

The
LightHauz

@ PENANG WATERFRONT



NEW AGE INGENUITY



“At EXSIM, every venture we undertake begins with a simple vision of making life better and uncovering new possibilities.”

A photograph of a modern building at night. The building has a large, illuminated blue sign that reads 'EXSIM' in white capital letters. The building is multi-storied with a glass facade. In the background, other city buildings are visible under a dark sky.

The Legacy Embark

- Started in timber business before branching out into property development in **2008**

Maiden Development

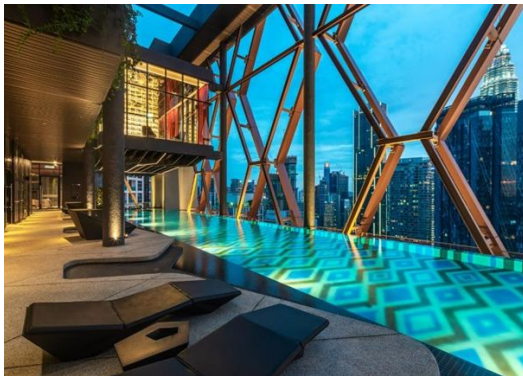
- An industrial project named **Nouvelle Industrial Park @ Kota Damansara**

First Residential Development

- **The Treez-Jalil Residence @ Bukit Jalil**, Southern KL's first Green Residential Building

VISION

- Inspiring Ingenuity
- Building Lifestyles



MISSION

THINK CUSTOMER FIRST

We always go the extra mile to delight our customers with a 'can-do' attitude.

TAKE RESPONSIBILITY

We undertake every task with the pride of representing the EXSIM name, by paying close attention to details in everything we do.

LET'S INNOVATE

We promote creativity and making our workplace fun, where everyone enjoys and shines in whatever we do.

ALWAYS COLLABORATE

We respect and treat everyone the way we want to be treated, working as one team to raise the bar of excellence.

SHOW LEADERSHIP

We walk the talk and lead by example, with the aim to inspire others and build a winning team.

TO LEARN & GROW

We unleash our skills and strengths by upscaling continuously to bring out the best in ourselves for personal growth and development.

ECO-RESPONSIBLE DEVELOPER BUILDING A SUSTAINABLE FUTURE

What is GreenRE?

GreenRE's assessment tools are performance-based standards that provide a framework to meet green certification requirements in a tropical setting. By adopting the GreenRE criteria, property developers and building owners can develop high performance green buildings and townships which are energy, water and resource efficient. These green buildings and townships will have a lower operating cost, thus, reducing the living expenses of the building users. In addition, these buildings will have a lower overall carbon impact.

GreenRE being a Malaysian-developed rating tool enhances the country's competitiveness and standing in the international arena. GreenRE's standards and certification process are in line with UN's sustainable development goals (SDGS) and world green building council's commitment towards achieving a net zero future.



OUR PROMISES FOR A SUSTAINABLE FUTURE



LIVEABILITY



SALT WATER POOL

Gentler to skin,
less irritation to swimmers.



RESIDENTS HOME APPS

Community living
at fingertips.



FREE WIFI SUBSCRIPTION

3 to 12 months upon
Vacant Possession.



CONVENIENCE STORE

Grab a hold of daily
necessities in a flash.
*(*Applicable to selected
development)*



INCLUSIVE DESIGN

User-friendly
accessibility



WELL-CRAFTED FACILITIES

For you to play the
perfect host.

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OUR PROMISES FOR A SUSTAINABLE FUTURE



LIVEABILITY



INSTALLATION READY FOR PARCEL LOCKER

Convenient & secured.



CO-WORKING AREA

Encourage community
engagement, increase
productivity and creativity.



SKY FACILITIES

Creating a sensational
space for residents to enjoy
their time as the night falls.

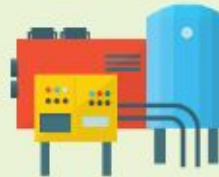
*(*Applicable to selected
development)*



DIGITAL LOCKSET

Offer better convenience
for residents.

*(*Applicable to selected
development)*



INCOMING WATER FILTER FOR DEVELOPMENT

Ensures access to a reliable
source of hydration.



RAIN SPLASH PREVENTION FOR TYPICAL FLOOR

Ensuring dry and safe
walkways for residents.

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OUR PROMISES FOR A SUSTAINABLE FUTURE



ENVIRONMENT



LAMINATED TIMBER FLOORING

Environmentally friendly material.



AIR CONDITIONER

Energy consumption reduction.



UNIT INTERNAL MATERIAL

Low VOC and environmentally friendly material.



SANITARY WARES & FITTING

Water conservation. Because every drop counts.



ELEVATOR REGENERATIVE DRIVE

Provide additional energy saving.



UNIT CARPENTRY MATERIAL

Non-added formaldehyde, environmentally responsible.
*(*Applicable to selected development)*



MOTION SENSORS FOR STAIRCASE AREA

Energy efficiency designs.

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OUR PROMISES FOR A SUSTAINABLE FUTURE



EXSIM

ENVIRONMENT



GREEN BUILDING COMPLIANCE

Committed to sustainable building practice.



SOLAR PANEL SYSTEM

Generate renewable energy.



EV CHARGER

Future-proofing building for electric vehicles.



HERBS GARDEN

Curating ease of green lifestyle.
*(*Applicable to selected development)*



RECYCLE ROOM

Promotes recycling activities in the community.



ECO-POND

Mini ecosystem.
*(*Applicable to selected development)*

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OUR PROMISES FOR A SUSTAINABLE FUTURE

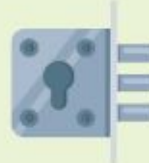


QUALITY



MIN. 8.38MM LAMINATED WINDOW GLASS SPEC

Enhanced insulation and
safety features.



MORTICE LOCKSET

Better security
feature and durability.



TOP ACCESS FLOOR TRAP

Easy maintenance, reduce foul
smell and anti-insect.



WINDOW FRAME PROFILE

Enhance durability and
better performance.



MULTI-POINT LOCK FOR WINDOW

Better sealing to prevent
water seepage and sound insulation.



EXTERIOR PAINT MATERIAL

Better heat insulation
and durability.

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OUR PROMISES FOR A SUSTAINABLE FUTURE



SAFETY & SECURITY



MULTI-TIER SECURITY

Increased security
& safety.



SECURITY CAMERA IN CAR PARK

Added surveillance for
crime prevention.



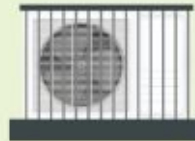
GRILLE DOOR

Extra layer of security
for crime prevention.
*(*Applicable to selected
development)*



UNIT WINDOW RESTRICTOR

Preventing fall
from height.



AIRCOND LEDGE BARRIER

Physical indication
to prevent misstep.



ANTI-CLONING ACCESS CARDS

Increased safety
measure.

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NEW AGE INGENUITY

At EXSIM, every venture we undertake begins with a simple vision of making life better and uncovering new possibilities.

ABOUT US

Started in timber business before branching out into property development in 2009.

Maiden Development
Industrial project named Nouvelle Industrial Park @ Kota Damansara.

First Residential Masterpiece
The Trees-Juli Residence @ Subli Juli, the first Green Residential Building in Southern KL.

Total Units Hand over **12,600+** | Total Units Expected to Hand over **30,000+** | Building Vibrant Communities for **120,000+**

In coming years, we will stamp our mark in other states



• Kedah
• Sarawak
• Negeri Sembilan

*Info updated as per Q4 2024

OUR EXPANSION

- 2021** PROGRESS
Successfully expanded to Northern region 22 Macallister @ George Town
 - 2022** PROGRESS
Launched our first development in Penak The Stallionz @ Ipoh White Times Square
 - 2023** TECHNOLOGY
Expanded to East Coast region Qubaz Suites @ Kuala Terengganu
 - 2024** PLANNING
Unveiled Sea Crestz @ Kuantan Waterfront Resort city
 - 2024** DEVELOPMENT
BEDI Development Sdn Bhd, a subsidiary of EXSIM, marks our maiden entry into East Malaysia Bayu Daman Residences
 - 2024** PROGRESS
Ventured into Southern region The Asteriaz @ Kuban Ioh
 - 2025** PLANNING
Broadening to East Coast region, Lamanz Suites @ Kubang Kerian
 - 2025** PROGRESS
Connects to the historical state of South-west region Malaysia, Malacca
- FUTURE** More projects coming soon

22 MACALLISTER



Kelantan

Malacca

SUSTAINABILITY

EXSIM is committed to aligning with **green certifications**, prioritising the crafting of top-notch, eco-friendly lifestyles. We integrate **environmental, social, and governance** elements in our projects, ensuring sustainable developments as promised.

We are dedicated to consistently achieving the highest gold standard in green-certified project ratings, with our high-rise developments predominantly **GBI** and **GreenRE** certified.

100%
12 GOLD

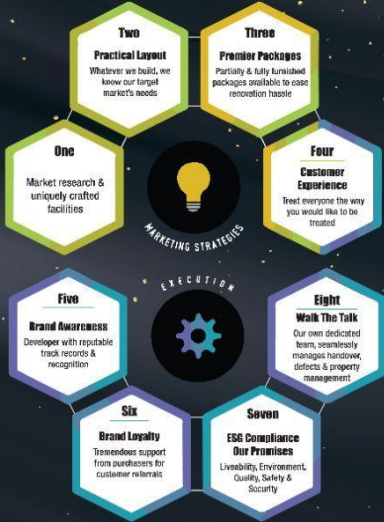
High-rise developments are certified under GBI and GreenRE

To date, we have earned 12 Gold GreenRE certifications, setting new benchmarks in sustainability and innovation

OUR AFFILIATES

- MANA MANA**
Mana Mana Hospitality
Mana Mana Hospitality, a hospitality brand supported by EXSIM, formed to manage EXSIM's hospitality developments.
- BilaBila Mart**
BilaBila Mart, our contemporary grocers, is one of the fastest convenience chains and successful in growing to over 60 stores.
- FreshTel**
Complementing our residential excellence, FreshTel joins the synergy as a top-tier network service provider.

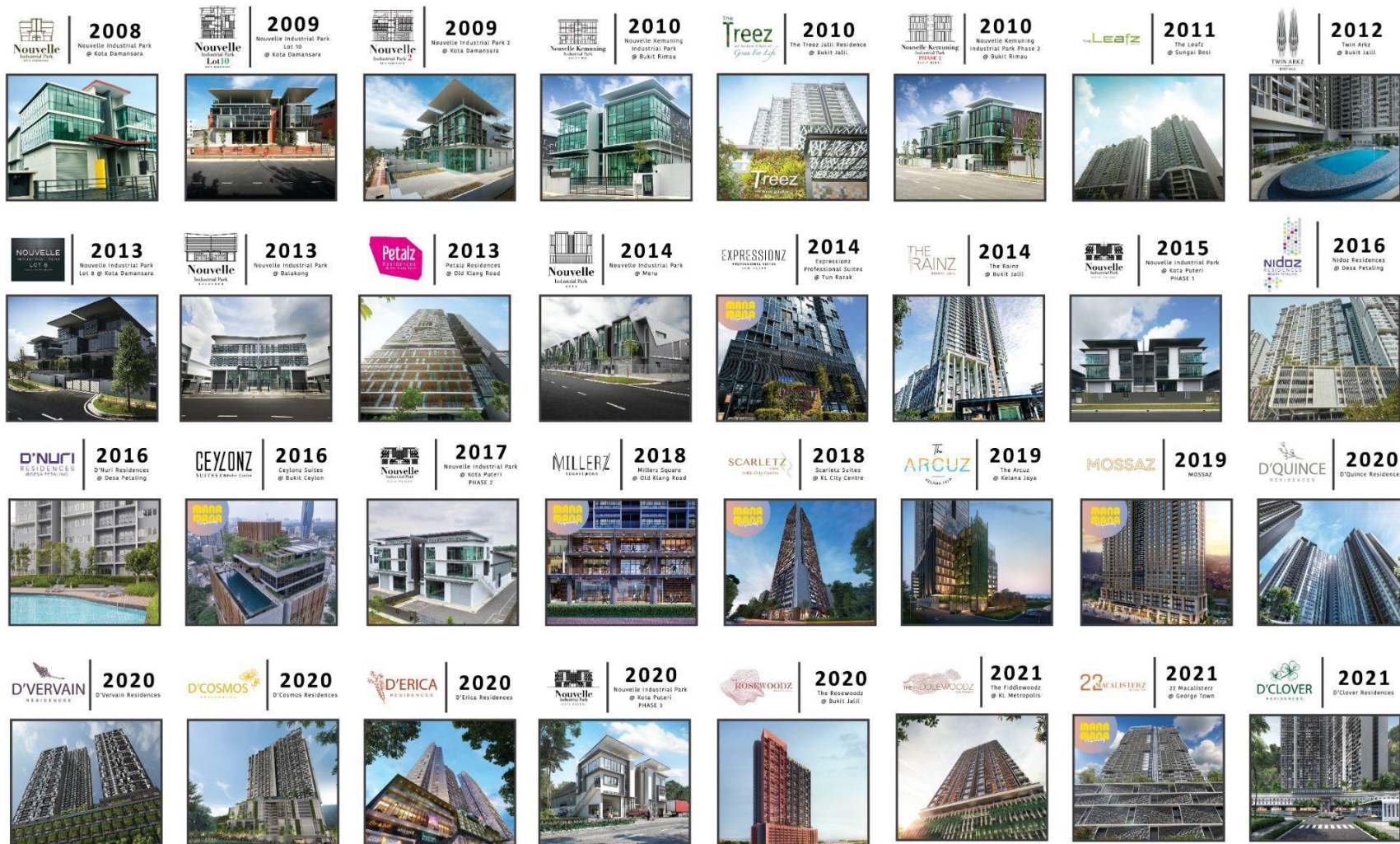
DELIVERING BEYOND EXPECTATIONS



EXSIM Group Milestones



NEW AGE INGENUITY

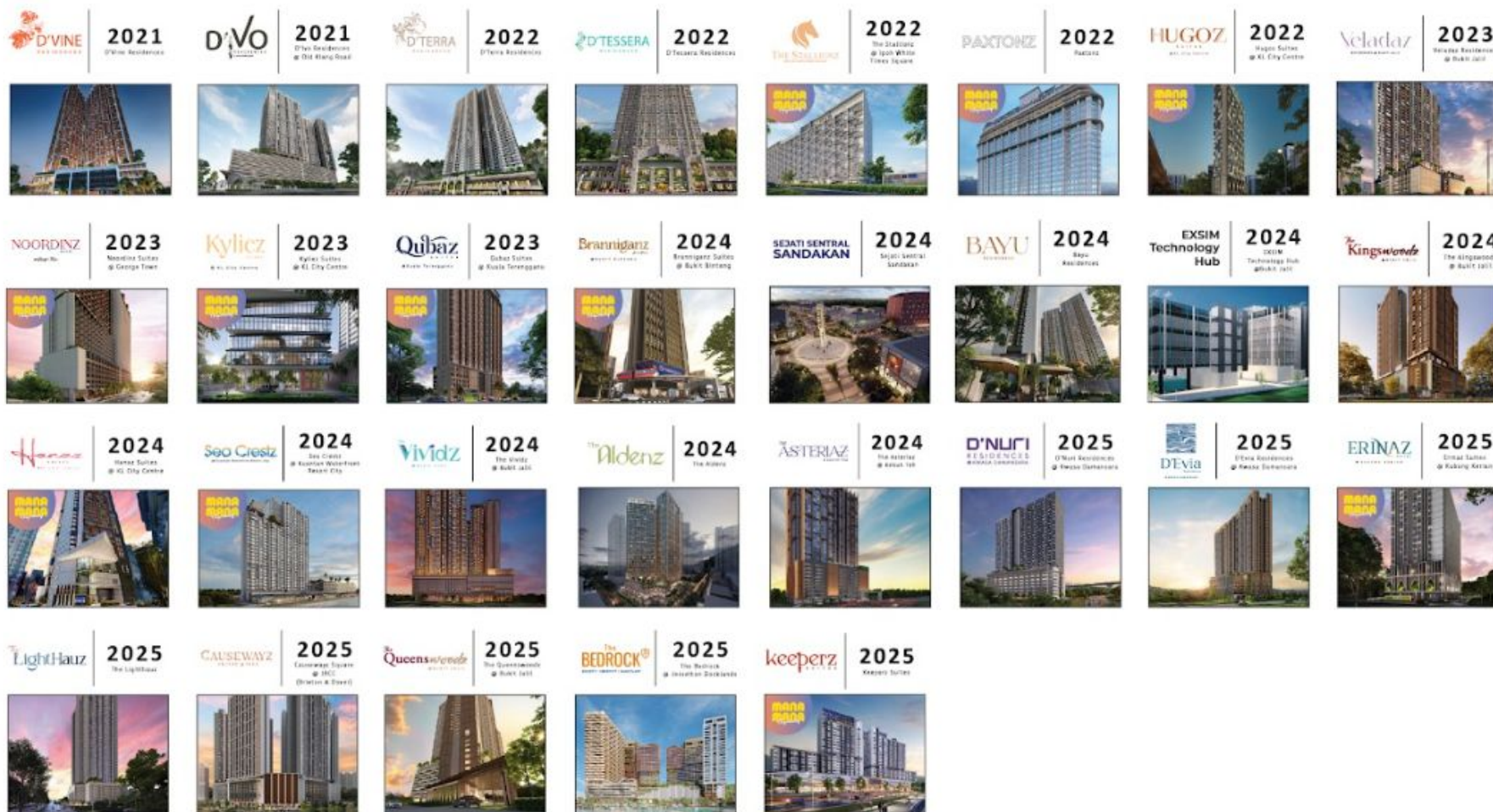


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EXSIM Group Milestones



NEW AGE INGENUITY



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EXSIM Group Achievements - FIABCI Awards



**FIABCI WORLD PRIX
D'EXCELLENCE AWARDS 2025**
**NOUVELLE INDUSTRIAL PARK
@ KOTA PUTERI**
Industrial Category



**FIABCI WORLD PRIX
D'EXCELLENCE AWARDS 2023**
THE RAINZ @ BUKIT JALIL
Residential High Rise Category



**MALAYSIA PROPERTY AWARD™
BY FIABCI-MALAYSIA 2025**
**MILLERZ SQUARE
@ OLD KLANG ROAD**
*Mixed-Use Development
Category*



**MALAYSIA PROPERTY AWARD™
BY FIABCI-MALAYSIA 2025**
**THE ROSEWOODZ
@ BUKIT JALIL**
*Commercial Residential
High Rise Category*



**MALAYSIA PROPERTY AWARD™
BY FIABCI-MALAYSIA 2024**
THE ARCUZ @ KELANA JAYA
*Commercial Residential
Super High Rise Category*



**MALAYSIA PROPERTY AWARD™
BY FIABCI-MALAYSIA 2024**
**D'NURI RESIDENCES
@ DESA PETALING**
*Affordable Housing
Super High Rise Category*



**MALAYSIA PROPERTY AWARD™
BY FIABCI-MALAYSIA 2023**
**NOUVELLE INDUSTRIAL PARK
@ KOTA PUTERI**
Industrial Category



**MALAYSIA PROPERTY AWARD™
BY FIABCI-MALAYSIA 2022**
THE RAINZ @ BUKIT JALIL
*Residential (High Rise)
Category*



**MALAYSIA PROPERTY AWARD™
BY FIABCI-MALAYSIA 2017**
LIM AIK HOE
*MANAGING DIRECTOR OF EXSIM
Property Man*



**MALAYSIA PROPERTY AWARD™
BY FIABCI-MALAYSIA 2015**
**NOUVELLE INDUSTRIAL PARK
LOT 10 @ KOTA DAMANSARA**
Industrial Category

EXSIM Group Achievements



NEW AGE INGENUITY



EXSIM CAPITAL RESOURCES BERHAD
The Asset Triple A Islamic
Finance Awards 2023
Best Asian Green SM Sukuk



EXSIM CAPITAL RESOURCES BERHAD
Alpha Southeast Asia 18th Annual
Best Deal & Solution Awards 2024
Best Asian Green SM Sukuk
in Southeast Asia



MIDA 2024
MIDA 2024
Design Excellence -
Professional Category



QUEST 2024 by Construction
Industry Development Board (CIDB)
Anugerah Encouragement QIAISIC



EXSIM CAPITAL RESOURCES BERHAD
The Asset Triple A
Islamic Finance Awards 2024
Best Asian Green SM Sukuk -
Real Estate category



