

at
Kuala Lumpur
Sentral

SENTRAL

**GRADE A STRATA
OFFICES IN THE CBD
OF TOMORROW**



AN INVESTMENT IN THE FUTURE OF KUALA LUMPUR

Kuala Lumpur's real estate is poised to enter a new golden era, aided in no small way by the Greater Kuala Lumpur/Klang Valley Plan. As always, the development of new transportation routes will call for more comprehensive Work-Play-Live options. This was the reason behind the success of the entire Kuala Lumpur Sentral development.

Q Sentral, located within Kuala Lumpur Sentral development, is your last opportunity to invest in what will be Kuala Lumpur's newest corporate hub. Already key multinational and local corporations plan to decentralise their offices to Kuala Lumpur Sentral. Q Sentral will meet their needs.

Q Sentral is destined to become an iconic landmark in the Kuala Lumpur skyline. And for the shrewd investor, Q Sentral is a gilt-edged commercial investment that will pay dividends for a long time to come.

A FREEHOLD OFFICE TOWER IN THE CBD OF THE FUTURE

MSC Compliant

GBI Standards

Turnstile Security Access Gate

Intelligent Destination Lift
Control System

1400 Car Parks

Sky Garden

Retail Outlets

A UNIQUE BALANCE OF LOCATION, ACCESSIBILITY & CONNECTIVITY

Q is derived from the ancient Chinese concept of Qi, the life force that governs all that is around us. Like its namesake, Q Sentral is a cohesive entity that brings perfect balance to work, play, and life in general.

This development is located at the very heart of Kuala Lumpur's next-generation CBD, and fully integrated with Kuala Lumpur Sentral to provide a holistic environment that is unlike any other in the country.

The building itself was conceived as an up-market corporate office tower. Its perfect north-south orientation presents excellent feng shui, while being within Malaysia's biggest and most connected transportation hub, gives Q Sentral the intra-city, inter-city and global connectivity no other business address in Kuala Lumpur and the Klang Valley can boast.





MAIN ENTRANCE

A spectacular state-of-the-art 45-storey Grade A office tower designed as a contemporary monoblock glass box, Q Sentral is destined to become an iconic landmark in the Kuala Lumpur skyline.

Q Sentral offers investors and owners stratified office spaces that have been separated into 2 distinct zones: the spacious High Zone offices on Levels 30 through 42, and the more modest Low Zone offices on Levels 13A through 29. Q Sentral's High Zone will present the biggest floor plate in the country, up to 40,000 square feet. The sheer size of these office units, along with an open plan design, minimal columns and higher than average (2.8 metres, specifically) ceilings offer you the perfect opportunity to centralise your operations on one floor for greater cost savings and better control.

A FREEHOLD DEVELOPMENT CONCEIVED FOR YOUR PEACE-OF-MIND:

- Intelligent Destination Lift Control System
- Turnstile Security Access Gate
- Centralised Data Centre
- Fibre Optic Backbone System
- Sky Garden
- Floating Gymnasium

Both High Zone and Low Zone offices will be presented with finished mineral fibre board ceilings; individually-controlled air conditioning; pre-fitted lighting fixtures and underfloor trunking with CAT 6 cabling.

A MODERN & CONTEMPORARY OFFICE TOWER

SKY GARDEN



SUSPENDED GLASS BOX GYMNASIUM



LUSH GREENERY OF THE PERDANA LAKE GARDENS

Q Sentral will be supported by 1,400 parking bays, directly linked to the Sky Lobbies. With their contemporary granite, marble and glass finishing and lofty triple volume 3.6 to 4 metre high ceilings, the Sky Lobbies will definitely present a grand first impression to your clients and guests.

Q Sentral will also feature a one-of-a-kind 6-storey high Sky Garden on Level 33A, with a distinctive “open-to-the-sky” concept offering spacious floor areas, alfresco dining and extensive greenery – the overall effect to resemble a park in the clouds.

On Level 43, the penthouse crowns Q Sentral with its 15,000 sq ft private rooftop garden.

In addition, Q Sentral will also offer a diverse set of facilities and benefits to both owners and tenants that are designed to contribute towards a better work-life balance. At the Sky Lobby 13 a ‘suspended glass box’ will create an unusual Mezzanine Floor where a lounge, gymnasium, games room and crèche will comfortably occupy 5,000 sq ft.

