

SUEZTIMES

VOL. 04



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Summary

Message from the Group Managing Director

Dear Friends and Colleagues,

“What makes you happy?”

Some people define happiness by having a simple dinner with their parents upon returning from work while some feel gratified, seeing the smiles crafted on their children's face. On the other hand, some are blessed by having their best friend as their soulmate while some are contented, having a group of close friends around them.

Happiness is indeed all about relationship, be it relationship with your parents, your friends, your peers or even, with acquaintances. With all these positive relationships that we enjoy and cherish every single day, it eventually adds colors to our daily simple life. This intangible value is indeed priceless and irreplaceable. Seeing the importance of the true value of staying happy and contented, this makes me aim further and greater with my comrades'. Yes, my teammates are my comrades as we welcome the opportunities together and overcome all challenges as one.

All these while, we have been advocating the spirit of unity among the staff. As we progress this year, we will focus on delivering our promises to our loyal customers and associates who have been with us from the beginning. With a united commitment and passion towards our vision, we gear towards transforming our signature project, **KL GATEWAY**, into a place where the spirit of neighborhood and unity is cultivated. Essence of “It's Our Town” concept will soon be reflected in KL Gateway and the community will start to address KL Gateway as their home, their town.

As you read along, there are more updates on the company's outlook as well as the progress of the development.

We hope you enjoy reading it and thank you for being with us throughout our journey!

Datuk Ter Leong Hing
Group Managing Director
Suez Capital Sdn Bhd

Happy Community, Happy Living...IT'S OUR TOWN



The longing to wake up to golden mornings is no longer a dream but a dream that is becoming a reality soon!

Every view is certainly going to be different even if it is at the same place. The view of Kuala Lumpur will look absolutely gorgeous and stunning when you pull the curtains behind the doors. Spread out below are the high-rise buildings surrounding KL Gateway like KL Twin Towers and KL Tower, the linings of cars that travels from Petaling Jaya to Kuala Lumpur and the vivid deep blue skies of Malaysia's legendary weather.

It is an enjoyable and priceless breathtaking view as the owners and their families' wake up to the greeting of early sunrise and fresh air. This gives a fresh perspective each morning as your days are welcome with happiness, great opportunities and positivity ahead.

The endless happiness begin from KL Gateway development itself!

As you traverse along the Federal Highway, you will realize that the dream to live, work and shop in KL Gateway is soon becoming a reality. Purchasers from Residences 1, Residences 2, Corporate Office Tower 1 and Corporate Office Tower 2 will be extremely thrilled and excited, knowing that their homes and office units will be ready in a couple of months' time whereas purchasers for the remaining blocks will soon join the bandwagon and enjoy the scenic view next year.