EXSIM CAPITAL RESOURCES BERHAD
The Asset Triple A
Islamic Finance Awards 2024
Best Asian Green SM Sukuk
Real Estate, Malaysia category



EXSIM
Top Green House Financials
Winner of Top Green Developers
Award of the Year 2023
CMAA Designated by Greenprint
Advancing Sustainable House
Development 2024



MYLAW
Malaysia Landscape Architecture
Awards 2024 (MLAA14)
MLAA14 TOP AWARD Category
President Award 2024



EXSIM Capital Resources Berhad
IFN Deals of the Year
2023 Awards
IFN Most Innovative Deal
of the Year



EXSIM CAPITAL RESOURCES BERHAD
Alpha Southeast Asia's 17th Annual
Best Deal & Solution Awards 2023
Best Asian Green SM Sukuk
of the Year



EXSIM CAPITAL RESOURCES BERHAD
FinanceAsia Achievement
Awards 2023
Best Structured Finance Deal,
Southeast Asia - Highly Commended



THE RAINEZ @ BUKIT JALIL
Malaysia Landscape Architecture
Awards 2022 (MLAA13)
HONOUR AWARD
Developer Category
Landscape Development Award



THE RAINEZ @ BUKIT JALIL
Malaysia Landscape Architecture
Awards 2022 (MLAA13)
MERIT AWARD
Professional Category (Malaysian Project)
Landscape Design Award



EDGE PROPERTIES @ DESA PETALING
Malaysia Landscape Architecture
Awards 2022 (MLAA13)
HONOUR AWARD
Contractor Category
Landscape Contribution Award



EXSIM CAPITAL RESOURCES BERHAD
The Asset Triple A
Islamic Finance Awards 2022
Best Structured Financing



EXSIM
Malaysia Developer
Awards 2022
Special Award
Winner of Rising Star Category



EXSIM
Malaysia Developer
Awards 2022
Special Award
Winner of Transformation Category



EXSIM CAPITAL RESOURCES BERHAD
PAM Awards 2022
Gold - Category 2
Commercial High Rise



EXSIM CAPITAL RESOURCES BERHAD
Alpha Southeast Asia's 15th Annual
Best Deal & Solution Awards 2021
Best Sukuk Muktamad & Sukuk Muktamad
Deal of the Year



EXSIM VENTURES BERHAD
The Asset Triple A
Islamic Finance Awards 2021
Best Structured
Deal of the Year



EXSIM VENTURES BERHAD
The Banker - Deals of the Year 2021
Southeast Asia Deal of the Year 2021



THE RAINEZ @ BUKIT JALIL
EdgeProp iLAM Malaysia's
Sustainable Landscape Award 2021
Special Merit
Landscape Design Category



EXSIM VENTURES BERHAD
Alpha Southeast Asia's 14th Annual
Best Deal & Solution Awards 2020
Best Sukuk Muktamad Islamic Finance
Deal of the Year



EXSIM CAPITAL RESOURCES BERHAD
The Asset Triple A
Islamic Finance Awards 2020
Best Structured Islamic Finance Deal
Malaysia



EXSIM CAPITAL RESOURCES BERHAD
Alpha Southeast Asia's 13th Annual
Best Deal & Solution Awards 2019
Best Muktamad Deal in Southeast Asia 2019



EXSIM CAPITAL RESOURCES BERHAD
Alpha Southeast Asia's 13th Annual
Best Deal & Solution Awards 2019
Developer/Owner Award



EXSIM
HR Asia Awards
Malaysia's Best Employer
to Work for in Asia 2019



EXPRESSION2 PROFESSIONAL SUITES
@ TEN RAZAH
PAM Awards 2019
Commercial - Category 2 Multiple
Residential (High Rise)



THE RAINEZ @ BUKIT JALIL
Malaysia Landscape Architecture
Awards 2018
HONOUR AWARD
Landscape Contractor Category
Landscape Construction Award



NOUVELLE INDUSTRIAL PARK @ MERU
PAM Awards 2018
Construction - Category 4
Industrial



TWIN ARKZ @ BUKIT JALIL
PAM Awards 2018
Construction - Category 5
Multiple Residential (High Rise)



TWIN ARKZ @ BUKIT JALIL
EdgeProp iLAM Malaysia's
Sustainable Landscape Award 2018
Silver



THE LEGAZ @ SUNGAI BESI
EdgeProp iLAM Malaysia's
Sustainable Landscape Award 2018
Special Merit



CYBERG SUITES @ BUKIT CYBERG
German Design Award 2018
Winner of
Excellent Commercial Design
Architecture Category



TWIN ARKZ @ BUKIT JALIL
Malaysia Landscape
Architecture Awards 2018
HONOUR AWARD
Landscape Contractor Category
Landscape Construction Award



TWIN ARKZ @ BUKIT JALIL
Malaysia Landscape
Architecture Awards 2018
MERIT AWARD
Professional Category
Landscape Design Award,
Malaysian Project



CYBERG SUITES @ BUKIT CYBERG
MIPIM/The Architectural Review
Future Project Awards 2017
Winner of Top Buildings Category



EXSIM DEVELOPMENT Sdn Bhd
The iProperty People's
Choice Awards 2016
Best Emerging Developer



THE LEGAZ @ SUNGAI BESI
Malaysia Landscape
Architecture Awards 2015
HONOUR AWARD
Professional Category
Landscape Design Award,
Malaysian Project



NOUVELLE INDUSTRIAL PARK
LOT 10 @ KOTA DAMANSARA
PAM Architectural Steel Award 2013
Winner of Category 5
Industrial Buildings



NOUVELLE INDUSTRIAL PARK
LOT 10 @ KOTA DAMANSARA
2013 PAM AWARDS for
Colour On Building 7
3rd Prize, Category 2, Exterior

All information, items and/or products herein contained and/or displayed, including but not limited to measurement, features, materials, specifications, brands, colours, plans, drawings, images, pictures, visual renditions, illustrations and presentation of interiors, furniture and fittings layout, landscapes, roads, access, lifestyle, scale models, show units and/or development are artist's impressions/renderings for illustration purposes only and are subject to change as may be required and/or recommended by the relevant authorities and/or the developer's architects, engineers and/or consultants without prior notification to you. Nothing contained herein shall be taken as identical representation of the actual state thereof or constitute or be construed to constitute an offer, a contract, part of the sale and purchase agreement (SPA), a representation and/or warranty on the part of the developer, unless expressly and specifically incorporated in the SPA. Prospective purchasers are advised to read and scrutinize the SPA together with its enclosures or to engage relevant independent professionals for advice prior to signing of the SPA. The developer and/or other related companies and parties shall neither be held responsible for any claims, error or inaccuracy nor be liable for any losses, damages, costs, expenses, or liabilities that may be incurred, suffered or sustained resulting from any reliance on any information, items and/or products herein contained and/or displayed or any part thereof.

THE LIGHTHAUZ

A Beacon of Coastal Elegance & Modern Living

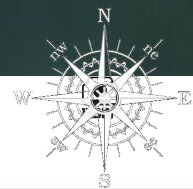
Nestled in the heart of **Gelugor, Penang**, **The Lighthauz** is an architectural masterpiece that redefines waterfront living. Inspired by the iconic presence of a **lighthouse**, this development symbolizes **guidance, stability, and a bright future**—a beacon of elegance and sophistication amidst Penang’s evolving skyline.

The name “**The Lighthauz**” is a modern and refined take on the traditional **lighthouse**, capturing the essence of a home that **guides, protects, and inspires**. Just as a lighthouse serves as a landmark for travelers, **The Lighthauz** stands as a **beacon of premier living**, illuminating a future of comfort, connectivity, and luxury.

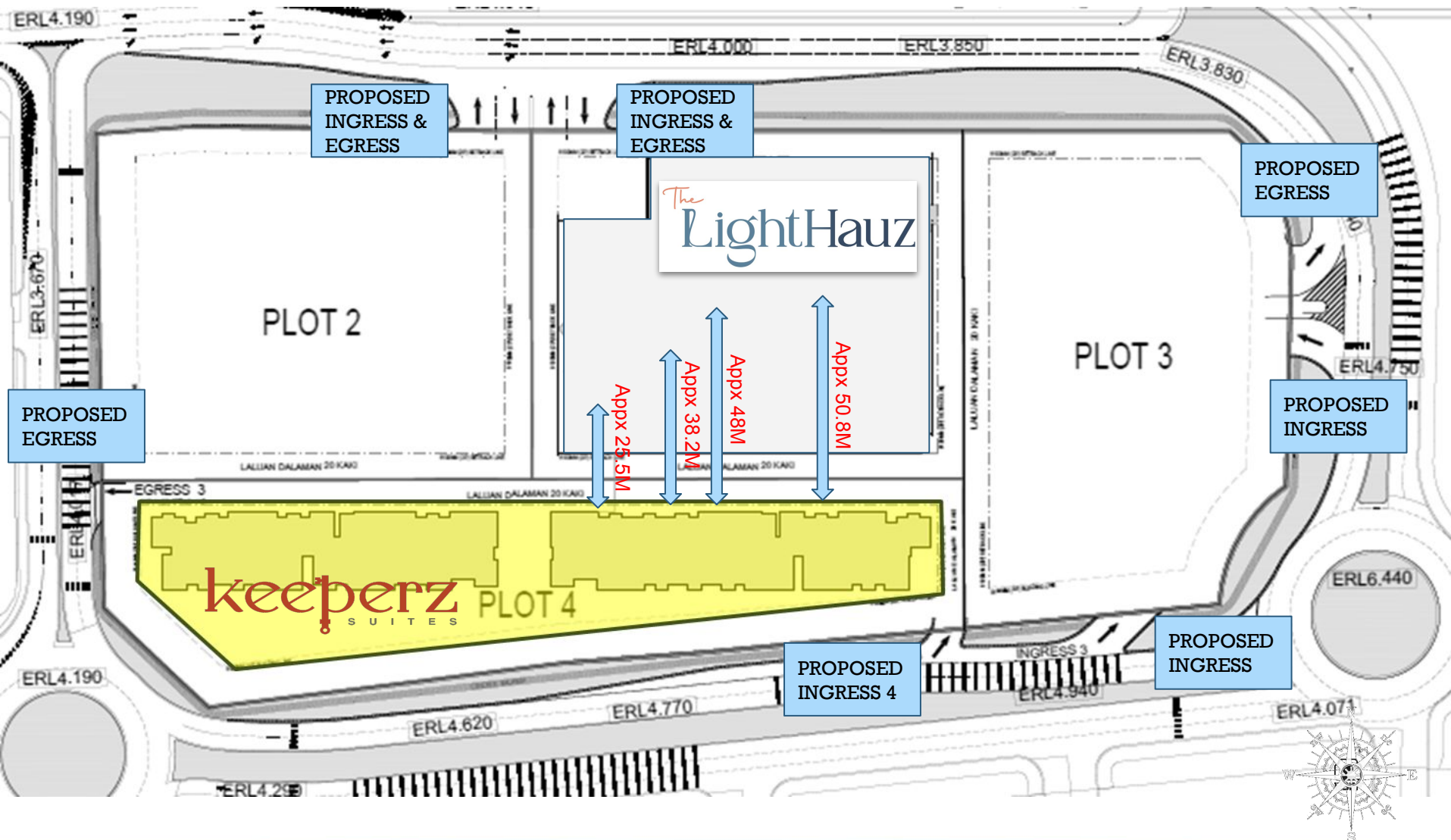
Site Plan & Accessibility



Proposed Site



Master Plan



<https://360vr.my/exsim/lighthauzkeeperz/>

100 ft = 30,480mm , approximately view from L8 -L10 (L8, 29,500mm)

200 ft = 60,960mm, approximately view from L17-L19 (L18, 60,450mm)

300 ft = 91,440mm, approximately view from L27-L29 (L28, 90,950mm)

400 ft = 121,920mm, approximately view from L37-L39 (L38, 121,450mm)

500 ft = 152,400mm, approximately view from L47-49 (L48, 151,950mm)

Level 55 (highest unit floor) = 173,300mm

600 ft = 182,880mm, approximately view from Sky Facilities (L56)

200 feet



Facing to Bukit Dumbar
Approximately view from Level 17-19

400 feet



Facing to Bukit Dumbar
Approximately view from Level 37-39

200 feet



Facing to Penang Bridge / Penang Mainland
Approximately view from Level 17-19

400 feet



Facing to Penang Bridge / Penang Mainland
Approximately view from Level 37-39

200 feet



Facing to Gelugor
Approximately view from Level 17-19

400 feet



Facing to Gelugor
Approximately view from Level 37-39

200 feet



Facing to Penang Mainland
Approximately view from Level 17-19

400 feet



Facing to Penang Mainland
Approximately view from Level 37-39

Project Name	:	The Lighthauz
Site / Project Located	:	PT. 224 (TANAH TEBUSGUNA PLOT A1-8), SEKSYEN 8, BANDAR GEORGE TOWN, DAERAH TIMUR LAUT, PULAU PINANG.
Developer	:	EXSIM WATERFRONT SDN. BHD.
Building Composition	:	Proposed Development: 57 Storeys Service Apartment with 1 Storey Basement 1 Storey Car Park at Basement 8 Storeys Car Park at Level 1 to 8 46 Storeys Service Apartment (671 units) at Level 9 to 53A 3 Storeys Utility at Level 9, 33A & 55 3 Storeys Facilities at Level 9, 56 & 57

Land Tenure	:	Freehold
Land Area	:	2.03 acres / 8,209 sqm / 88,360 sqft
Land Usage	:	Commercial (HDA)
Expected Completion	:	60 months after APDL obtained
Maintenance Fee	:	RM 0.46 including sinking fund Remark: Developer will subsidize maintenance fees up to max RM0.08 psf for 2 years, in the event of any deficit in the maintenance account. However, developer first utilize revenue collection from the facilities and other income generated to cover maintenance account expenses.

Fact Sheet

Common Facilities	:	Level 1 1. Drop Off 2. Lobby Lounge Level 9 1. Multipurpose Hall (Badminton Court, Pickle Ball Court & 3x3 Basketball Court) 2. Gymnasium 3. Kid's Playground 4. Study Room 5. Landscape Area Level 56 & 57 1. Sky Pool 2. Wading Pool 3. BBQ Area 4. Sky Lounge 5. Games Room
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LEVEL 1

1. Coastal Arrival
2. Arrival Bay
3. Horizon Lobby

LEVEL 9

1. Stargazing & Yoga Deck
2. Firelight Grillbar
3. Breeze Walk
4. Mindspace
5. Children Discovery Play
6. The Light Sculpture
7. Readery Deck
8. Breeze Lounge
9. Serenity Garden
10. Herbs Haven
11. Coastal Fit
12. Seaside Court
13. Lumina Hall (Multipurpose Hall)
14. Coastal Gym

LEVEL 56

1. Aquora Deck
2. Astral Lagoon (Sky Pool)
3. Stargaze Soak (Jacuzzi)
4. Mirage Bay (Wading Pool)

LEVEL 57

1. Fun Hub
2. Horizon Lounge



Total Unit	:	671 units
Units Per Floor	:	Level 9-52: Approximately 15 units Level 53-53A: Approximately 8 Units
Building Height	:	57 Storeys
Building Composition	:	Level LG - Car Park Level 1 - Grand Lobby & Car Parks Podium Level 2 to 8 - Car Parks Level 9 - Units & Podium Facilities Level 10 to Level 54 - Units Level 55 - M&E Services Level 56 & 57 - Sky Facilities
Total Car Park	:	1378 Car Parks (Included 5 OKU parking)
No. of Lift	:	6 Passenger Lifts + 1 Service Lifts

Type	Size (SF)	Size (SM)	Balcony	Layout	Car Park
A1	732 SF	68 SM	Yes	2R 2B	2 Single
A1 (M)	732 SF	68 SM	Yes	2R 2B	2 Single
A1a	732 SF	68 SM	Yes	2R 2B	2 Single
A2	732 SF	68 SM	-	2R 2B	2 Single
A2 (M)	732 SF	68 SM	-	2R 2B	2 Single
A2a	732 SF	68 SM	-	2R 2B	2 Single
A2a (M)	732 SF	68 SM	-	2R 2B	2 Single

Type	Size (SF)	Size (SM)	Balcony	Layout	Car Park
B1	1001 SF	93 SM	Yes	3R 2B	2 Single
B1 (M)	1001 SF	93 SM	Yes	3R 2B	2 Single
B1a	1001 SF	93 SM	Yes	3R 2B	2 Single
B2	1001 SF	93 SM	-	3R 2B	2 Single
B2 (M)	1001 SF	93 SM	-	3R 2B	2 Single
B2a	1001 SF	93 SM	-	3R 2B	2 Single

Type	Size (SF)	Size (SM)	Balcony	Layout	Car Park
C1	1001 SF	93 SM	Yes	3R 2B	2 Single
C1a	1001 SF	93 SM	Yes	3R 2B	2 Single
C1a (M)	1001 SF	93 SM	Yes	3R 2B	2 Single
C2	1001 SF	93 SM	-	3R 2B	2 Single
C2 (M)	1001 SF	93 SM	-	3R 2B	2 Single
C2a	1001 SF	93 SM	-	3R 2B	2 Single
C2a (M)	1001 SF	93 SM	-	3R 2B	2 Single

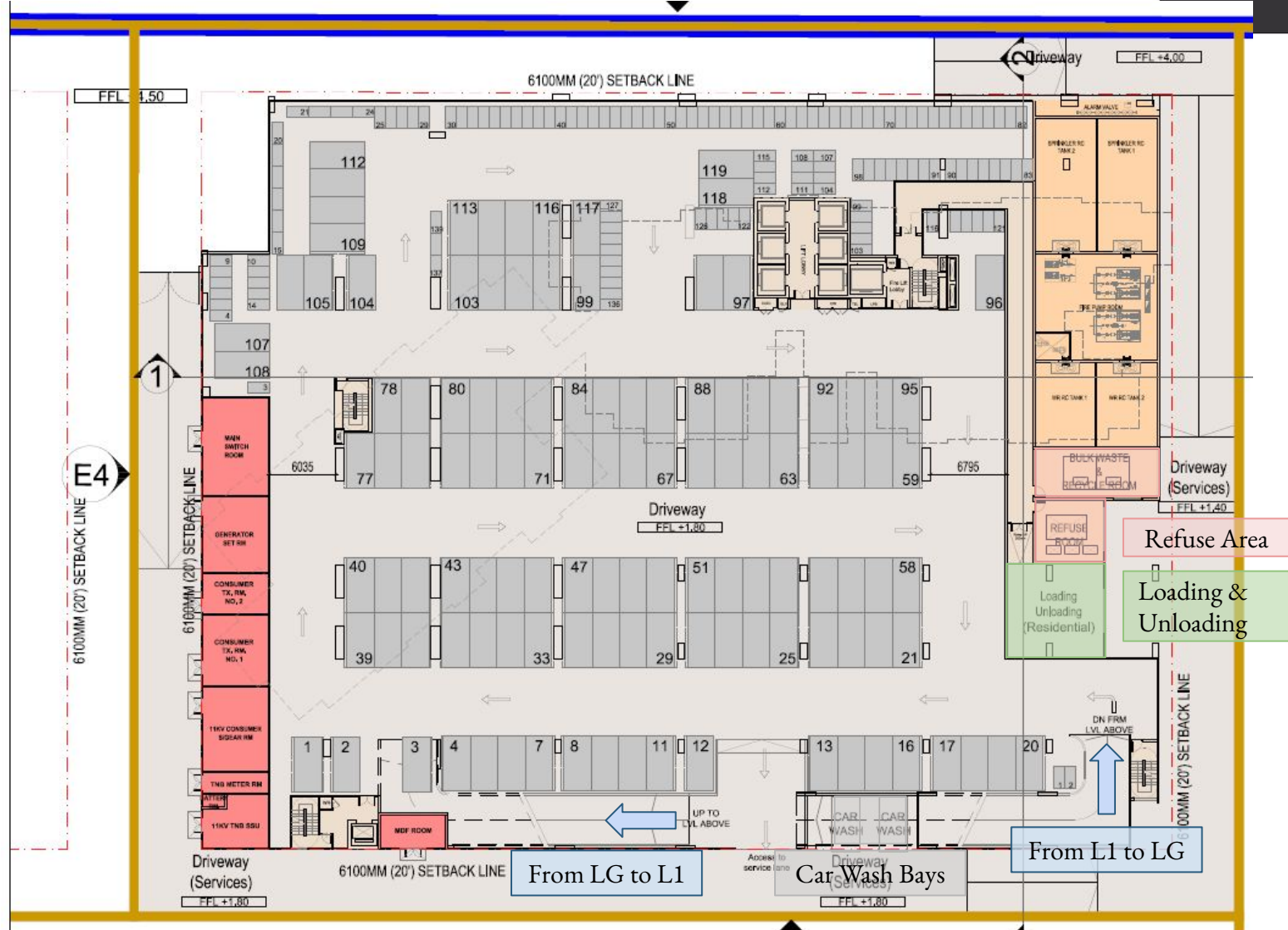
Fact Sheet

Type	Size	Layout	Units	Percentage (%)	Minimum Selling Price & PSF (Gross) (RM)	Maximum Selling Price & PSF (Gross) (RM)	Minimum Selling Price & PSF (Nett) (RM)	Maximum Selling Price & PSF (Nett) (RM)
A	732 sqft (68 sqm)	2R2B	264	39.34	864,500.00 (1,181.01 psf)	901,500.00 (1,231.56 psf)	778,050.00 (1,062.91 psf)	811,350.00 (1,108.40 psf)
B	1001 sqft (93 sqm)	3R2B	225	33.53	1,118,200.00 (1,117.08 psf)	1,173,700.00 (1,172.53 psf)	1,006,380.00 (1,005.37 psf)	1,056,330.00 (1,055.27 psf)
C	1001 sqft (93 sqm)	3R2B	182	27.12	1,121,200.00 (1,120.08 psf)	1,173,700.00 (1,172.53 psf)	1,009,080.00 (1,008.07 psf)	1,056,330.00 (1,055.27 psf)

