

1 Mont' Kiara: Offices, retail, residences and community all in one



Artist's impression of
1 Mont' Kiara



Artist's impression of drop-off and pick-up point for boulevard offices

1 Mont' Kiara, which is envisioned as the "first real integrated mixed development" in the prestigious Mont' Kiara address in Kuala Lumpur, will be a true manifestation of the "all in one" concept of contemporary living upon its completion by the second half of 2010.

Spread across 3.4 acres of freehold land, this development will feature a 20-storey office tower, a 34-storey block of designer office suites and a five-storey retail mall that offers approximately 350,000 sq ft of gross retail podium space. It will be complemented by luxury serviced residences, i-ZEN@Kiara II and the adjacent i-ZEN@Kiara I.

In tandem with its plans to build a strong international community hub here, 1 Mont' Kiara has been conceptualised to bring together all those who stay, work or play in Mont' Kiara under one roof, no matter where they come from and what nationalities they belong to.

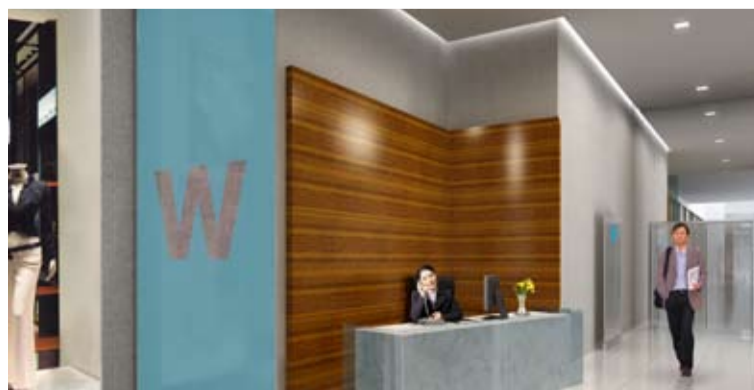
"Property owners and buyers have been favourable towards 1 Mont' Kiara, with the majority of the designer office suites sold" remarked Lai Voon Hon, President and CEO of Ireka Development Management Sdn Bhd (IDM). IDM, the development manager of 1 Mont' Kiara, is a wholly-owned subsidiary of Ireka Corporation Berhad.

The office suites, with sizes ranging from 986 to 8,197 sq ft, were launched in the second half of 2006. Each floor features eight typical suites and one premier suite. Purchasers of the premier suites have their own private lift lobby, while a concierge desk will be situated at the ground

level to provide added security. Designed by one of the largest interior design firms in Malaysia, attention is given to optimum use of space and function. Some units come with private terraces, built-in pantries and ensuite washroom with optional shower facilities.

Other facilities include a porte-cochere at the main drop-off area, information and communication technology infrastructure and high-speed lifts. Ireka's wholly-owned subsidiary, i-ZEN Property Services Sdn Bhd, provides lease and resale services for these office suites, thus giving owners convenience and peace of mind in managing their investments.

At 1 Mont' Kiara's 20-office tower block, the Ireka Group of Companies will be an anchor tenant, occupying a third of its total gross floor area of 217,000 sq ft. According to Lai, there is a growing trend for corporations to relocate to the suburbs. He



Artist's impression of concierge desk at ground floor

believes that Mont' Kiara is a prestigious address where the office rental is more competitive compared to the Kuala Lumpur City Centre.

To Lai, the completion of 1 Mont' Kiara will be a major milestone for IDM. "We see 1 Mont' Kiara, particularly the retail component, taking the lead in community building, becoming the focal point for cross-cultural exchange and understanding, a place to be, to see, to be seen and to be heard." 1 Mont' Kiara, an integrated mixed development, with the first retail mall in the neighbourhood will add further value to the bustling community and scenes of Mont' Kiara.

1 Mont' Kiara will have approximately 1,500 covered parking bays. As of November, structural roof works of its office suites, office tower and retail podium are in progress while architectural as well as mechanical and electrical works for both blocks are progressing well. The diaphragm wall and piling works for 1 Mont' Kiara have been completed.

The developer of 1 Mont' Kiara is Aseana Properties Ltd, a property development company listed on the London Stock Exchange, focused on developing upmarket residential and commercial properties in Malaysia and Vietnam. Aseana Properties Ltd is exclusively managed by IDM, an entity within the Ireka Group of Companies, which has over 40 years of experience and track record in construction, property development, hospitality and leisure as well as information technology. Ireka Group's commitment to community building in Mont' Kiara, has been destined from the start with its solid track record in reputable residential developments like i-ZEN@Kiara I, i-ZEN@Kiara II, SENI Mont' Kiara, i-ZEN@Villa Aseana, Tiffani by i-ZEN and Kiaraville.

1 Mont' Kiara is being developed in collaboration with CapitaLand, one of Asia's largest real estate companies which is headquartered and listed in Singapore.

CapitaLand's core businesses — real estate, hospitality and real estate financial services — are focused in growth cities in Asia-Pacific, Europe and the Gulf Cooperation Council (GCC) countries.

The company's real estate and hospitality portfolio spans more than 110 cities in over 20 countries. CapitaLand also leverages on its significant asset base, real estate domain knowledge, financial skills and extensive market network to develop real estate financial products and services in Singapore and the region.

The listed subsidiaries and associates of CapitaLand include Australand, CapitaMalls Asia, CapitaMall Trust, CapitaCommercial Trust, Ascott Residence Trust and CapitaRetail China Trust.

Unique Selling Points of 1 Mont' Kiara

- It is situated strategically at the entry and exit point to Mont' Kiara, linking it to the major areas within the Klang Valley via highways such as the Sprint Highway, New Klang Valley Expressway, Penchala Link, Kerinchi Link, Jalan Duta and the Duta-Ulu Kelang Expressway.
- The catchment is served by three international schools: Mont' Kiara International School (American), Garden International School (British) and Lycee Francais de Kuala Lumpur (French).
- Within Mont' Kiara vicinity are amenities that include an international golf course, equestrian and cricket clubs, sports stadiums, the 470-acre Bukit Kiara public park and a National Science Centre

An opportunity not to be missed, schedule a personalised tour of the office tower and office suites today, call 012 668 6602 (office tower leasing space) / 03 6203 228 (sales of office suites). Also, for retailing opportunities, call 012 668 6601 (retail mall leasing).