100m Link Bridge from KL Gateway Development to

KL GATEWAY - **Universiti**

KJ19



LRT Laluan Kelana Jaya

LRT KELANA JAYA LINE

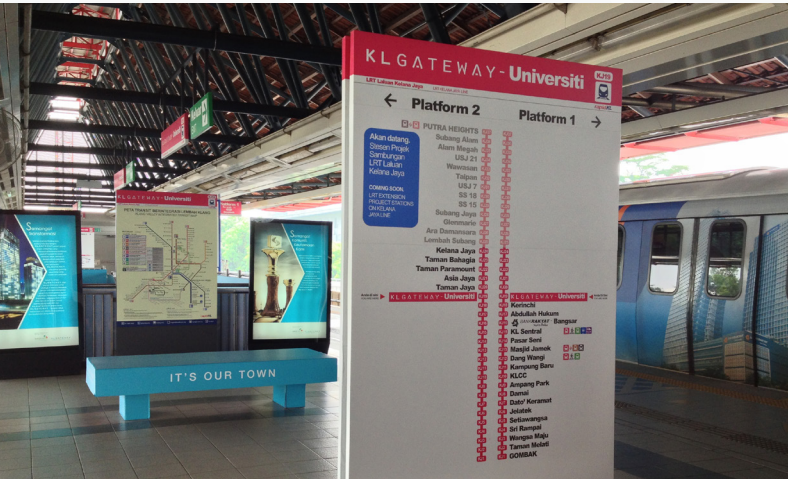
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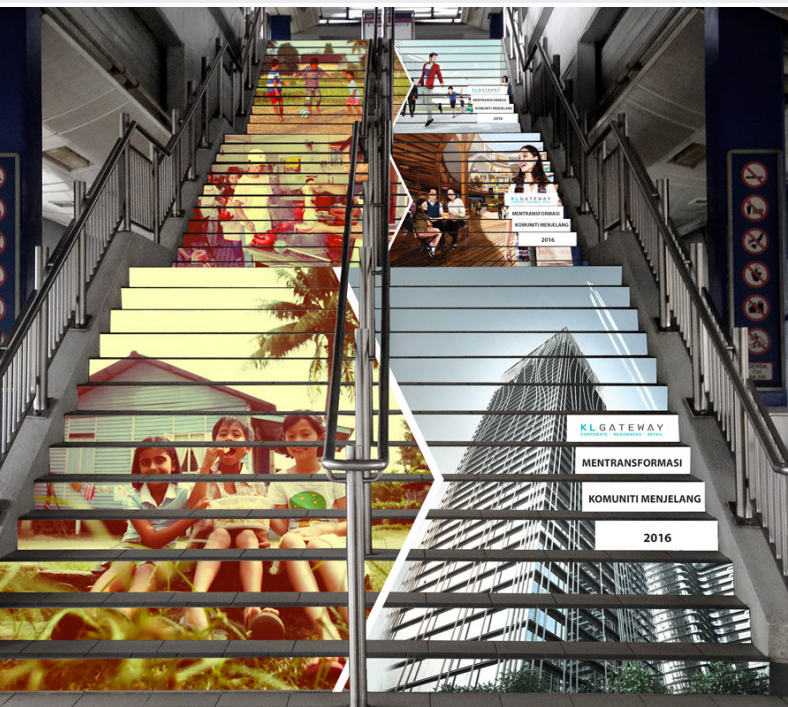
Looking from a bird's-eye view, the community in KL Gateway will also be glad that a 100m link bridge work has begun. With its structure now clearly visible, the link bridge is expected to be completed by third quarter of this year.

Particularly for residents, working professionals, retailers and shopping patrons in KL Gateway, you will certainly enjoy a great convenience, commuting from one place to another and having a great peace of mind since the safety element is our utmost priority. Fret not on the traffic congestion as multiple public transportation is easily available within the development itself.

Meanwhile, surrounding communities will also get to enjoy the privilege and benefits of this 100m link bridge, protecting them from rain and sun 365 days a year!



The LRT station that replicates the values of "IT'S OUR TOWN"



Focusing on the importance of a community living with neighborhood spirit, KL Gateway – Universiti LRT station is enhanced with colorful signages, affirming our commitment to transform KL Gateway to be a lively and a happy place.

Just like when you walk up to the ticketing counter and the concourse level of KL Gateway-Universiti LRT station, you will be greeted with a nostalgic "hometown" scenes of yesteryears juxtaposed against similar scenes in today's landscape through the whole look and feel of the station with vibrant and colourful signage.

In due time, a positive transformation will be seen in KL Gateway. Members of KL Gateway community will experience the extraordinary of "It's Our Town" spirit whereas people outside will soon have another choice of hanging out area, while also experiencing the community spirit living in the development itself.





NOW OPEN
FOR LEASING



Welcome to KL Gateway Mall



As we zoom into the internal side of KL Gateway, a clear structure of the ring has been established. The ring itself signifies the central piazza of KL Gateway Mall. Targeted for opening in the fourth quarter of this year, KL Gateway Mall will be the venue that is devoted to celebrating and sharing the community's joy and excitement.

From the brilliantly designed Piazza to interactive social spaces and a legion of retail outlets, KL Gateway Mall appeals to a diverse set of retailers and creates an ideal tenant mix that will offer maximum convenience to the community within its development and the surrounding area. Having seven levels of retail space that are built within a beautiful manicured lush greeneries, KL Gateway Mall features most of the trade mix that addresses the needs of the community namely supermarket, fashion, beauty & wellness, home & living, services & specialty stores, books & stationeries and not forgetting, food & beverage and edutainment.

Recently, we held a gathering for our valued tenants at Glasshouse, Seputeh with more than 200 guests attending the event where a snippet of walkthrough video on KL Gateway Mall was shown to all. After watching the video, our valued tenants shared the same vibe and excitement with the team as the mall will be opened in few months' time. Potential retailers also attended this gathering to further explore and understand about KL Gateway Mall.

Nevertheless, we always welcome for any prospect who wish to be part of the KL Gateway Mall. If you are interested and wish to explore further with us, kindly contact our Retail Leasing team at **603 - 6148 3801** or email to leasing@klgateway.com.my.