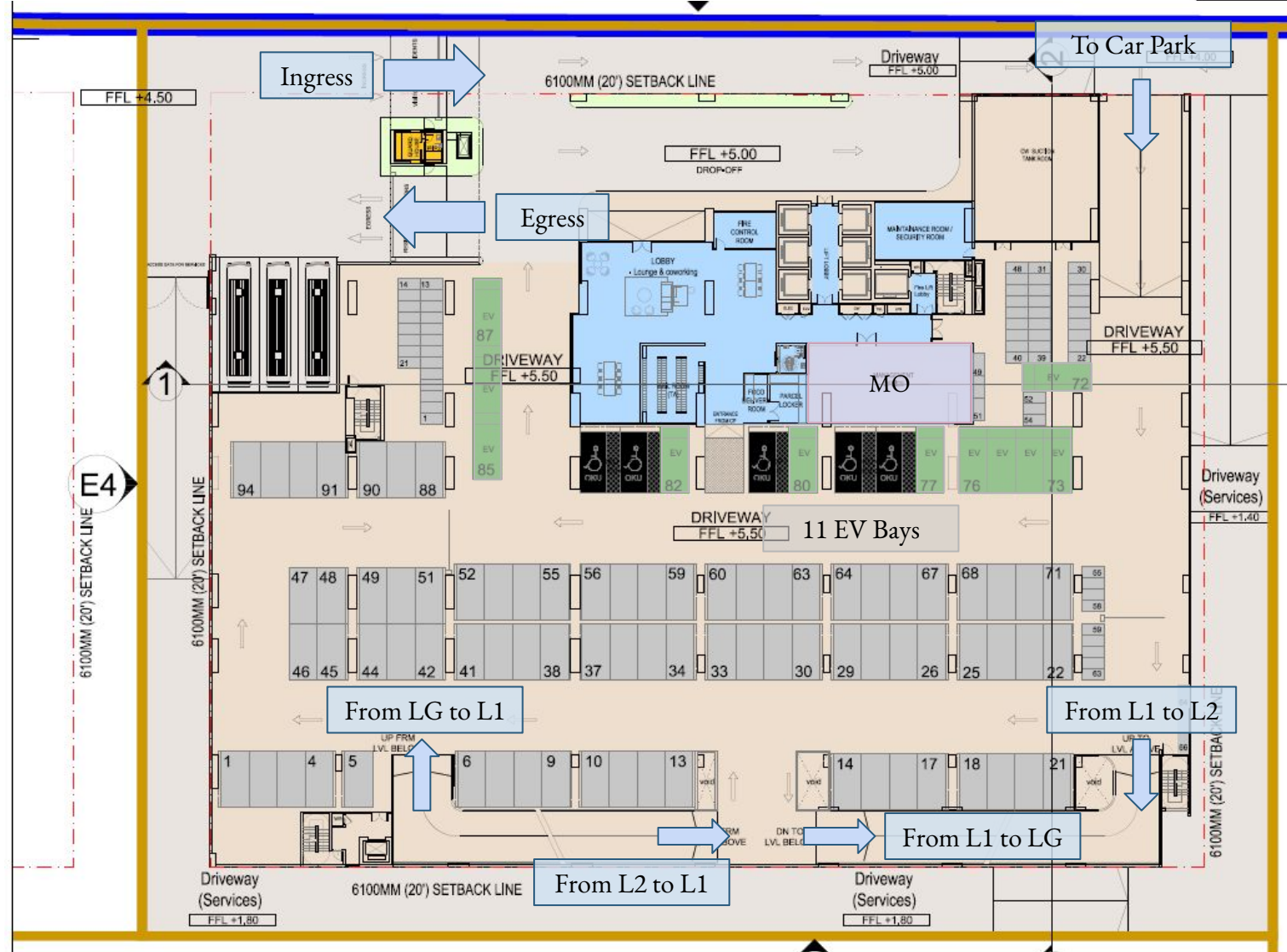
Orientation / Facing	West Northwest East Southeast	Gelugor Bukit Dumbar Penang Mainland Penang Bridge / Penang Mainland
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Architect :	WDA Architects Sdn Bhd (Design Architect) BYG Architecture Sdn Bhd (Project Architect)
Civil & Structural Engineer :	Perunding YAA Sdn Bhd
Mechanical & Electrical Engineer :	GH Tag Consultancy
Quantity Surveyor :	Kuantibina Sdn Bhd
Landscape Consultant :	Landart Design Sdn Bhd
Interior Designer :	Aprilist Associates Sdn Bhd
Main Contractor :	TBC
Developer's Solicitor :	TBC

Sub-basement Floor Plan



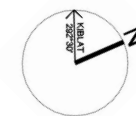
Level 1 Floor Plan



Level 2 Floor Plan

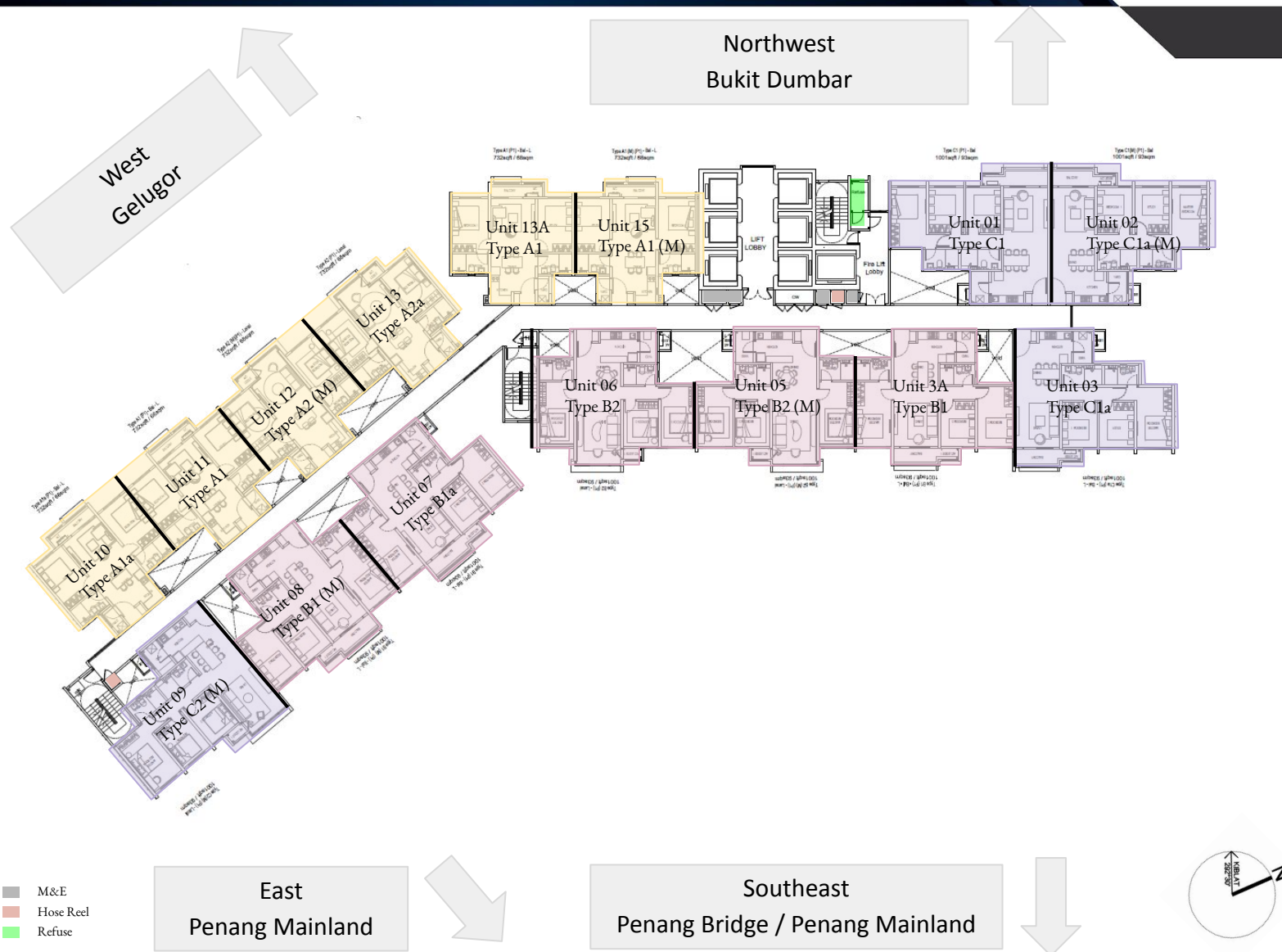


NEW AGE INGENUITY



All information, items and/or products herein contained and/or displayed, including but not limited to measurement, features, materials, specifications, brands, colours, plans, drawings, images, pictures, visual renditions, illustrations and presentation of interiors, furniture and fittings layout, landscapes, roads, access, lifestyle, scale models, show units and/or development are artist's impressions/renderings for illustration purposes only and are subject to change as may be required and/or recommended by the relevant authorities and/or the developer's architects, engineers and/or consultants without prior notification to you. Nothing contained herein shall be taken as identical representation of the actual state thereof or constitute or be construed to constitute an offer, a contract, part of the sale and purchase agreement (SPA), a representation and/or warranty on the part of the developer, unless expressly and specifically incorporated in the SPA. Prospective purchasers are advised to read and scrutinize the SPA together with its enclosures or to engage relevant independent professionals for advice prior to signing of the SPA. The developer and/or other related companies and parties shall neither be held responsible for any claims, error or inaccuracy nor be liable for any losses, damages, costs, expenses, or liabilities that may be incurred, suffered or sustained resulting from any reliance on any information, items and/or products herein contained and/or displayed or any part thereof.

Typical Floor Plan



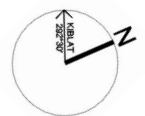
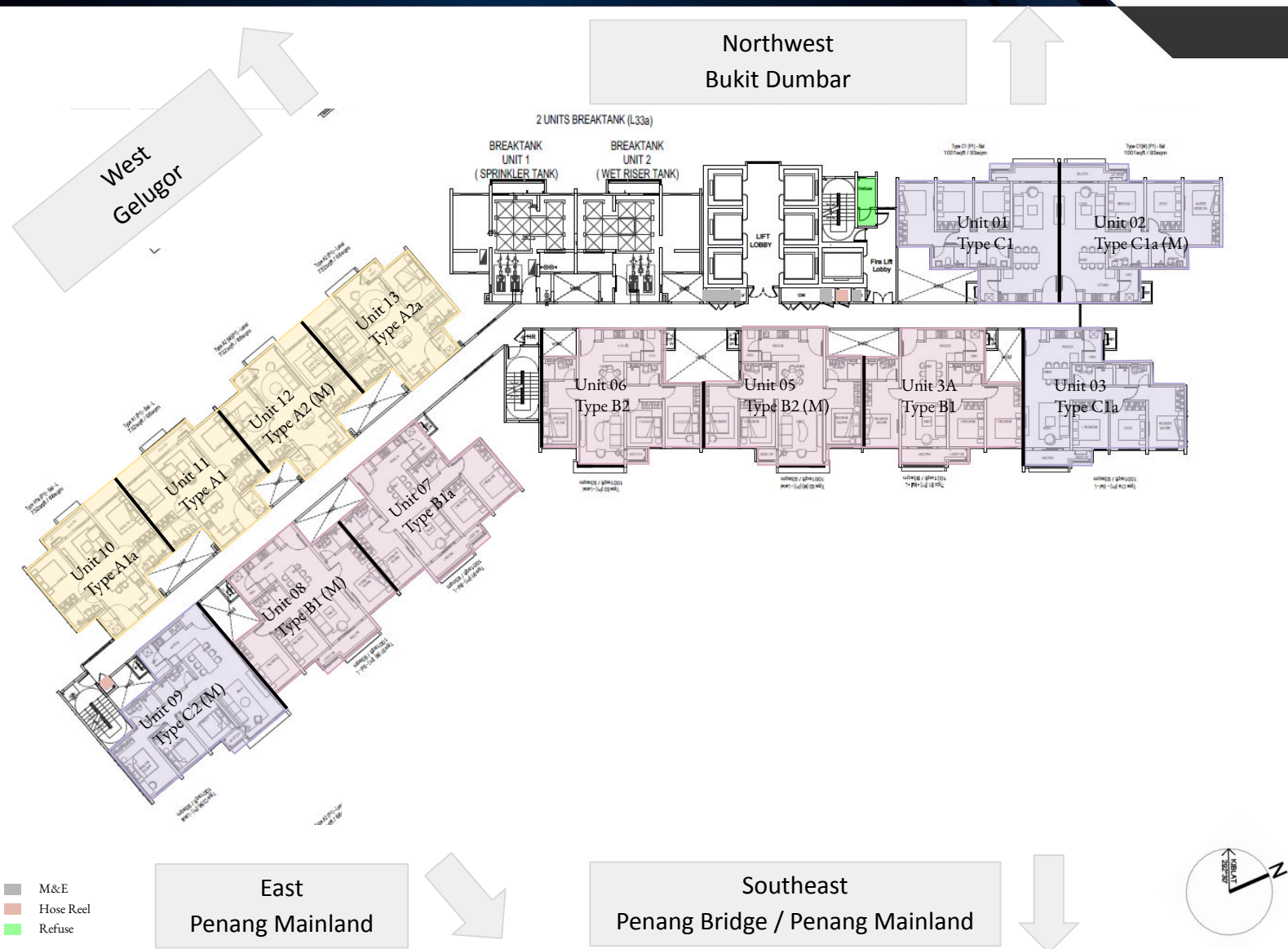
- Type A
- Type B
- Type C
- M&E
- Hose Reel
- Refuse

East
Penang Mainland

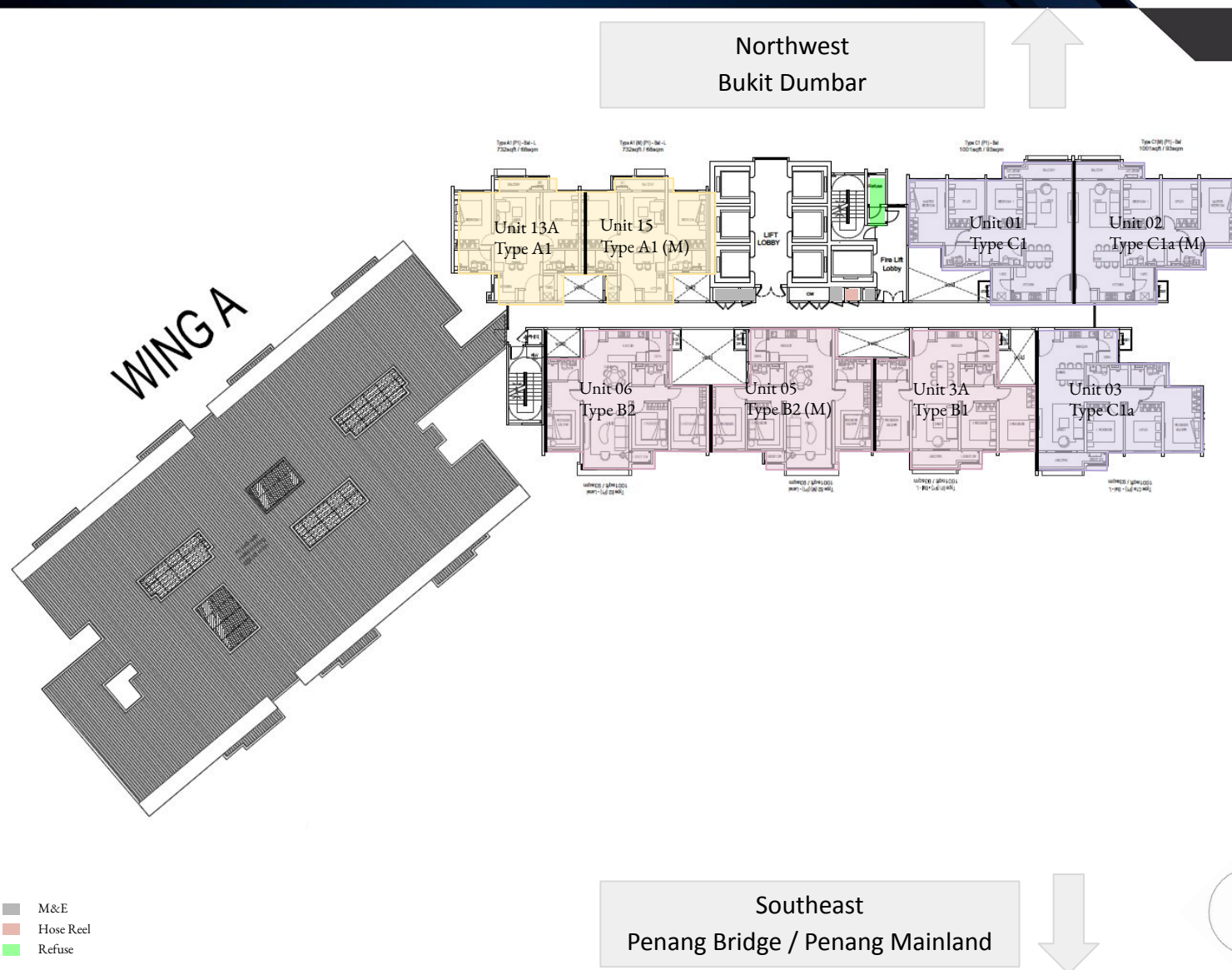
Southeast
Penang Bridge / Penang Mainland



