

WHERE EXCEPTIONAL LIVING BEGINS

Step into a world of refined living at the Berjaya Property Showcase to be held from Nov 21 to 23 at Berjaya Times Square. This exclusive showcase by Berjaya Property brings together a curated selection of the developer's most prestigious developments, each a testament to sophisticated design, quality craftsmanship and strategic location.

Visitors will enjoy exclusive offers available only during the event on a selection of Berjaya Property's notable projects, such as Times Square 2 in Kuala Lumpur, OAKA Residences in Bukit Jalil, Bayu Timur Residences in Shah Alam and Jesselton Courtyard at Jesselton Selatan, Penang. Each project is thoughtfully designed to elevate modern lifestyles while offering long-term investment value.

"We are confident these projects will foster vibrant, connected environments where people can live, work and thrive. This reflects Berjaya Property's vision of building quality developments that enhance lifestyles while contributing positively to urban growth, sustainability and increase in value over time," says Berjaya Land Bhd Group CEO Syed Ali Shahul Hameed.

Strategically situated adjacent to Berjaya Times Square and directly opposite the Imbi monorail station, the freehold Times Square 2 comprises a total of 629 serviced residences with built-ups of 488 to 1,038 sq ft and is priced from RM688,000. Since its launch in May 2024, the project has achieved an impressive 75% take-up rate, reflecting strong demand from both local and international buyers.

Enhancing the project's accessibility and lifestyle convenience, Times Square 2 will feature 15 food and beverage outlets, including a Starbucks drive-thru, as well as two dedicated link bridges connecting Berjaya Times Square, Lalaport, Imbi monorail station and Hang Tuah LRT station.

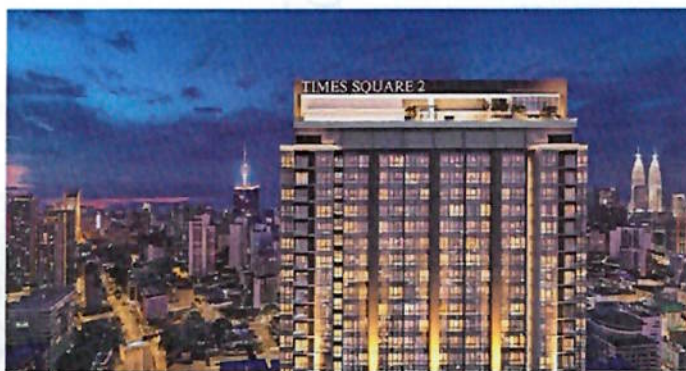
With more tourists visiting the Kuala Lumpur city centre, the demand for holiday homes keeps rising — creating exciting opportunities for investors. Times Square 2 has partnered with KAITO Property Management Sdn Bhd to offer a hassle-free holiday home solution designed to maximise returns and provide a worry-free investment experience.

OAKA Residences' Tower B in Bukit Jalil was launched in August, while the overall project has achieved a 70% take-up rate to date. Offering the perfect blend of tranquility and urban convenience, the freehold, low-density development comprises 350 units in 2 residential towers, with only 7 units per floor to ensure the utmost privacy and comfort. Priced from RM880 psf, each 2- to 3-bedroom unit features spacious designs and practical layouts. Built-ups range from 882 to 1,509 sq ft.

Residents of the project will enjoy seamless connectivity to the nearby Pavilion Bukit Jalil, Awan Besar and Sri Petaling LRT stations, as well as direct access to the Shah Alam Expressway, Maju Expressway and Bukit Jalil Highway. This provides effortless travel to the Kuala Lumpur city centre and surrounding areas.

According to Syed Ali, the strong market response reflects buyers' trust in Berjaya Property's brand and the company's commitment to delivering developments of lasting quality and value.

"To sustain this momentum, we remained focused on delivering developments with good quality and finishes,



Times Square 2: Prestigious holiday homes in the heart of Bukit Bintang, Kuala Lumpur



OAKA Residences in Bukit Jalil offers the perfect blend of tranquility and urban convenience



Bayu Timur Residences in Kota Kemuning offers resort style living combined with modern comfort



Jesselton Courtyard is a gated and guarded development located in the heart of Penang Island's most exclusive enclave

supported by a dedicated quality control department within our development team, while ensuring product functionality and sustainability.

"We believe that great developments are built around people. That's why we listen closely to our customers and observe how their needs evolve, from design preferences to lifestyle aspirations. This customer-first approach allows us to create homes and spaces that are not only

functional but also inspiring and relevant to modern living," Syed Ali believes.

Bayu Timur Residences in Kota Kemuning is a freehold development that offers resort-style living combined with modern comfort, complemented by breathtaking views of the Bukit Kemuning Golf & Country Resort. It comprises 518 condominium units, including dual-key units, with spacious layouts ranging from 1,000 to 1,280 sq ft and priced from RM500,000, making it ide-



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— Berjaya Land Bhd Group CEO
Syed Ali Shahul Hameed

al for multigenerational families or those seeking rental investment opportunities.

Enhancing its appeal, the development boasts over 30 facilities spread across the ground and first floors, including a swimming pool, gymnasium, children's playground, sauna, barbecue area, multipurpose hall and scenic landscape gardens. Residents can also enjoy the convenience of nearby amenities, from shopping malls and supermarkets to schools, medical centres and commercial hubs, offering the perfect balance of leisure, comfort and practicality.

Further up north, Jesselton Courtyard at Jesselton Selatan — a gated and guarded development located in the heart of Penang Island's most exclusive enclave — spans 11.9 acres and comprises 239 freehold units. Designed as a nature-inspired sanctuary, it offers a serene retreat for those seeking peace and a closer connection to nature.

Homebuyers can choose between two distinctive home types — Courtyard Homes and Courtyard Villas. The 32 zero-lot, four-storey Courtyard Homes, ranging from 6,649 to 9,053 sq ft, feature six bedrooms, a maid's room, seven bathrooms and two powder rooms, providing ample space for extended families. Prices start at RM6.6 million.

In contrast, the 207 Courtyard Villas, available in 1½- and 2-storey designs, come with four to six bedrooms, maid's quarters and dual-key options, and are ideal for families who value flexibility and versatility. Selling prices start at RM2.9 million.

Residents can enjoy a future-proof lifestyle as all units come with four to seven EV charging-ready car parks, reflecting the development's forward-thinking and eco-conscious approach. Residents can also enjoy more than 30 resort-style facilities, including a floating gym with fitness studio, swimming pool with aqua gym, fitness zone and so on.

As the year draws to a close, there's no better time to seize exclusive perks and make your dream home a reality. Whether you are searching for your ideal home or a promising investment opportunity, this showcase has something for everyone. Join us at this exciting three-day event and discover your perfect property.