Low Investment, High Return

- LOW DOWN PAYMENT
- FREE LEGAL, STAMPING & DISBURSEMENT FEE
- GST WAIVED
- GUARANTEED RENTAL RETURN (GRR)
- EARN IMMEDIATELY

Final chance to experience a slice of prestigious business growth

Besides KL Gateway Mall, the development also features other components like corporate office towers. Targeting to individuals or companies who wish to experience a slice of prestigious business growth right here in between the heart of Petaling Jaya, Kuala Lumpur and Bangsar, then KL Gateway Corporate Office Tower could be the property that you are looking for.

Towering at 42 storeys, the Grade-A office towers with selected premium office units are now up for grab. A series of comprehensive facilities such as prestigious business lounge, reception lobby and fully equipped meeting rooms are provided to elevate the business growth and needs.

Scheduled to be completed in 2017, KL Gateway Corporate Office Towers are an ideal location for companies, be it starting out their business venture or expanding their business. Owing to its strategic location and having an easy access via major highways like Federal Highway, New Pantai Expressway (NPE) and Kerinchi Link plus the KL Gateway – Universiti LRT station that is connected via a 100m covered link bridge from the development, KL Gateway Corporate Office Towers are set to accommodate the spatial and operational requirements of new and growing businesses.

“Interested parties who would like to grab the final release of the few selected office units can now enjoy an exclusive package,” said Ms. Vera Lee, General Manager of Suez Capital Sdn. Bhd. With that, those who are interested for a growth in business can further explore this opportunity with our Sales and Marketing team at marketing@suezcap.com or call **1800-88-8280**.

Additional Services Provided To Purchasers Of KL Gateway

As KL Gateway development is near to completion with the handover activity taking place soon, we pledge to continue providing the utmost convenience to the owners of residences and offices units. A myriad of services are now offered by the Asset Management division registered under Equatorial Property Management Sdn. Bhd.

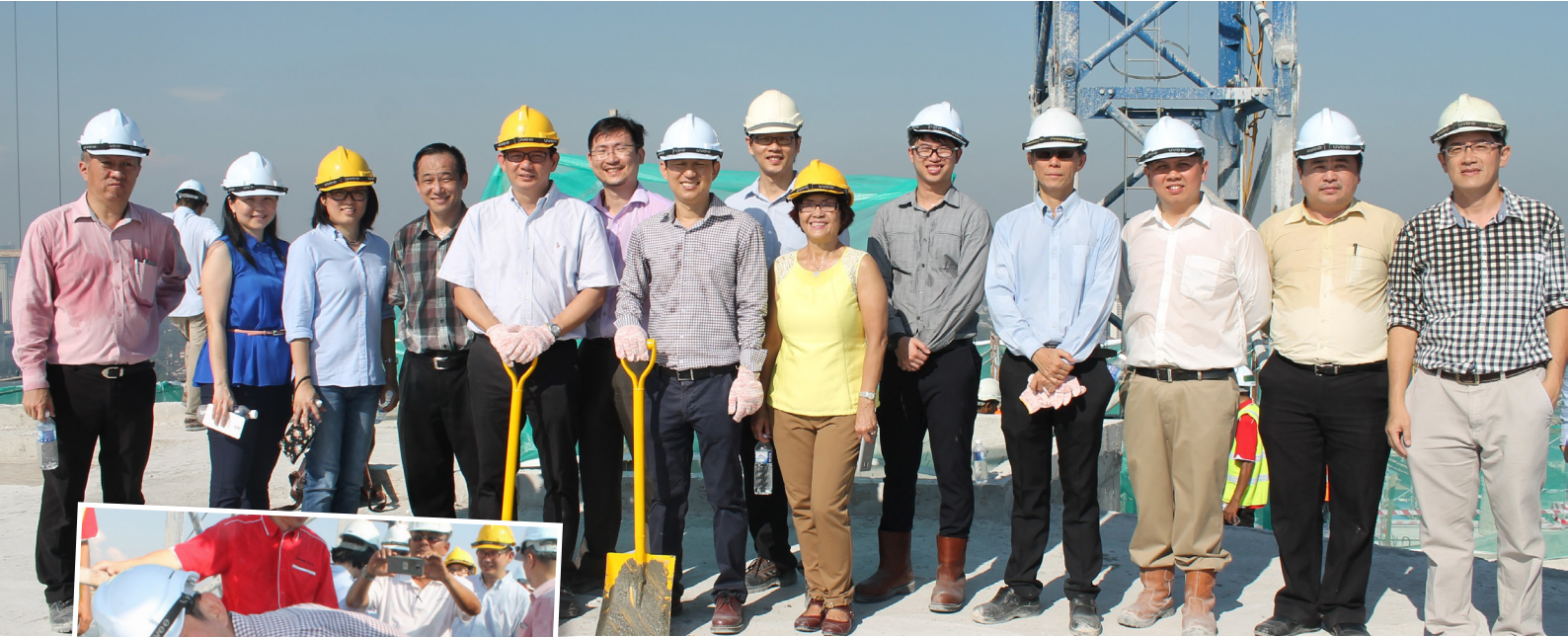
These services ranged from rental, leasing, sub sales to tenancy and property management and maintenance.