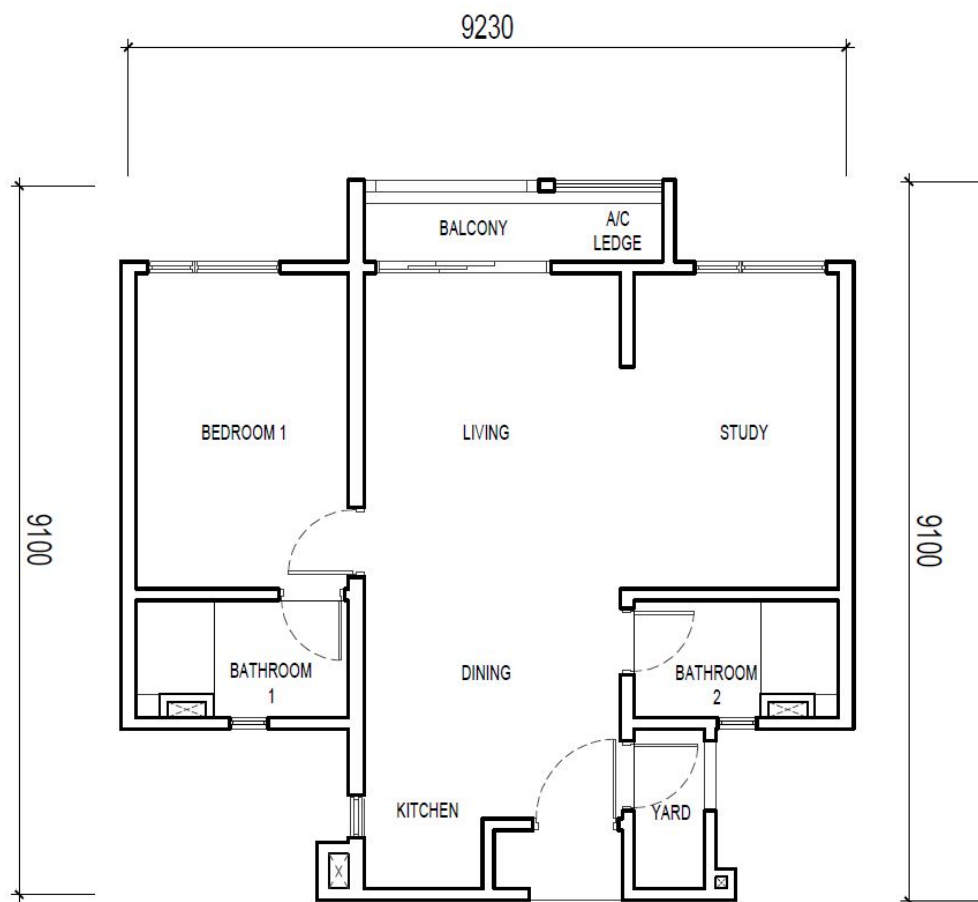
Level 33A Floor Plan - Break Tank Level



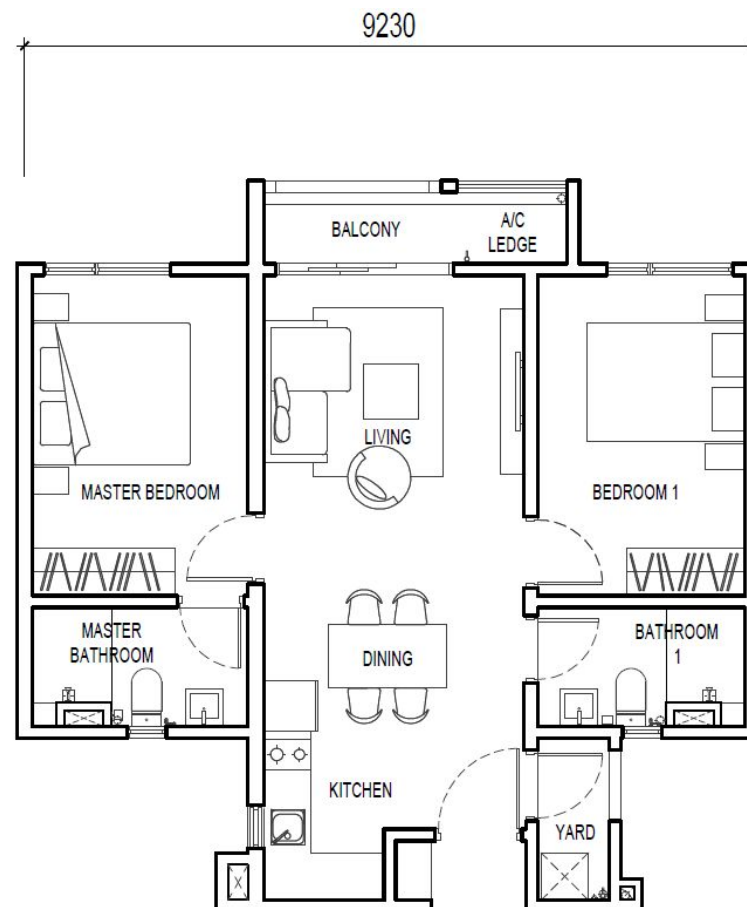
Level 53 & 53A Floor Plan



Unit Layout - Type A1 (732 sqft / 68 sqm)

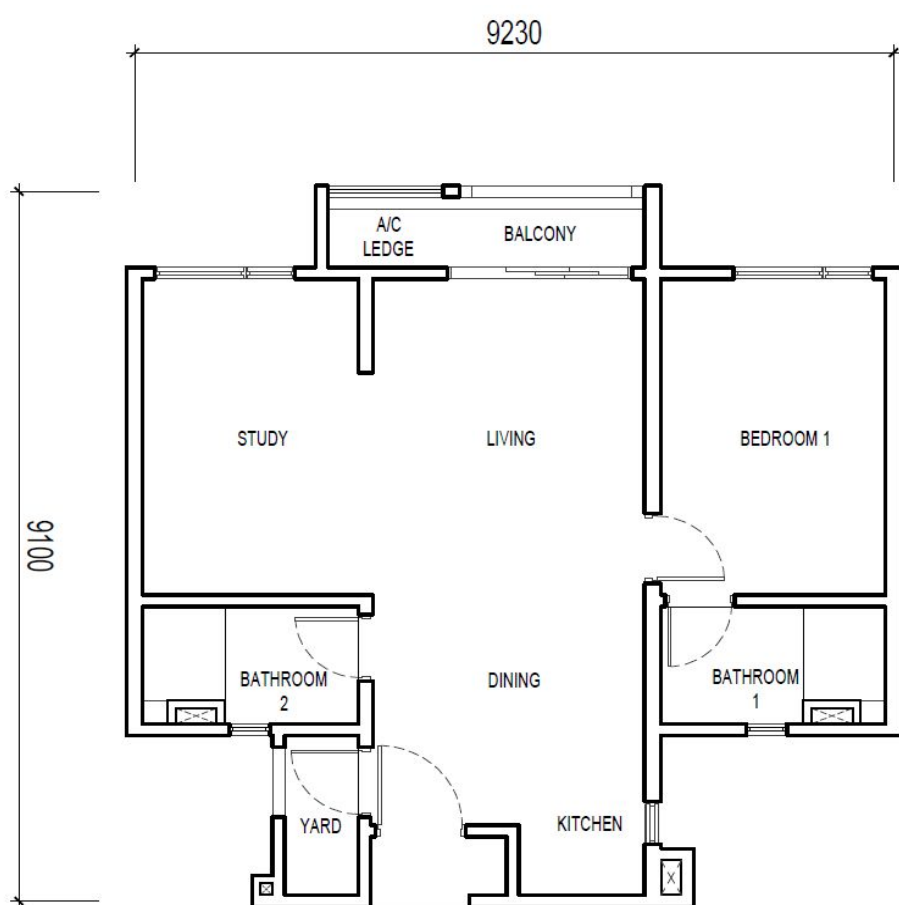


LAYOUT PLAN

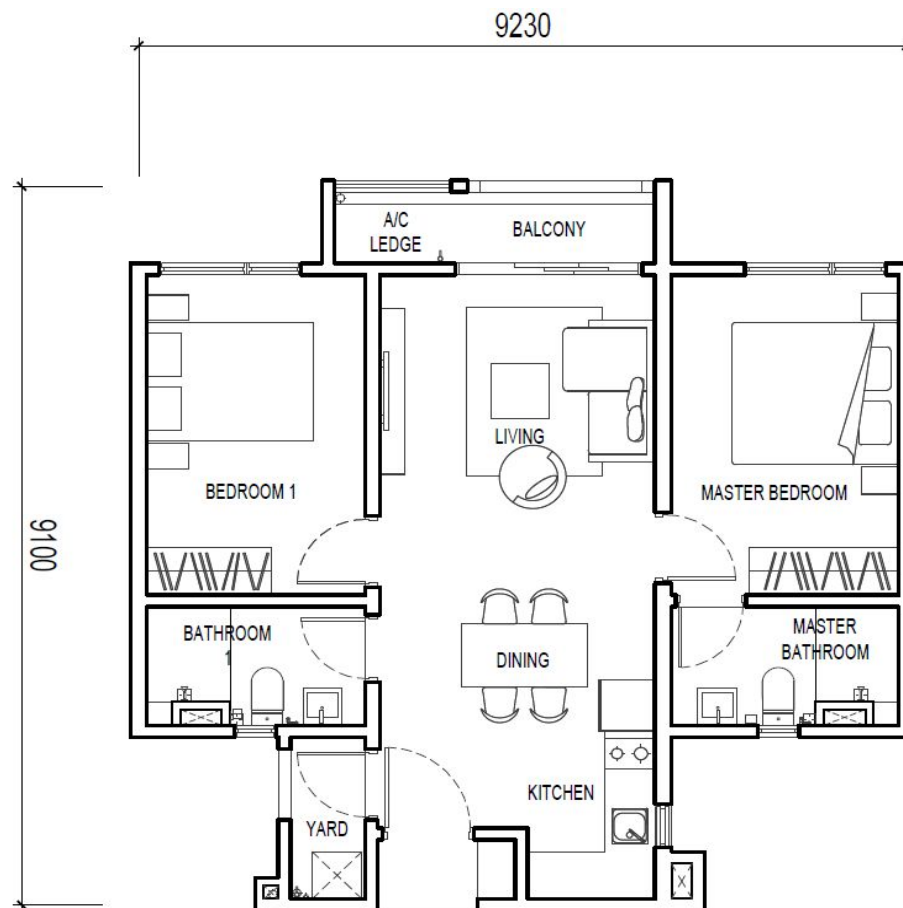


RENOVATION PLAN

Unit Layout - Type A1 (M) (732 sqft / 68 sqm)

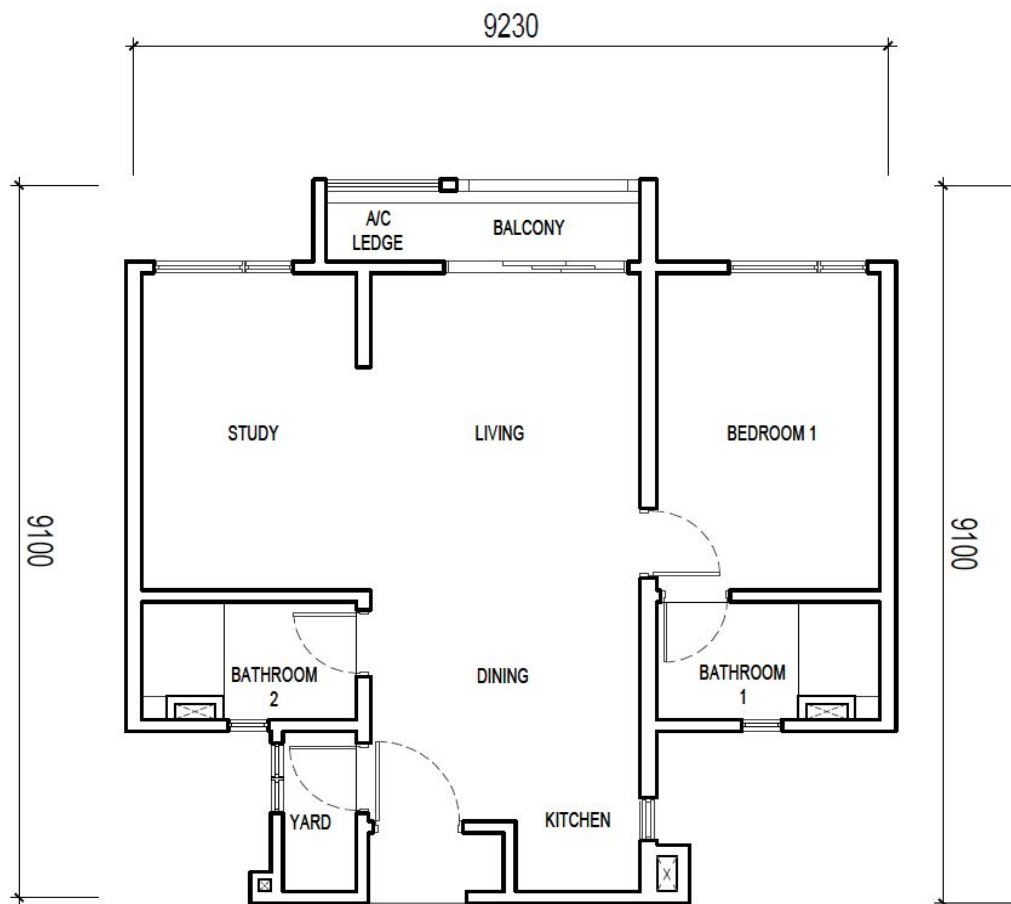


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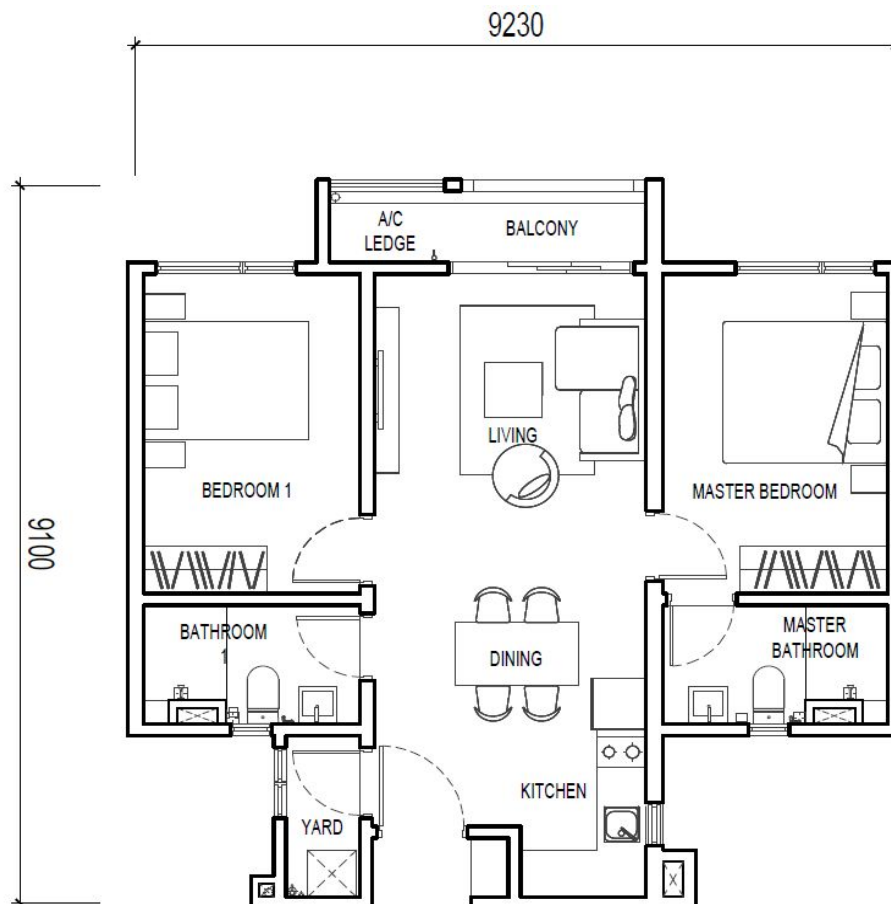


RENOVATION PLAN

Unit Layout - Type A1a (732 sqft / 68 sqm)

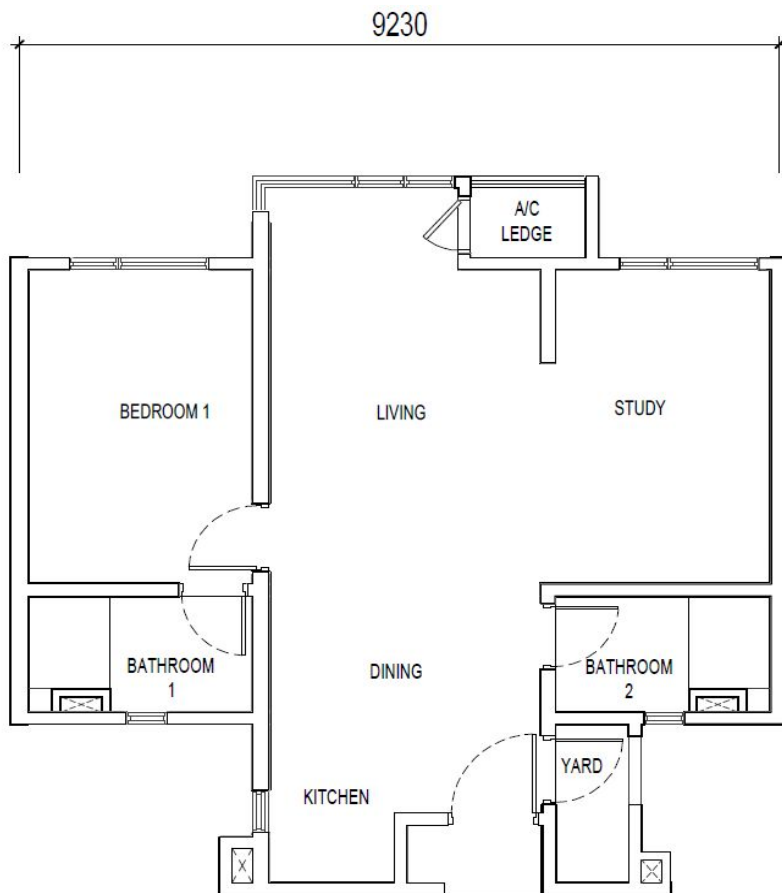


LAYOUT PLAN

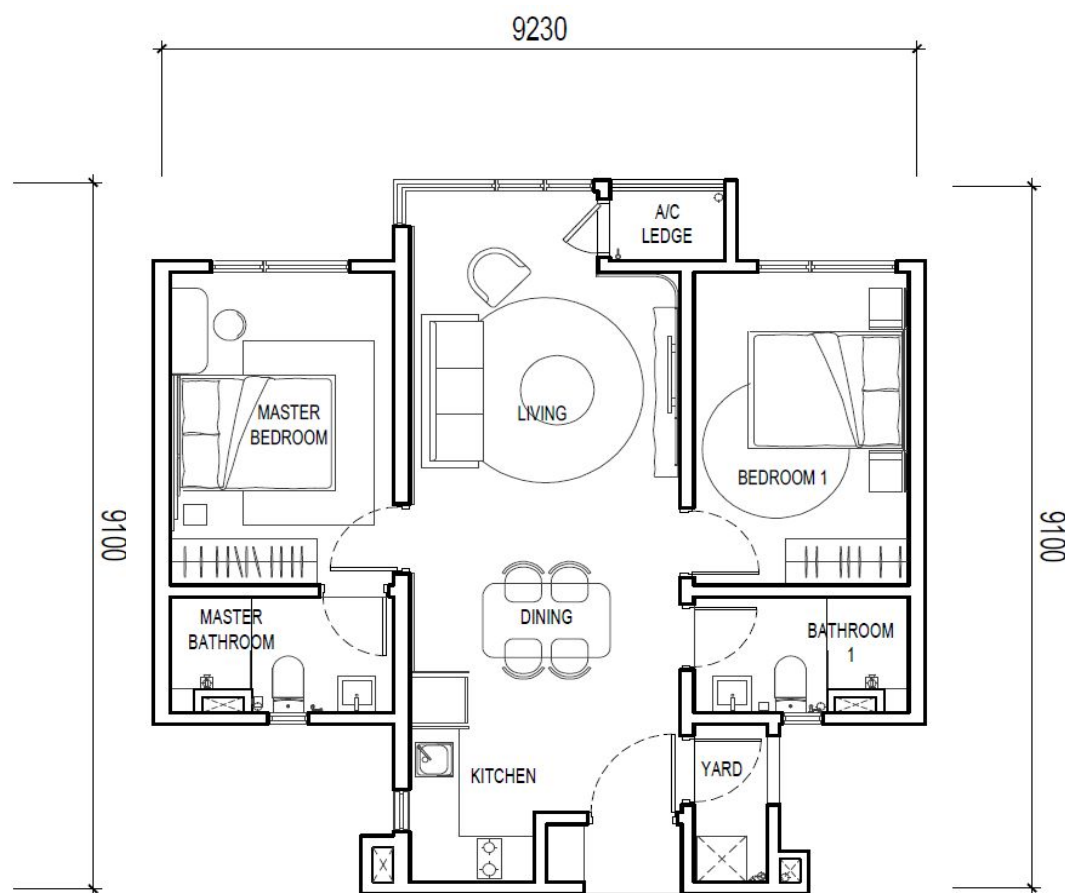


RENOVATION PLAN

Unit Layout - Type A2 (732 sqft / 68 sqm)

