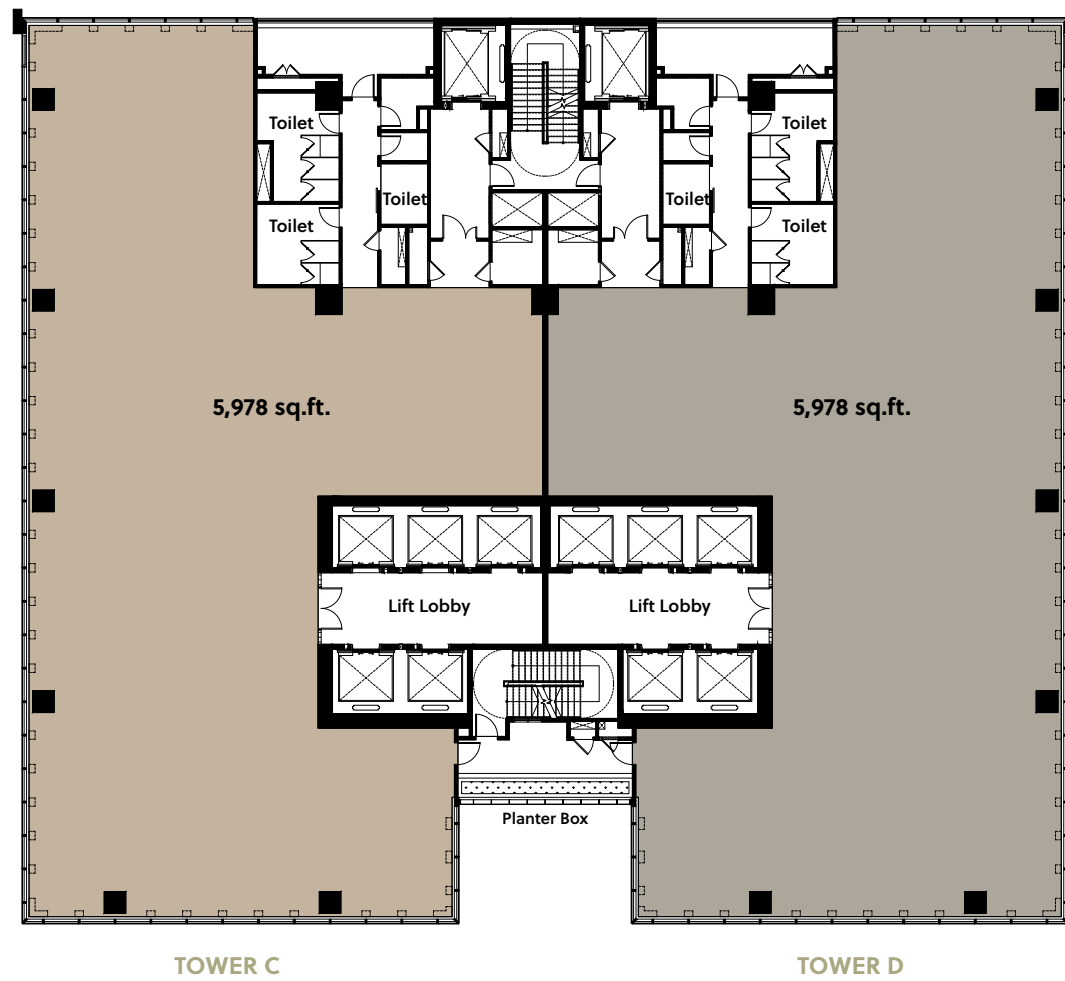
LEVEL 6-24

LEASING OPTION FLOOR LAYOUT



FULL FLOOR SINGLE TENANT

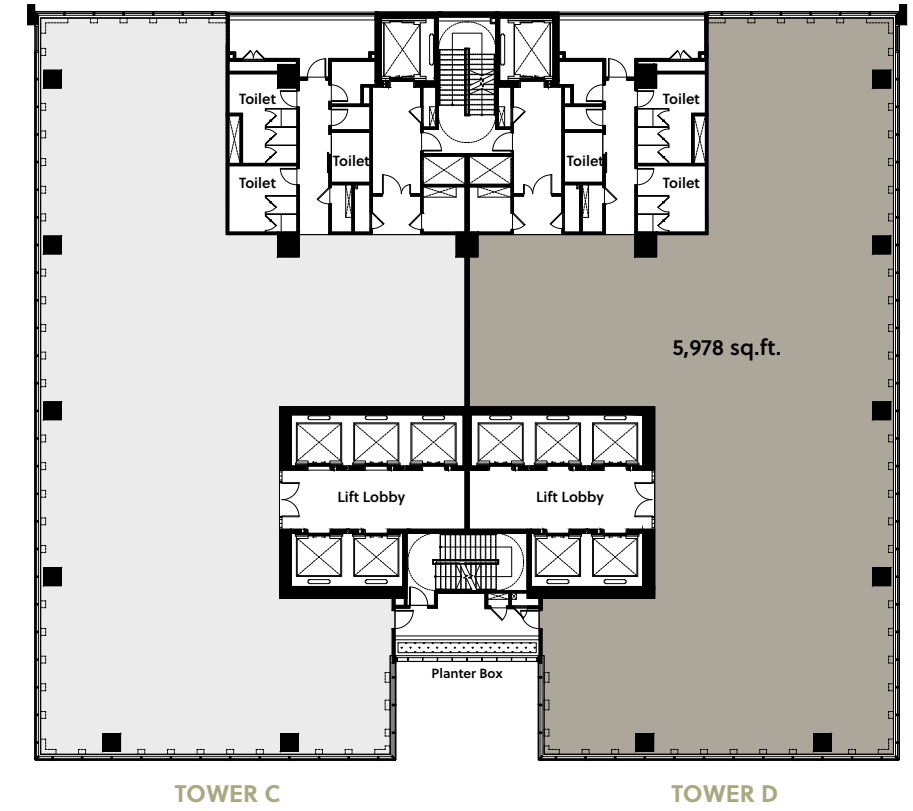
- TOWER C 5,978 sq.ft. /floor
- TOWER D 5,978 sq.ft. /floor