Those who would like to find out more about these services may contact our Sales and Marketing Manager at property.leasing@klgateway.com.my or call **03 – 6150 7799**.



FEATURED HIGHLIGHTS

Roof “topping-up” event at KL Gateway Corporate Office Tower 1



Suez Capital Sdn. Bhd celebrated the final construction phase of KL Gateway Corporate Office Tower 1 with the roof “topping-up” event held in January 2016.

“It is indeed a significant achievement for all of us here. With the roofing which is going to take place soon, it marks the completion of the physical construction,” said Datuk Ter Leong Hing, Group Managing Director of Suez Capital Sdn. Bhd.

He added “You would never believe this but the view at Level 42 of Corporate Office Tower 1 is truly mesmerizing. You can literally see the whole of KL city like KL Tower and KL Twin Towers.”

• View from Level 42 | Photography Credits to Mohd Nizam Abu Bakar



FEATURED HIGHLIGHTS

Staff get together during Chinese New Year

While work is important, Suez Capital Sdn. Bhd. always prioritizes its most important asset that are the employees. More than 80 staff of Suez Capital Sdn. Bhd. were all smiled during the annual Chinese New Year luncheon in Unique Seafood, Kota Damansara, Petaling Jaya.

Staff were seen to enjoy themselves upon arrival, giving their Chinese New Year wishes to one another. To further enlighten the spirit of festive season, lucky staff took home prizes ranging from sandwich makers, bread toasters, rice cookers, hampers, juice blenders to a 42' television in a lucky draw session.

Datuk Ter Leong Hing, Group Managing Director of Suez Capital Sdn. Bhd. said "It is not easy for all of us to meet under one roof particularly when all of us have different tasks on hand. Thus, celebration like this is something that we always look forward where everyone comes together as one and enjoy this festive season together."

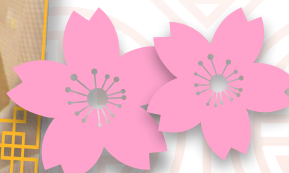


Contractors and consultants treated to a feast

On a separate note, a sumptuous Chinese New Year feast was also hosted at Restaurant Maju Palace, Kuala Lumpur for our KL Gateway contractors and consultants.

This celebration is to thank the contractors and consultants for their support and hardwork in gearing towards making this project a success.

Looking at the progress of KL Gateway, some of the blocks are near to completion. Handover of certain blocks will be carried out this year like Corporate Office Tower 1, Corporate Office Tower 2, Residences 1 and Residences 2. Meanwhile, KL Gateway Mall will open in the fourth quarter of this year.



We are pleased to announce that the overall KL Gateway integrated development project is developing as planned and on schedule, making significant progress to meet its handover date.

Purchasers of Residences 1, Residences 2, Corporate Office Tower 1 and Corporate Office Tower 2 will certainly be excited to receive their new home and office unit soon.

While construction of each block is still ongoing, the work for Link Bridge has also begun, with its structure now clearly visible. When the mall opens, this link bridge will provide huge convenience and easy access to the shopping patrons.

Progress of KL GATEWAY





The Community, Our Passion

Suez Capital Sdn Bhd is a well-established organization with diversified businesses in property development, management and investment.

Started in 1991, the company has ventured into various developments across Klang Valley in Malaysia which include the development of light industrial factories, commercial buildings and residential houses.

Suez Capital is founded by Datuk Ter Leong Hing, the current Group Managing Director. Together with a senior management team with over 20 years of experience in the property development industry, Datuk Ter has taken Suez Capital to greater heights of success. Driven by his vision to build innovative and sustainable communities within each and every development, Suez Capital is set to be a leading "Community Builder" that focuses on enhancing the living standard of the residents through all the projects taken in Klang Valley.

SUEZ CAPITAL SDN. BHD.

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