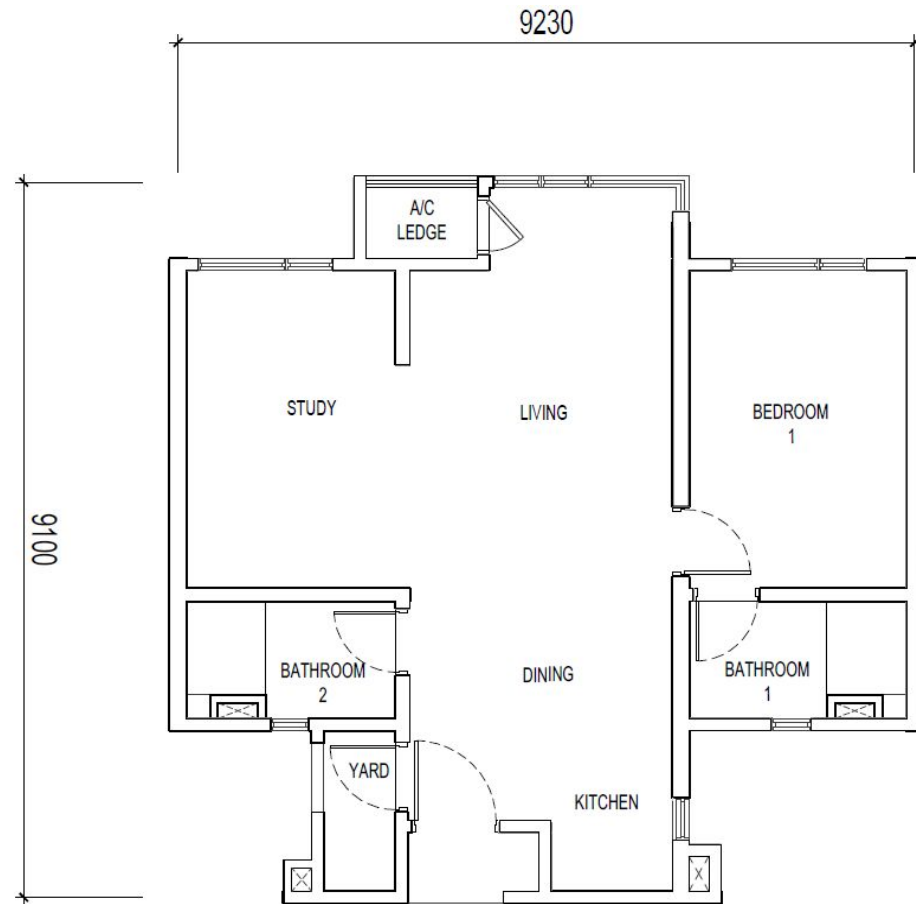


LAYOUT PLAN

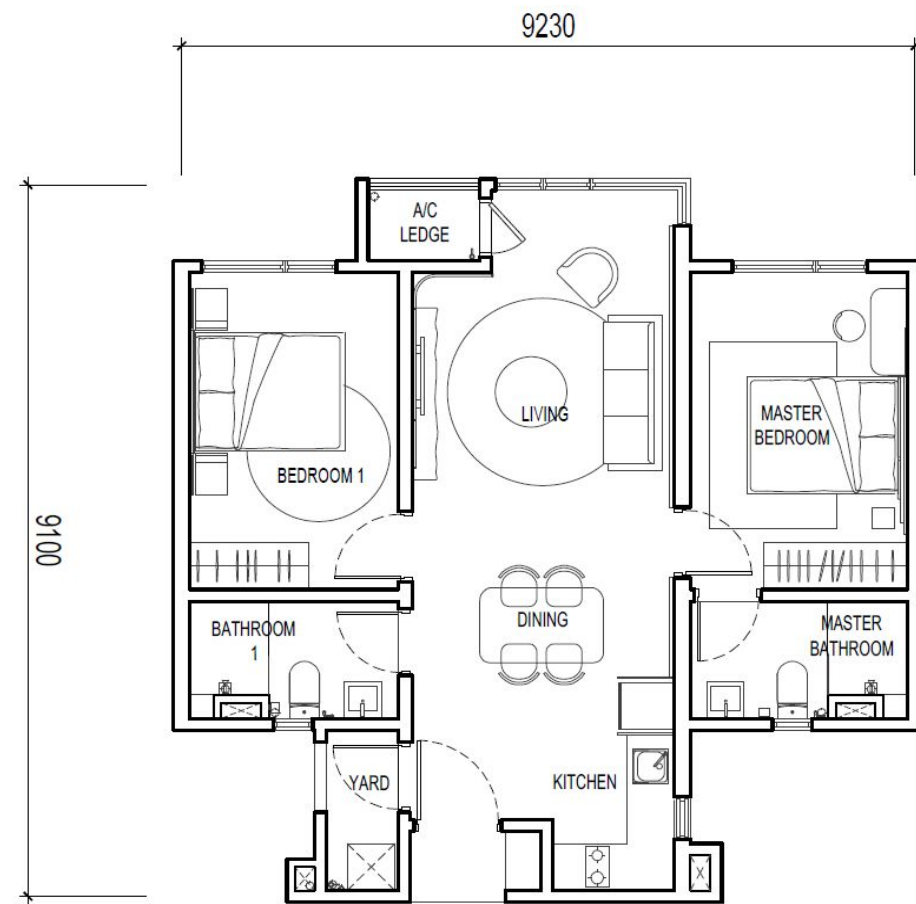


RENOVATION PLAN

Unit Layout - Type A2 (M) (732 sqft / 68 sqm)

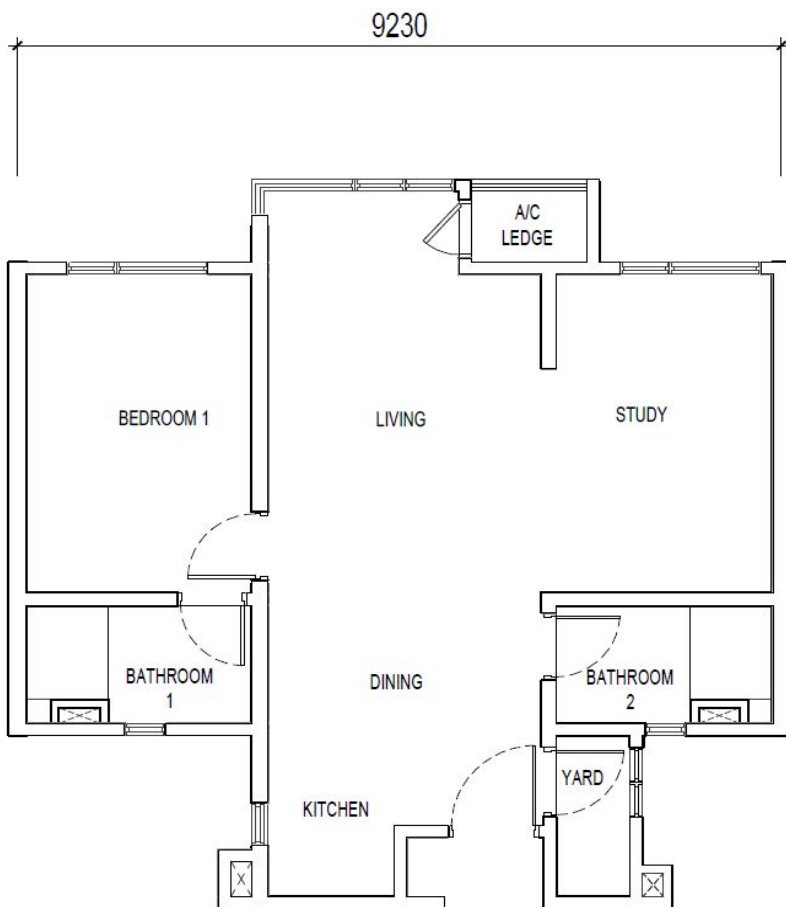


LAYOUT PLAN

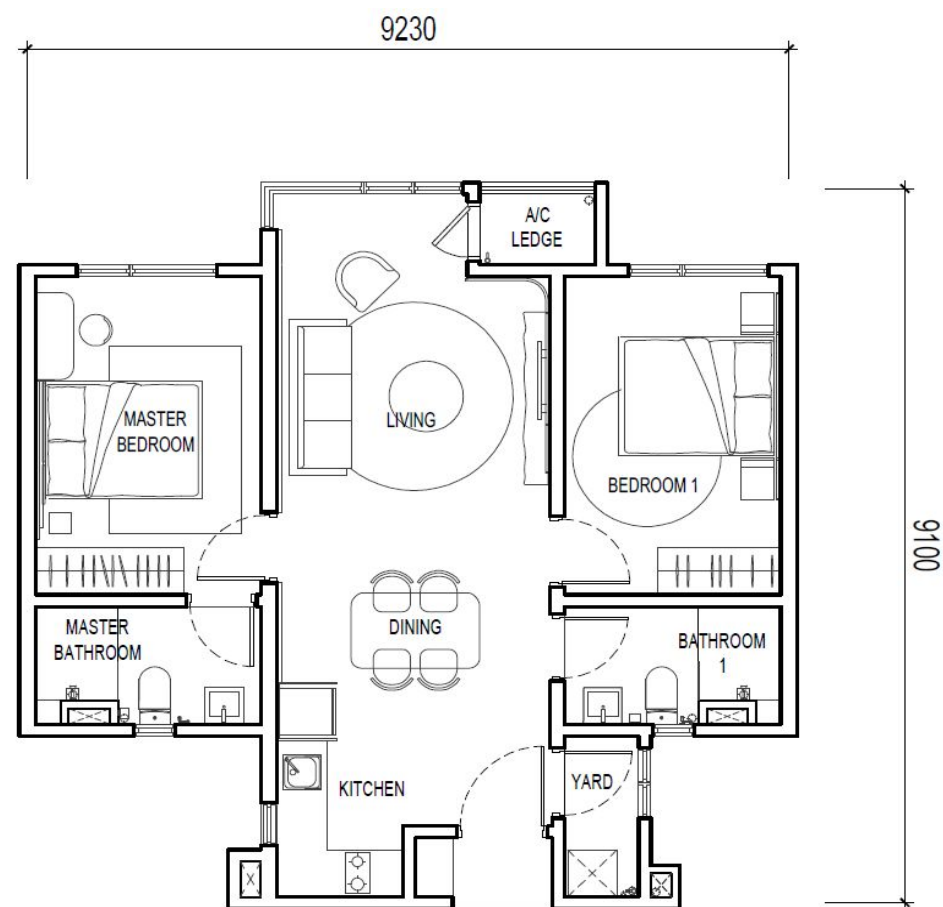


RENOVATION PLAN

Unit Layout - Type A2a (732 sqft / 68 sqm)

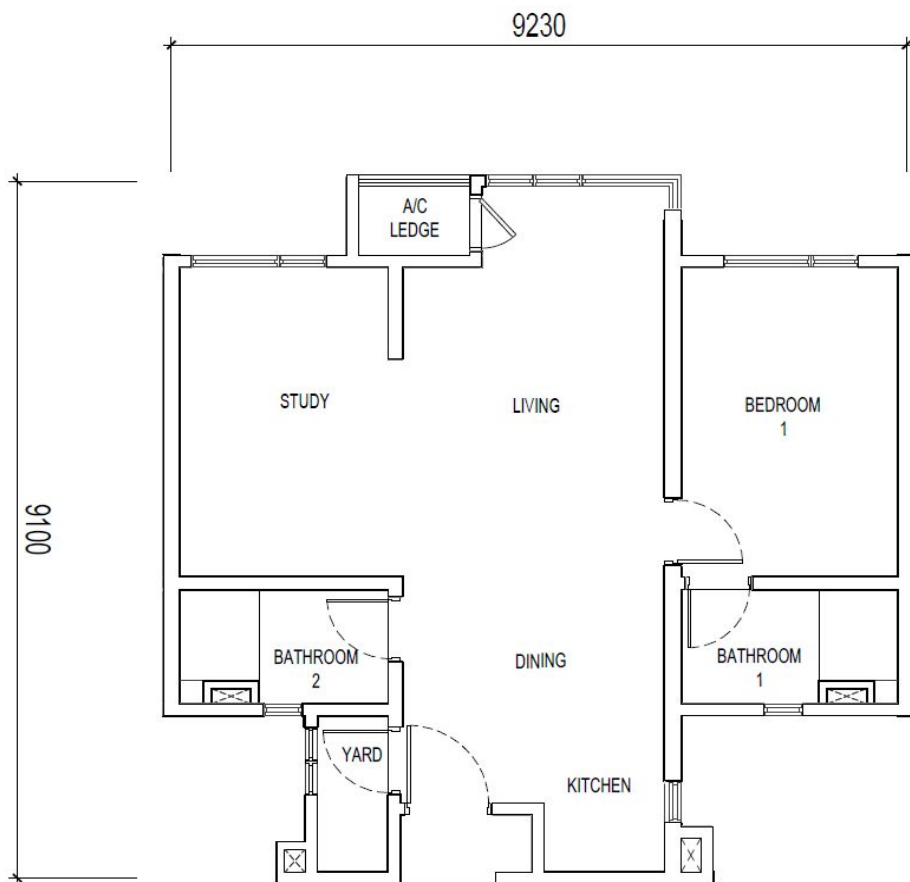


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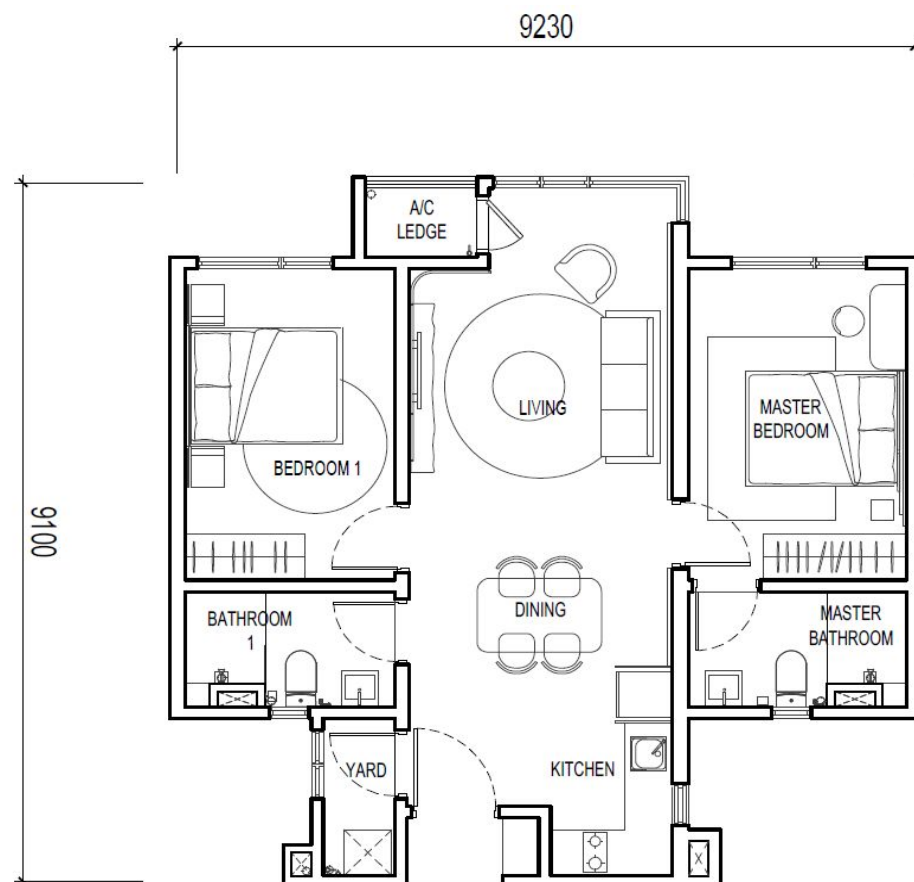


RENOVATION PLAN

Unit Layout - Type A2a (M) (732 sqft / 68 sqm)

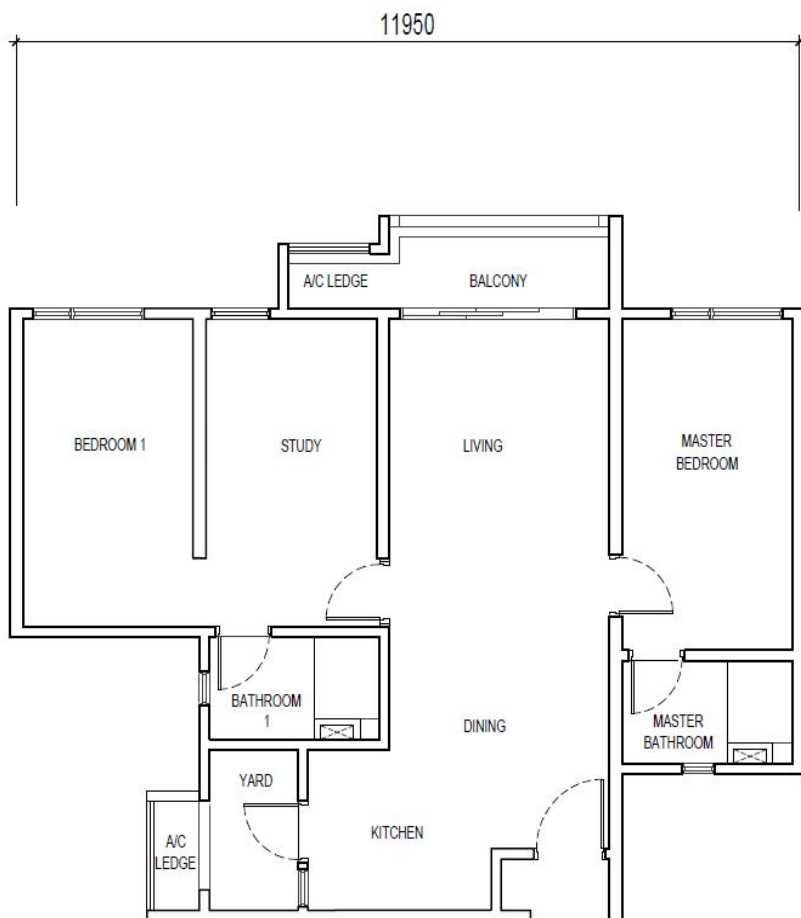


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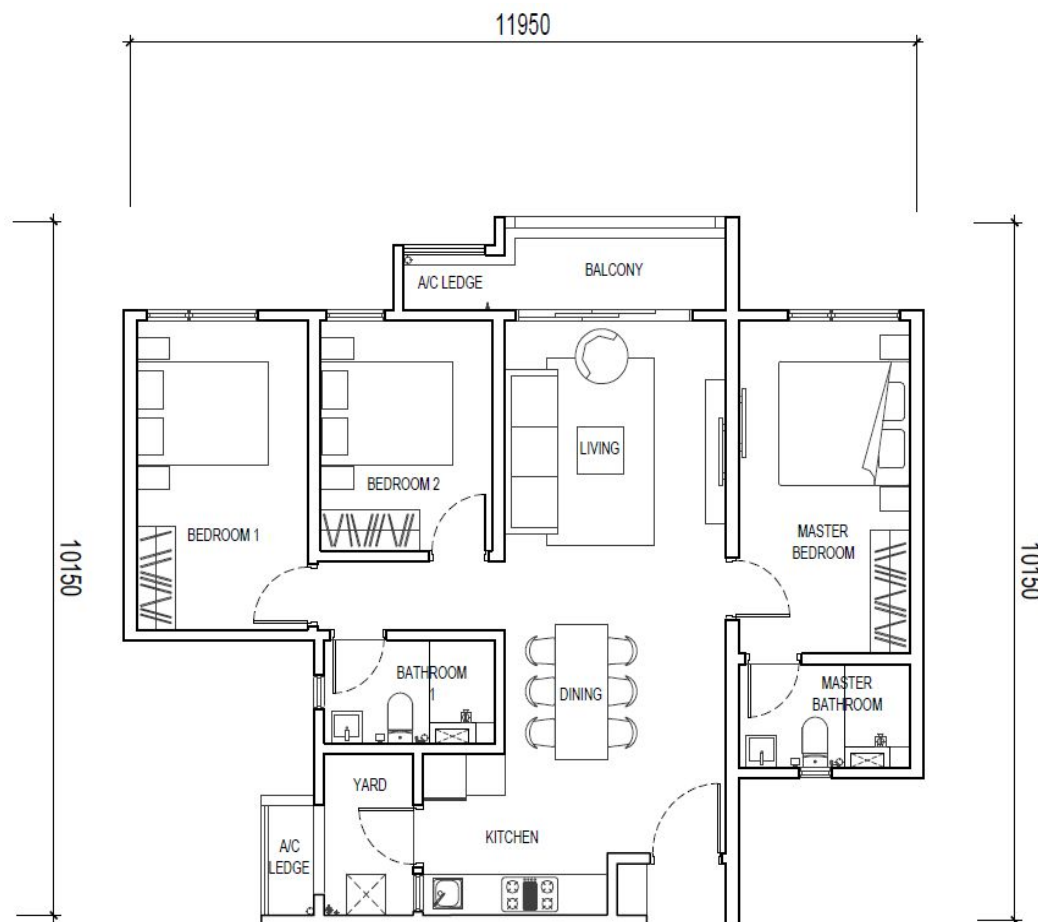