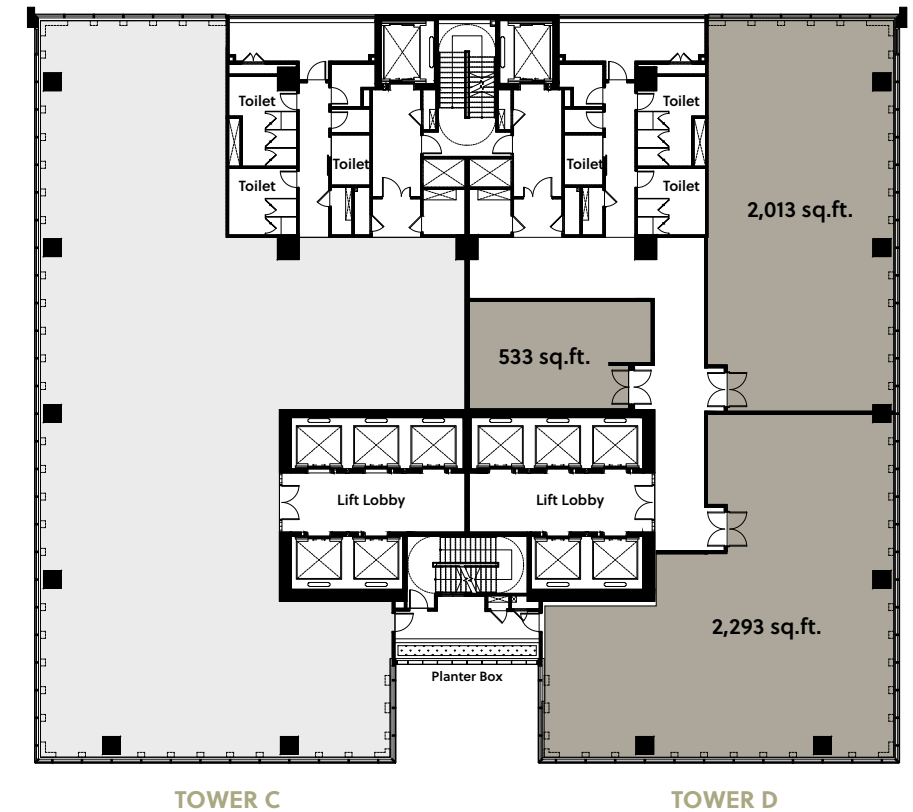
LEVEL 6-24

LEASING OPTION FLOOR LAYOUT

HALF FLOOR SINGLE TENANT



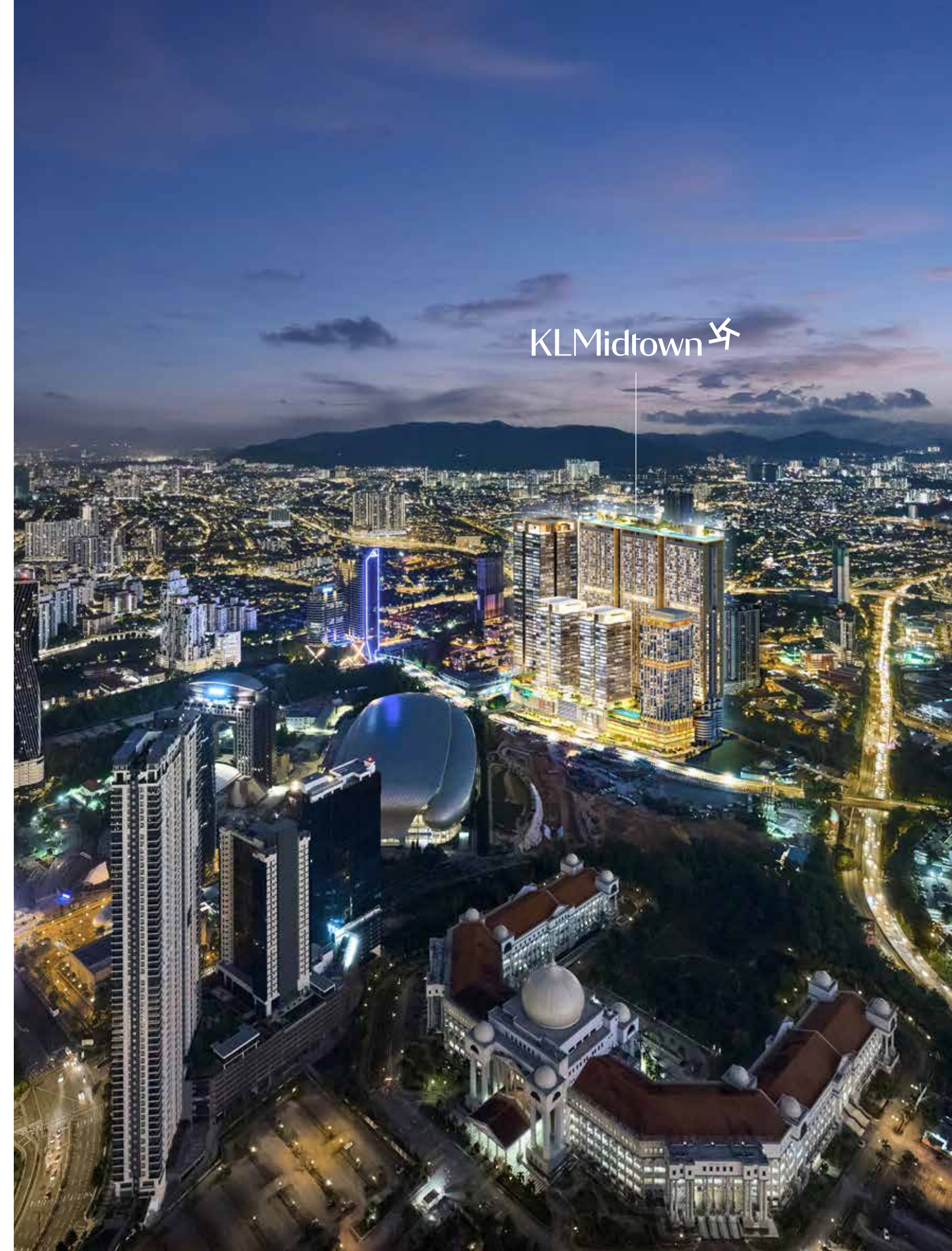
MULTIPLE TENANTS



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SPECIFICATIONS

TOTAL NO OF CAR PARK	3,200 bays
OFFICE CEILING / WALL / FLOOR SYSTEM	Bare ceiling Plaster & paint wall Cement render with underfloor trunking Floor to floor height: 4.2 meter
IT INFRASTRUCTURE	Fibre optic backbone
ELECTRICAL SYSTEM	Full floor - 2 nos of 60A 3 phase Sub-divided floor - 2 nos of 60A 3 phase + 1 no of 60A single phase (subject to lot size)
AIR - CONDITIONING SYSTEM	Variable refrigerant Flow (VRF) ducted fan coil unit without ducting
SECURITY & SAFETY FEATURES	Turnstile with access card at Ground floor main Lobby & Level 5 sub-lobby Visitor Management System at Ground floor CCTV cameras system for common areas only Assist button at car park Fully automated fire alarm system, sprinkler system and smoke spill system at basement car park 24 hours security guards
LIFTS	5 passenger lifts & 1 service lift for each wing



KL MIDTOWN.COM.MY

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A Joint Venture Development by



**HAP SENG
LAND**



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