RENOVATION PLAN

Unit Layout - Type B1 (1001 sqft / 93 sqm)

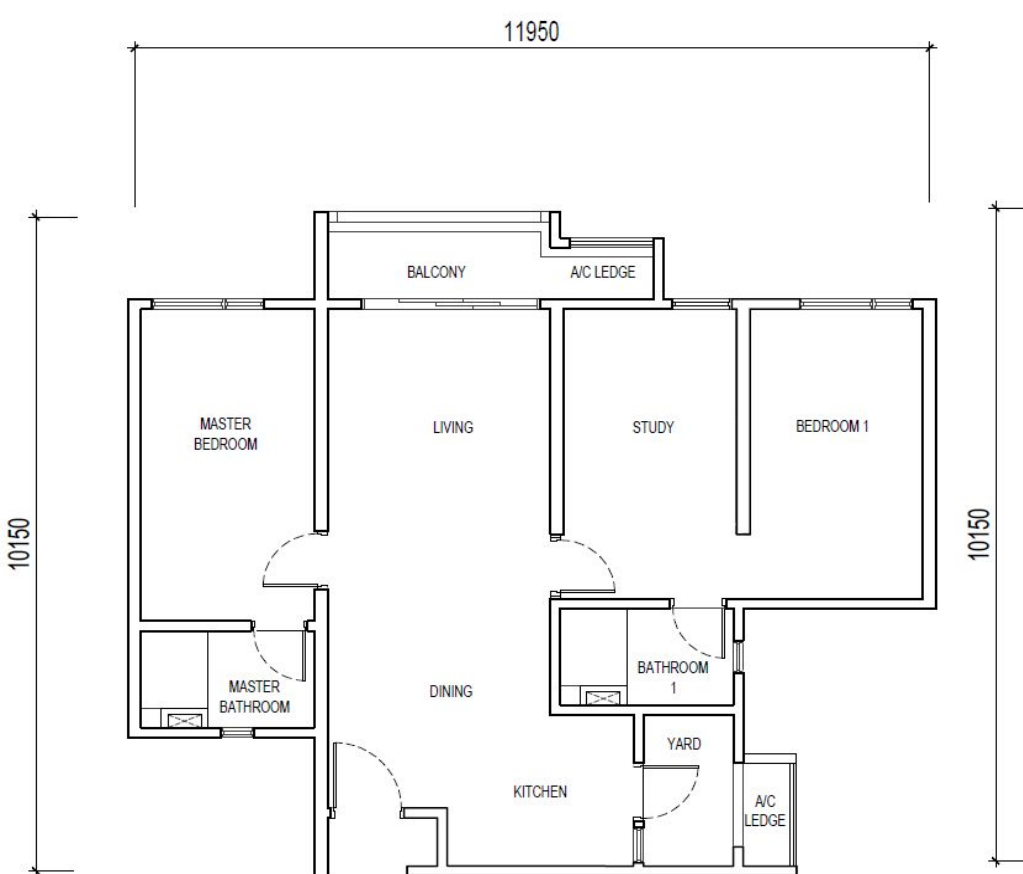


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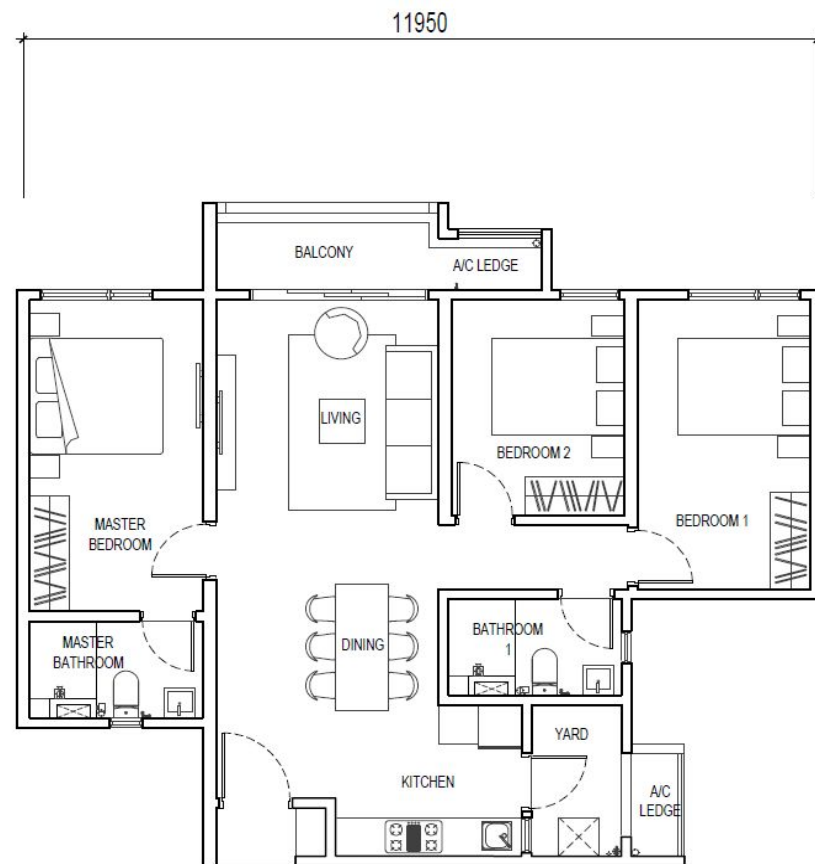


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Unit Layout - Type B1 (M) (1001 sqft / 93 sqm)

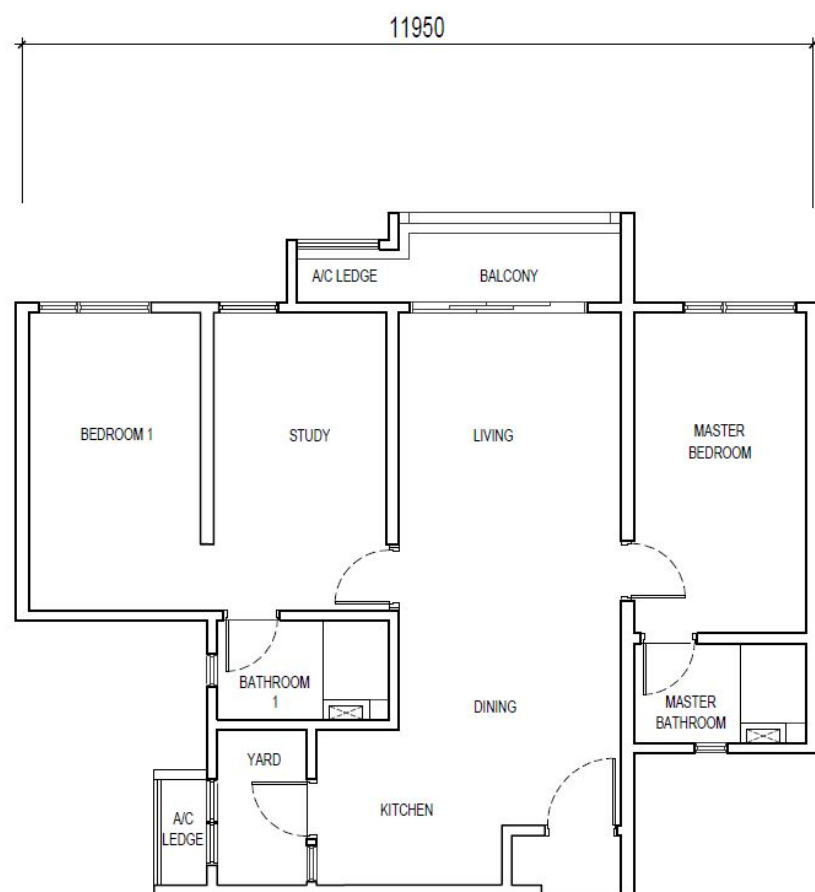


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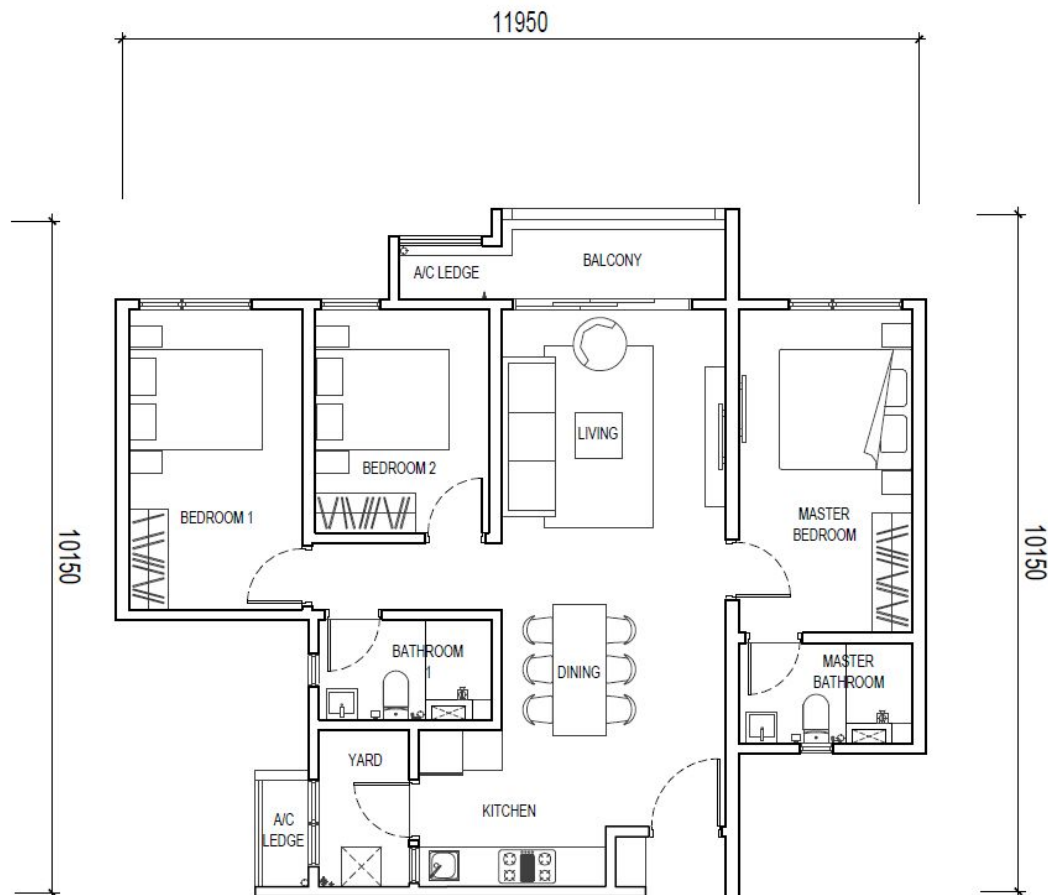


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Unit Layout - Type B1a (1001 sqft / 93 sqm)

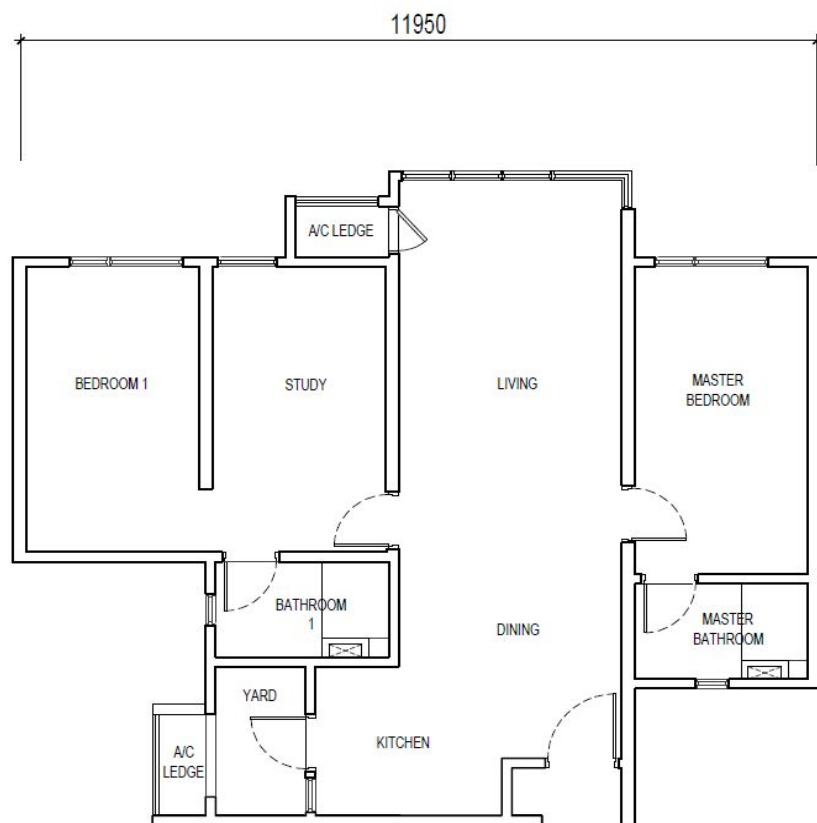


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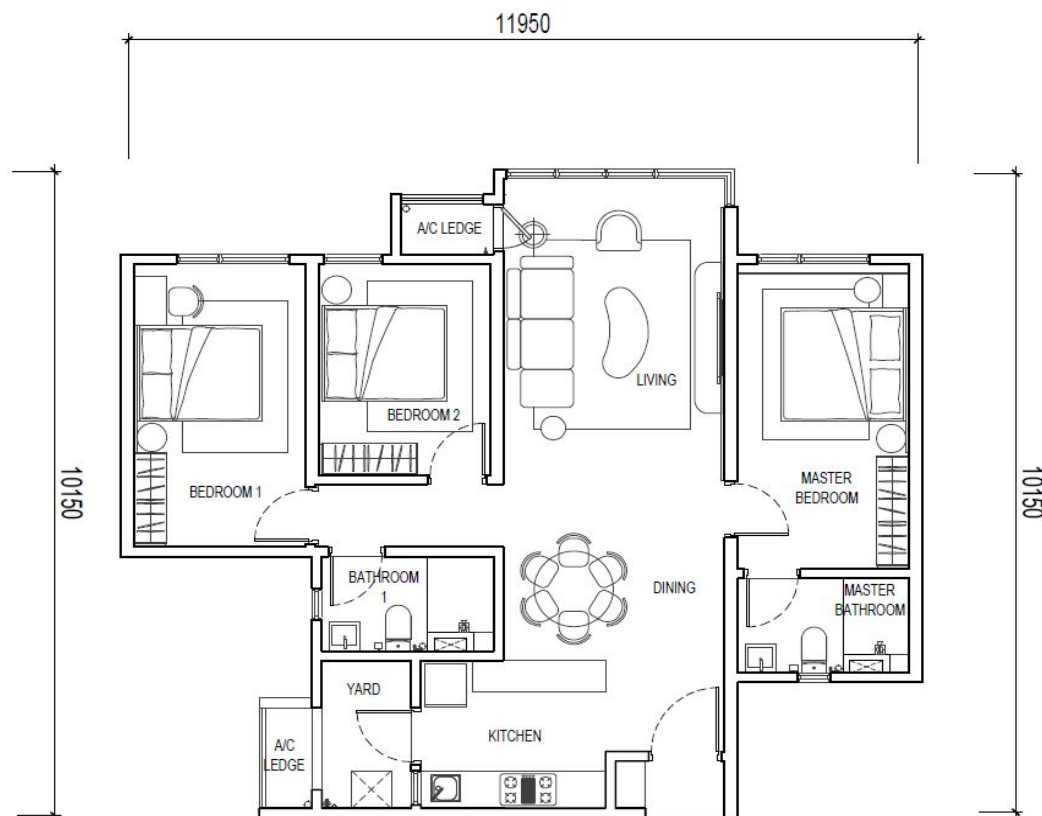


RENOVATION PLAN

Unit Layout - Type B2 (1001 sqft / 93 sqm)

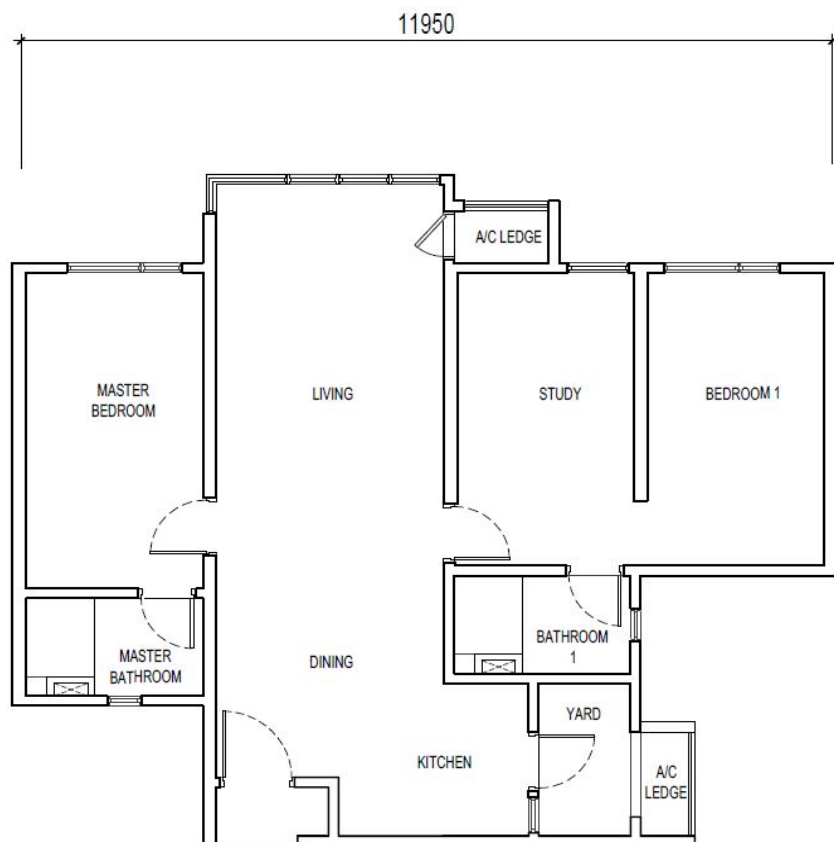


LAYOUT PLAN

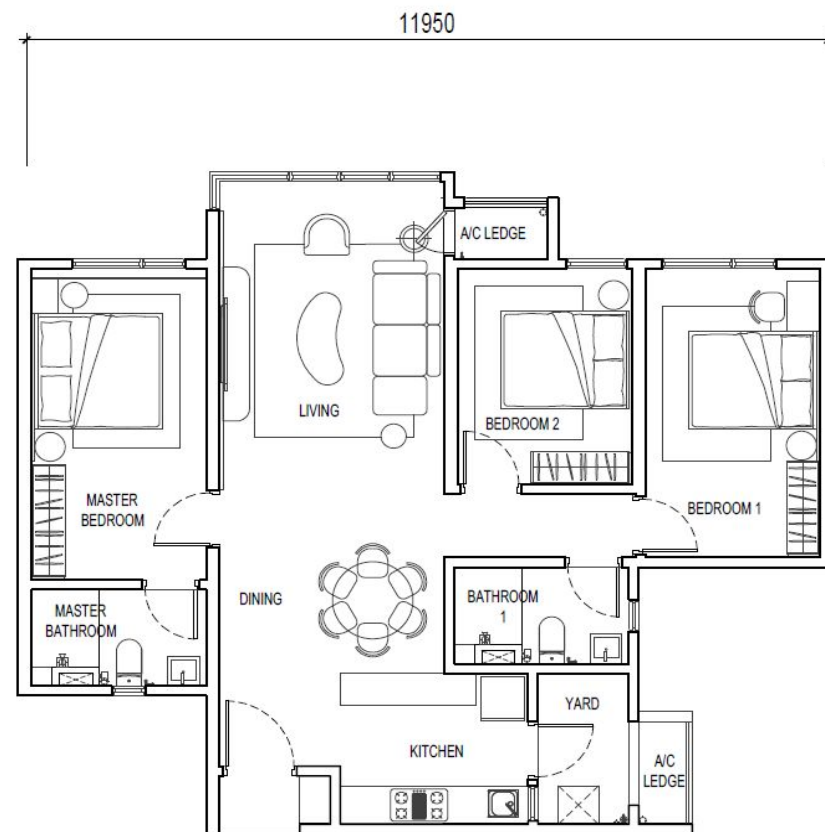


RENOVATION PLAN

Unit Layout - Type B2 (M) (1001 sqft / 93 sqm)

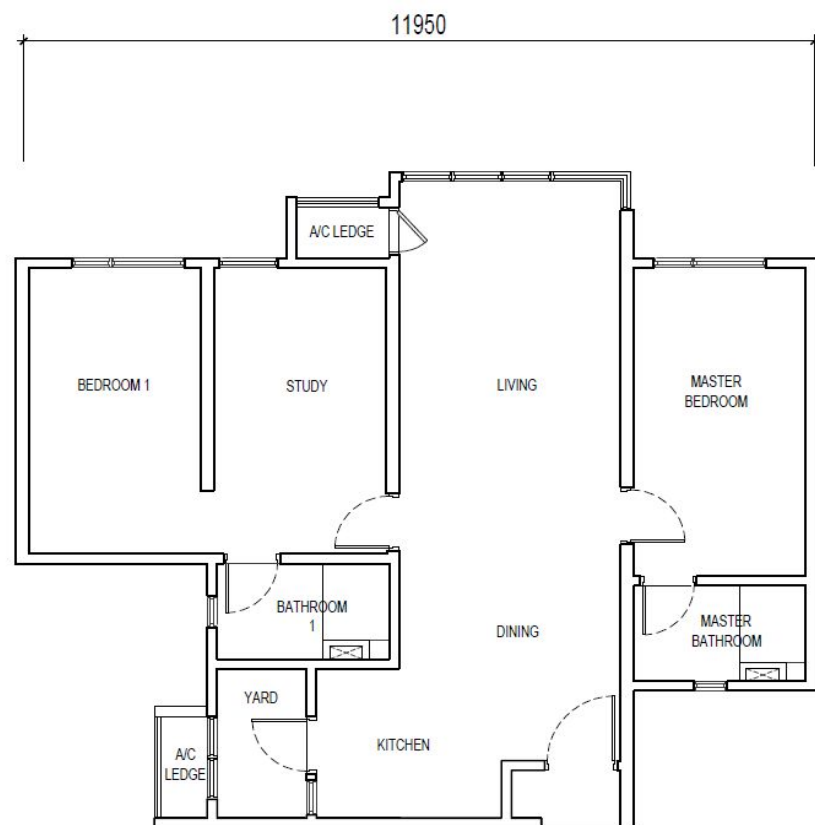


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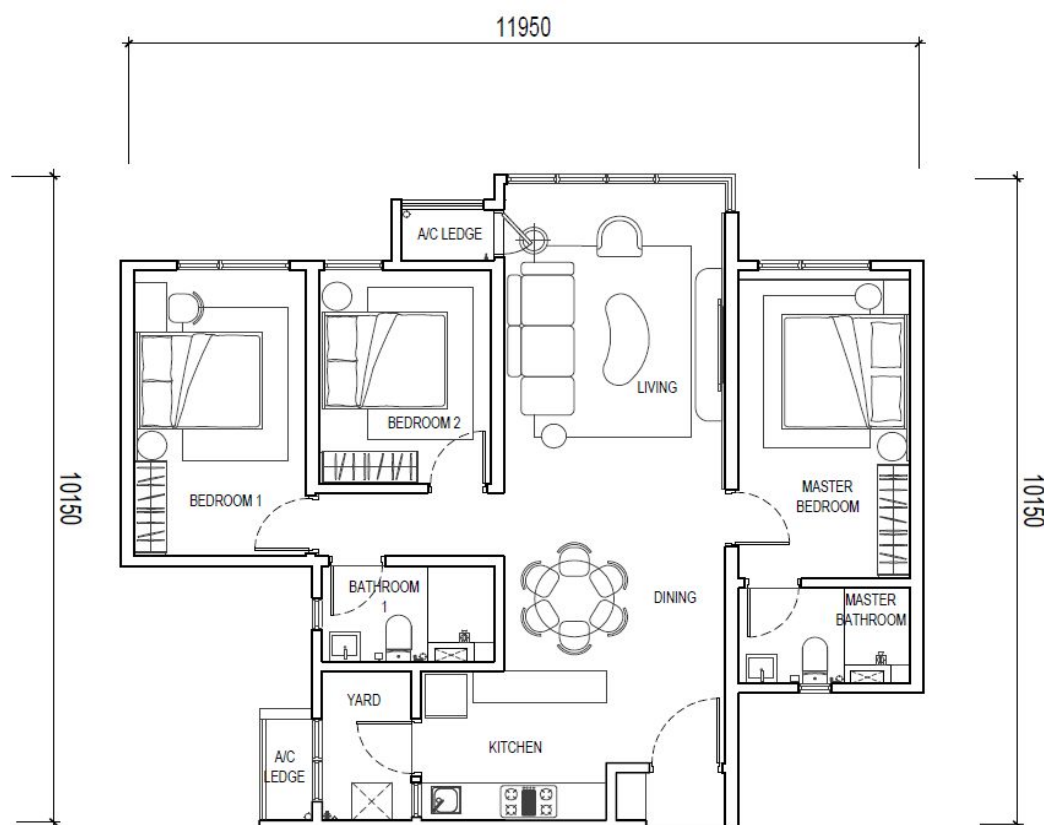


RENOVATION PLAN

Unit Layout - Type B2a (1001 sqft / 93 sqm)

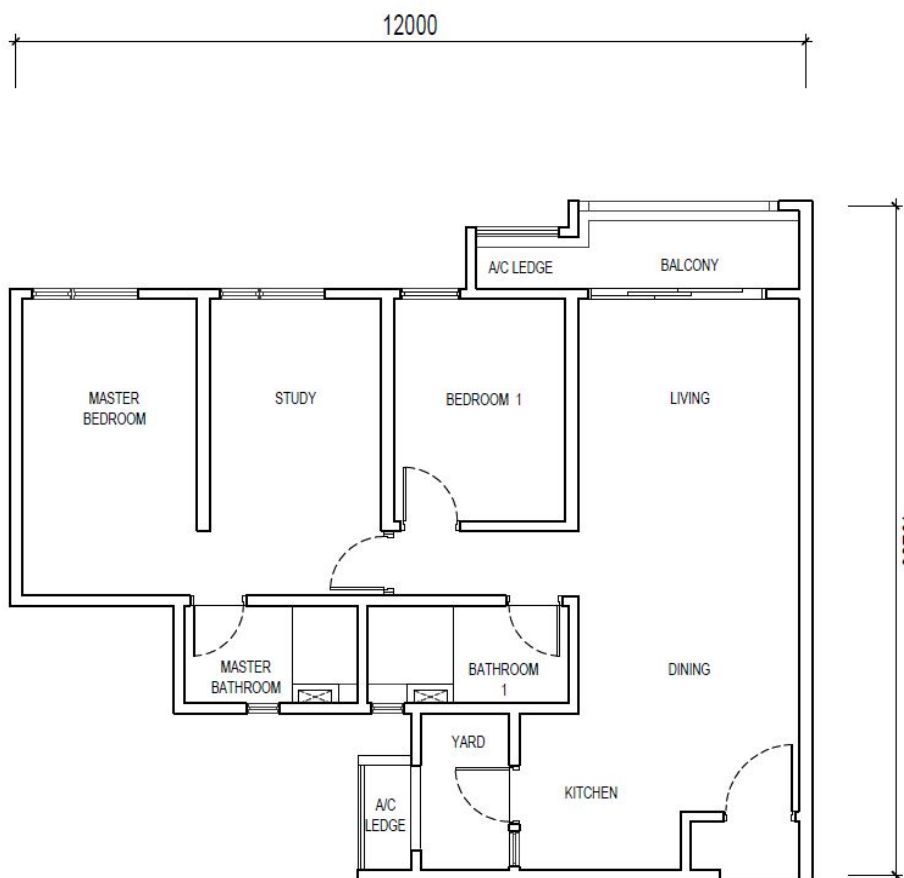


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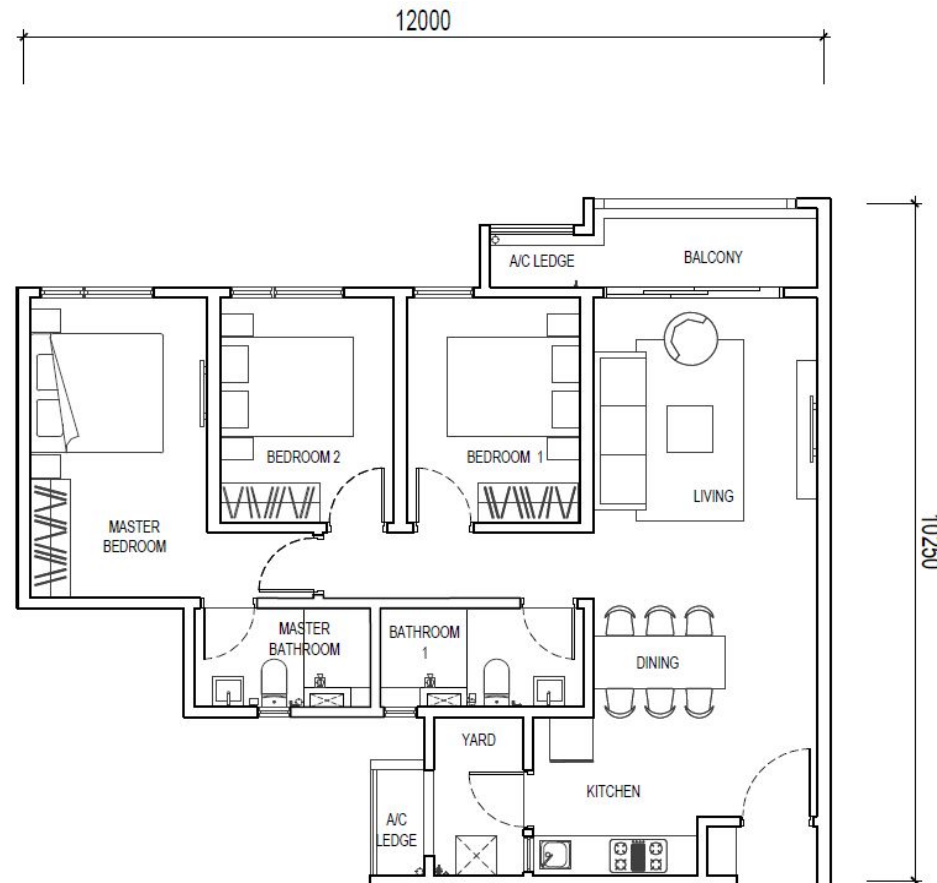


RENOVATION PLAN

Unit Layout - Type C1 (1001 sqft / 93 sqm)



LAYOUT PLAN



RENOVATION PLAN

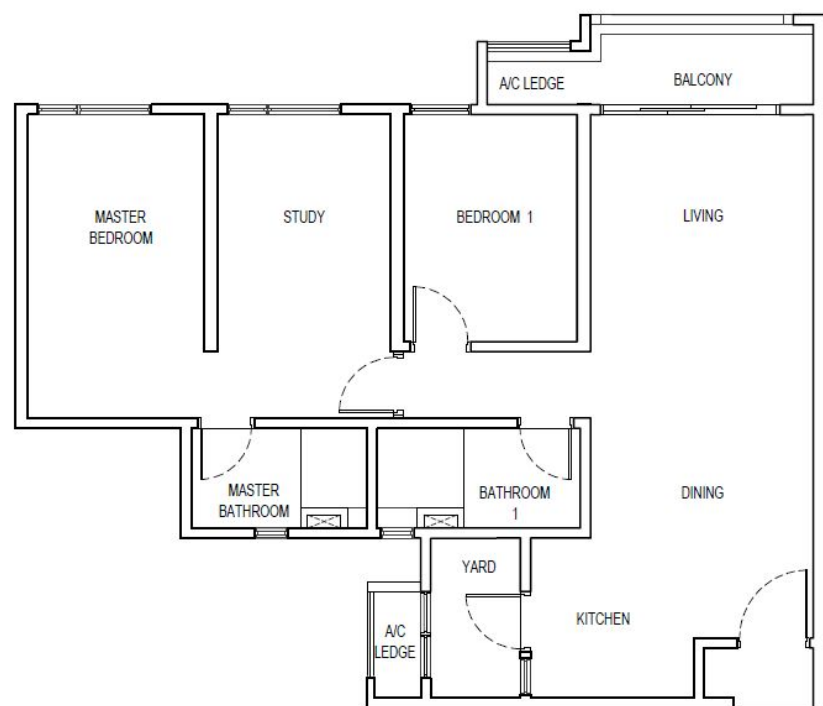
Unit Layout - Type C1a (1001 sqft / 93 sqm)

12000

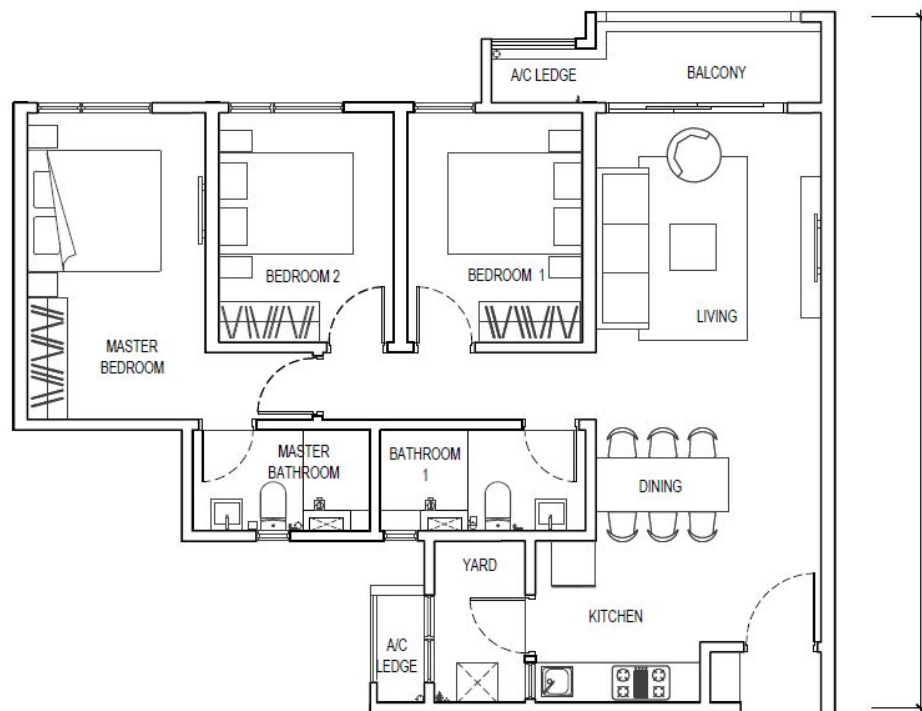
12000

10250

10250



LAYOUT PLAN

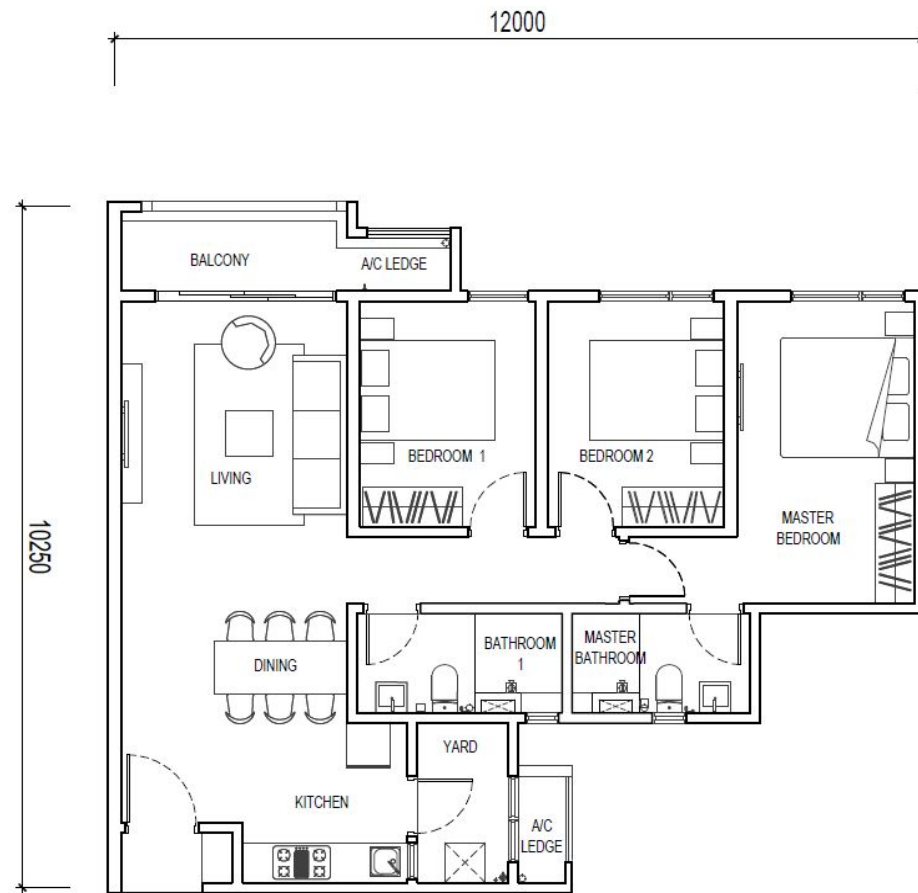


RENOVATION PLAN

Unit Layout - Type C1a (M) (1001 sqft / 93 sqm)

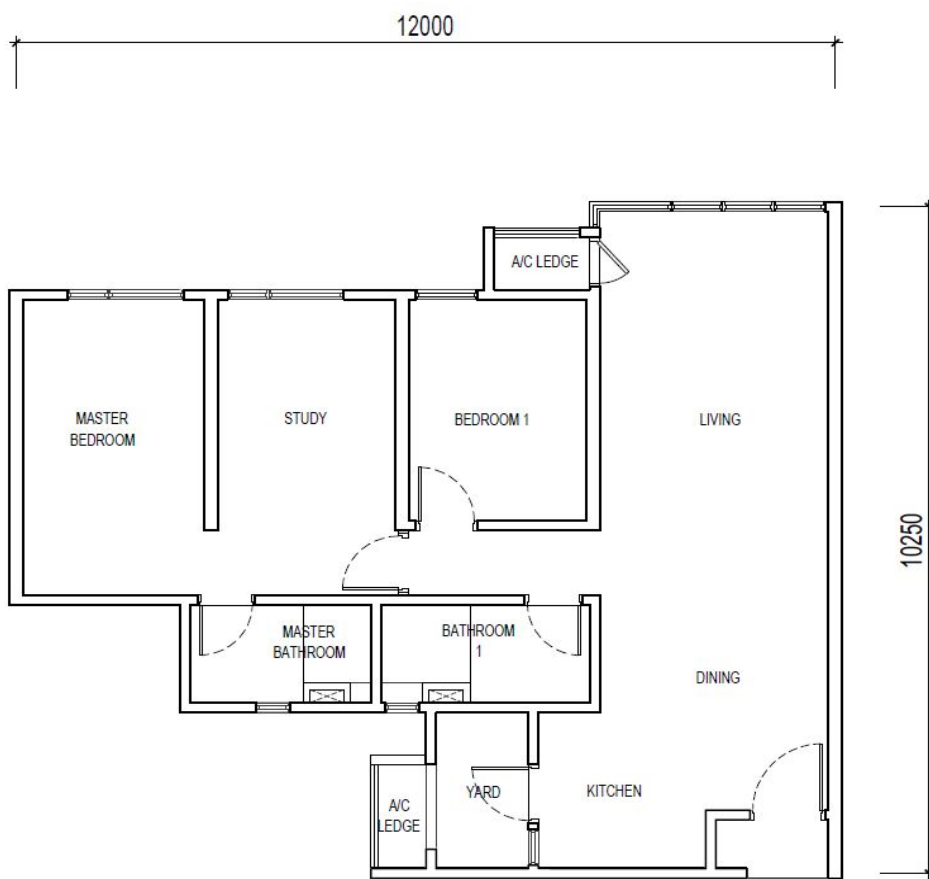


LAYOUT PLAN

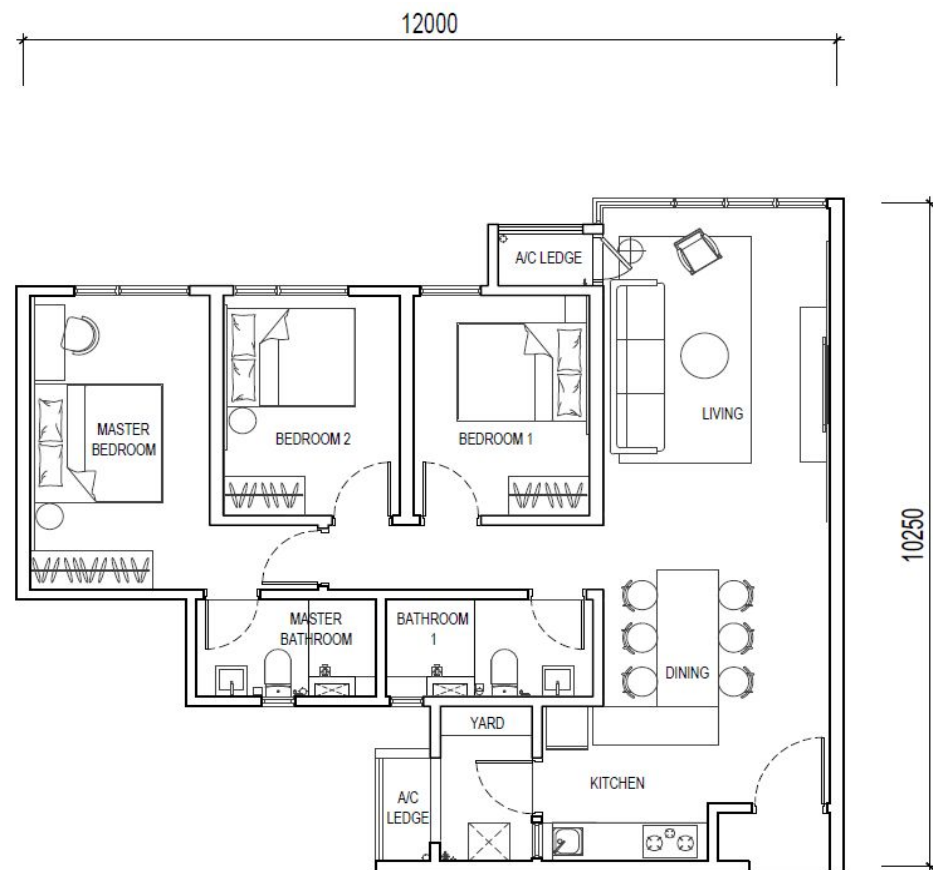


RENOVATION PLAN

Unit Layout - Type C2 (1001 sqft / 93 sqm)

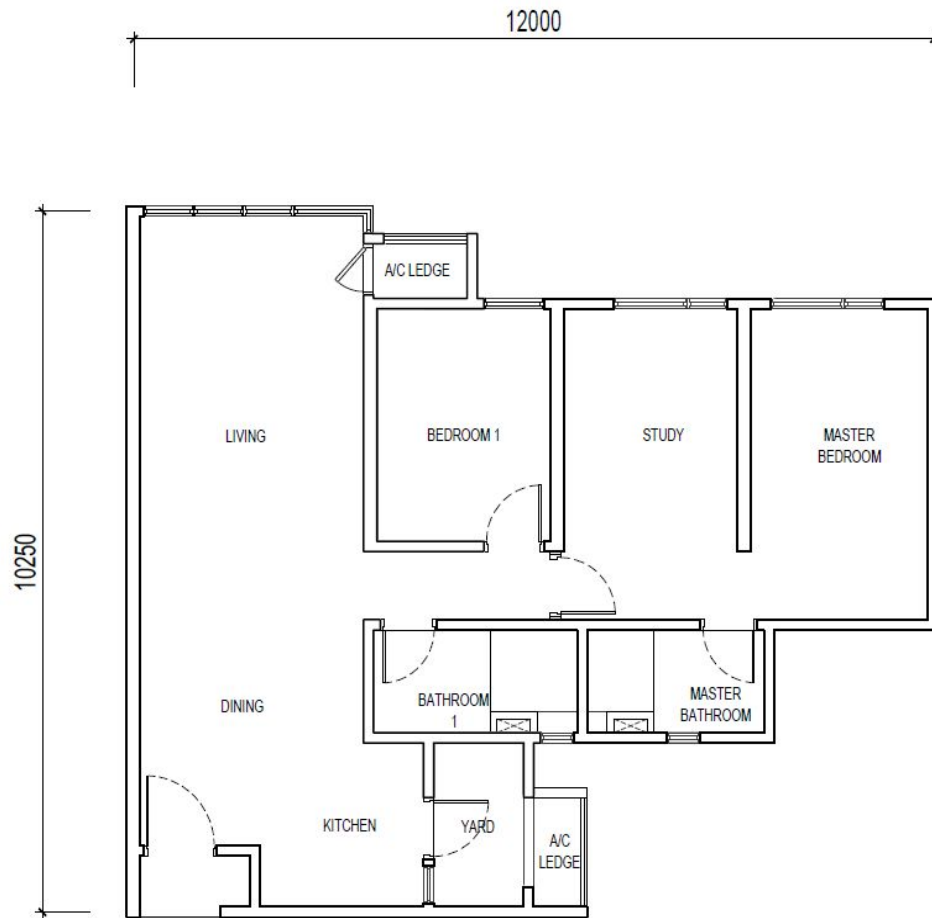


LAYOUT PLAN

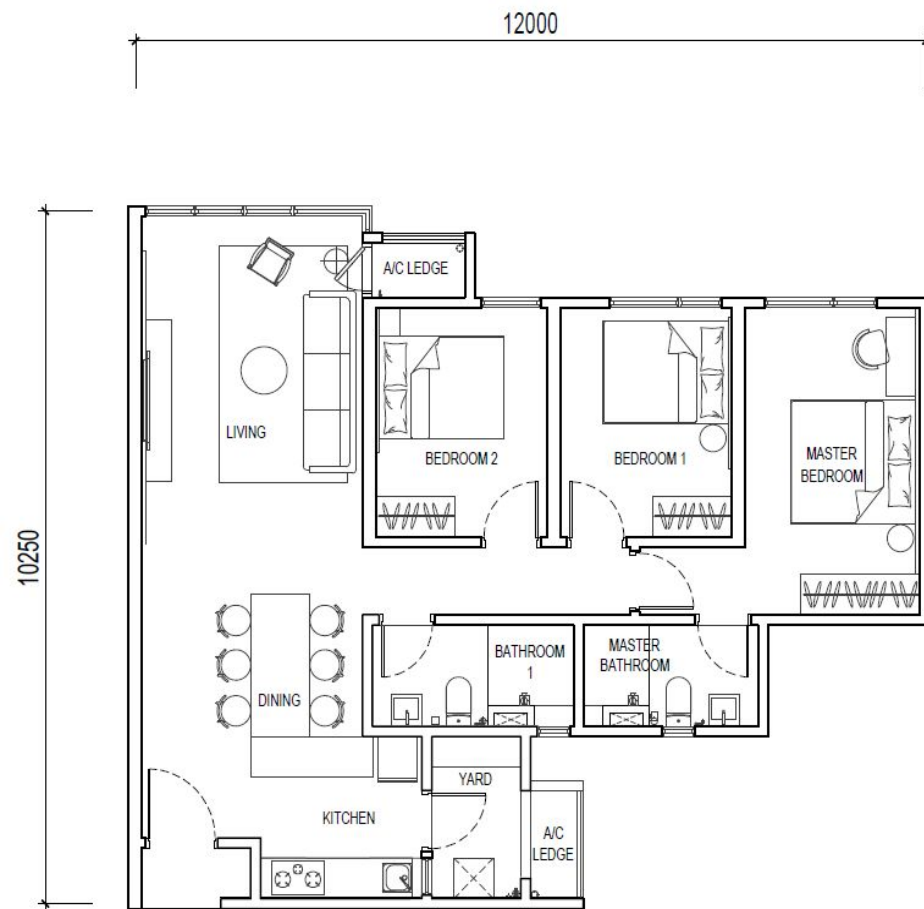


RENOVATION PLAN

Unit Layout - Type C2 (M) (1001 sqft / 93 sqm)



LAYOUT PLAN



RENOVATION PLAN

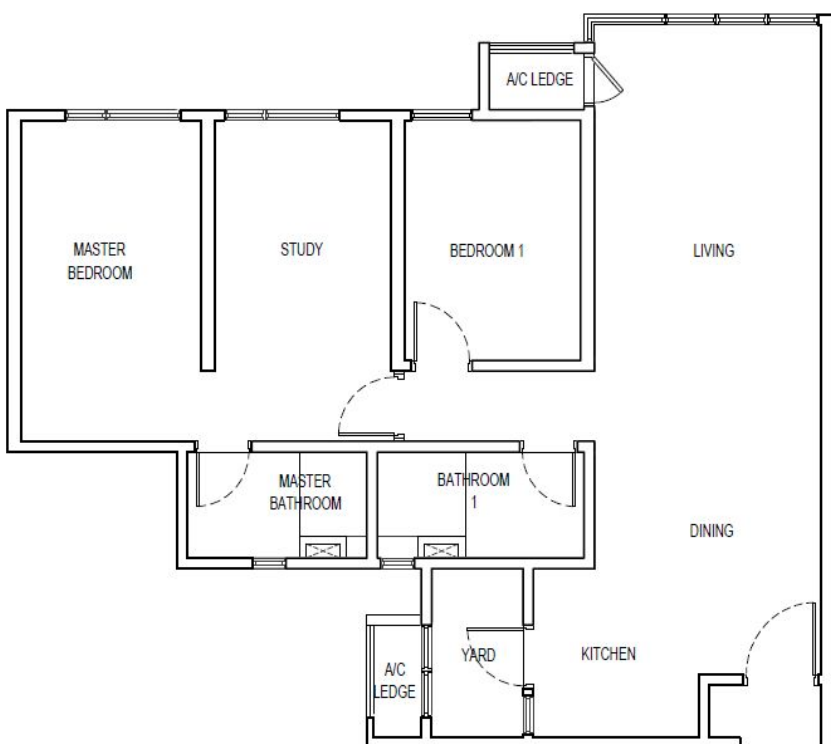
Unit Layout - Type C2a (1001 sqft / 93 sqm)

12000

12000

10250

10250

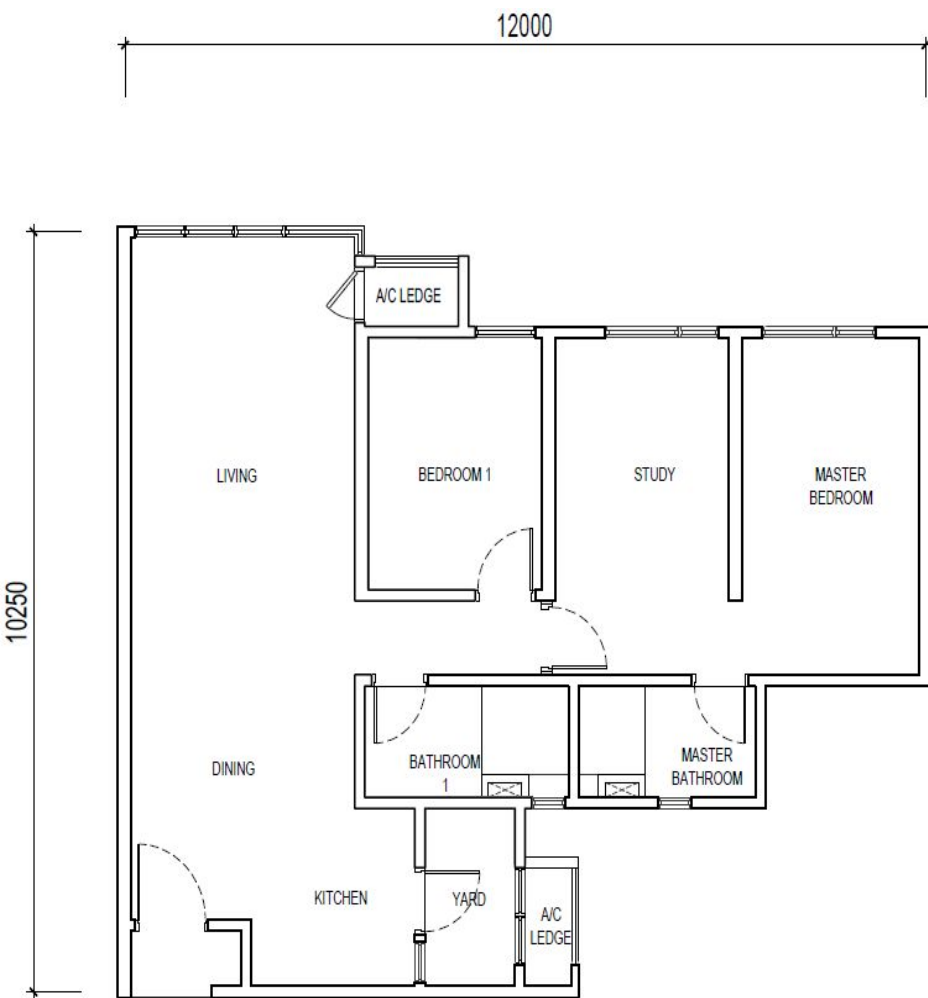


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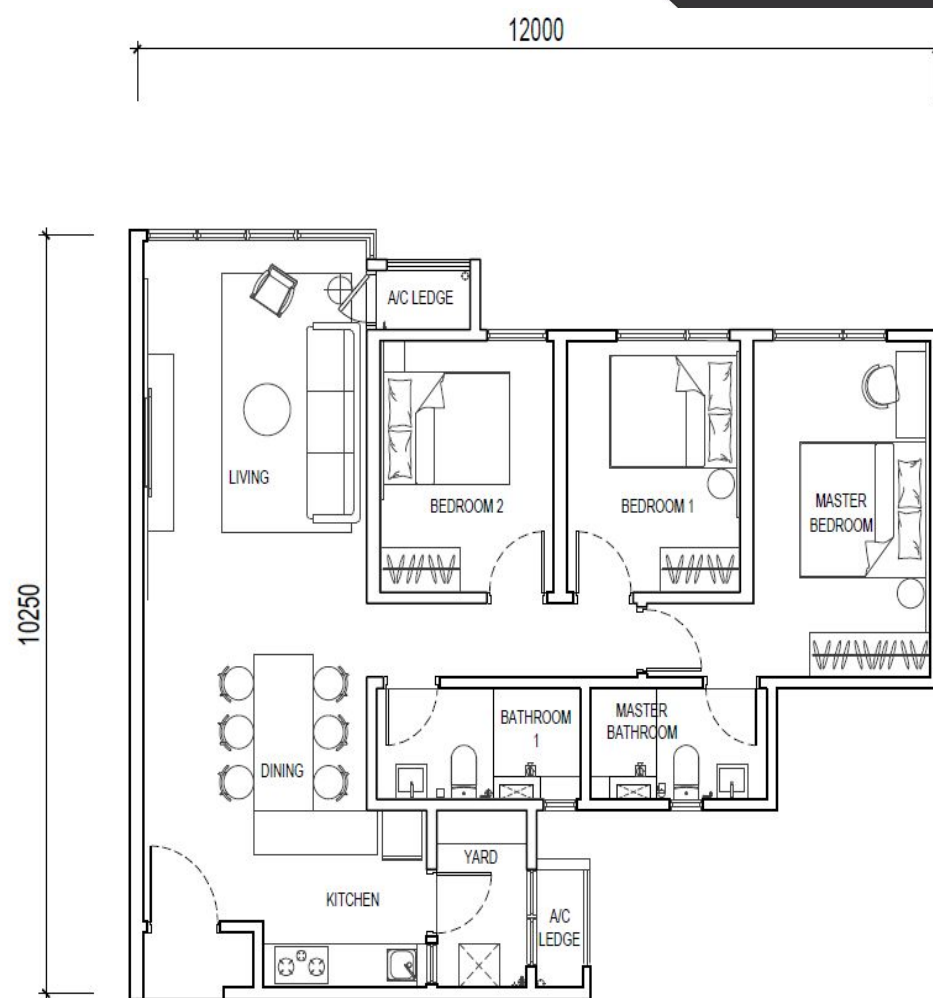


RENOVATION PLAN

Unit Layout - Type C2a (M) (1001 sqft / 93 sqm)



LAYOUT PLAN



RENOVATION PLAN

Level 1		4	Study Room
1	Drop Off	5	Landscape Area
2	Lobby Lounge	Level 56 & 57	
Level 9		1	Sky Pool
1	Multipurpose Hall (Badminton Court, Pickle Ball Court & 3x3 Basketball Court)	2	Wading Pool
		3	BBQ Area
2	Gymnasium	4	Sky Lounge
3	Kid's Playground	5	Games Room

Facade



Facade





Guard House

Facade





Lift Lobby

Lobby Lounge





Gym



Study Room



Games Room



- Reliable developer — committed to deliver on every promise
- Easy Ownership - owning your dream home easier than ever
- Partly Furnished Units - move in with ease
- Promising Surroundings - mature neighbourhood with strong growth potential, supported by ongoing and future developments.
- Practical & Functional Layout - maximizes space and comfort
- Penang's Premier Waterfront Address
- Excellent Connectivity - Strategically located with direct access to key highways and upcoming Mutiara LRT
- Lifestyle-Oriented Living - well-rounded community

Partially Furnished Package

Type A	Type B & C
FREE legal fees on Sale & Purchase Agreement	
FREE legal fees on Loan Documentation and Stamping Fees	
FREE 3 units of air-conditioners	FREE 4 units of air-conditioners
FREE bathroom accessories	
FREE storage water heater	
FREE built-in high and low kitchen cabinet	
FREE 1 unit wardrobe (Master Bedroom only)	
FREE kitchen hood and hob	
FREE branded microwave	
FREE branded fridge	
FREE 1 unit 2 in 1 washer dryer	FREE 1 unit washing machine & 1 unit dryer
FREE digital lockset	

Sales Package : 10% Rebate

Bumi Rebate: 2% of SPA price
 Referral Fee: 0.5% based on nett price
 Repeat Buyer Rebate: 2% of SPA price

Example Calculation :-		
Purchase Price of Sale & Purchase Agreement	RM	879,000.00
(-) (8%) EARLY BIRD REBATE - Upon signing of Sale & Purchase Agreement	RM	70,320.00
(-) (2%) SPECIAL REBATE - Upon signing of Sale & Purchase Agreement	RM	17,580.00
Nett Purchase Price	RM	791,100.00

Cash Buyer

Cash Buyer Rebate : 0.5% of SPA price - Upon VP

Example Calculation :-		
Purchase Price of Sale & Purchase Agreement	RM	879,000.00
(-) (3%) EARLY BIRD REBATE - Upon signing of Sale & Purchase Agreement	RM	26,370.00
(-) (2%) SPECIAL REBATE - Upon signing of Sale & Purchase Agreement	RM	17,580.00
(-) (5%) OTHER REBATE - Upon issuance of the next and subsequent progressive billing(s) of the SPA	RM	43,950.00
Nett Purchase Price	RM	791,100.00

AGENT ADVERTISEMENT POLICY

For All EXSIM Projects



Advertising Guidelines (Without APDL)

✓ Allowed:

- Developer Name
- GROSS PRICE only
- Project Name
- Layout Photos
- EXSIM-Logo

* If state developer name in ads, high possibility for client to walk in directly

* Price Chart Posting on Social Media/Marketing Platforms

✗ Not Allowed:



Strictly Prohibited Wording / Information:

- NETT PRICE / PSF
- REBATE
- CASHBACK
- DISCOUNT
- EARLY BIRD PROMOTION
- 100% LOAN
- BELOW MARKET PRICE / GRR
- OWN STAY / RESIDENTIAL References
- ANY Implication of Special Offers



Whatsapp Blasting & All Marketing Channels Included

Violations Will Result in Penalties or Blacklisting

Think Before You Post – Stay Compliant!

- THANK YOU -