TRANQUIL INSPIRATION RIGHT OUTSIDE YOUR WINDOW

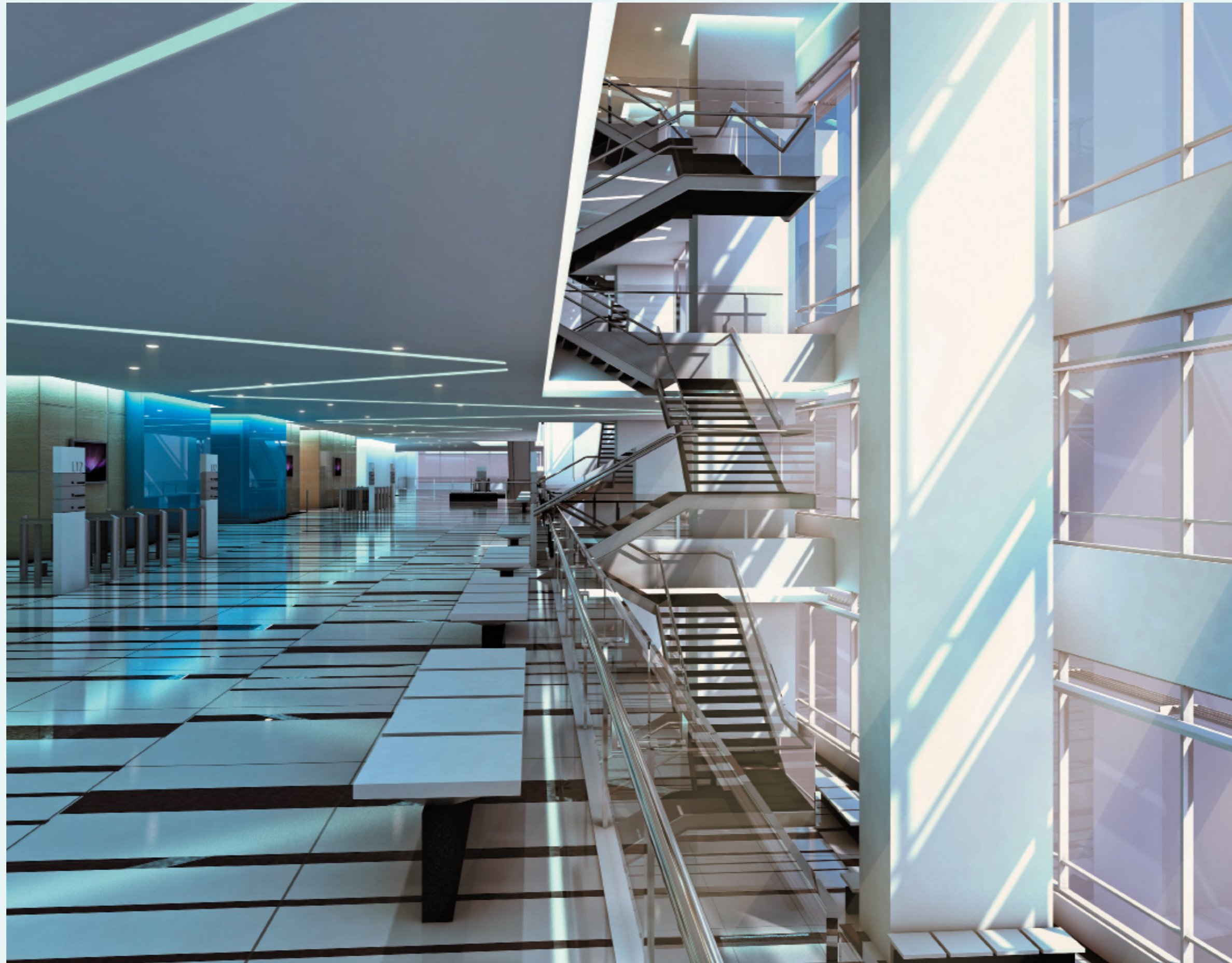
The absolute scarcity of land in the city centre has led to a proliferation of soaring concrete towers all overlooking each other. As such, Q Sentral is in a truly rare and enviable location. Every floor of its 45-storey overlooks the Perdana Lake Gardens, Malaysia's largest park comprising approximately 230 acres of undulating greenery with exceptional botanical gardens. Offices on every floor will also have unobstructed views of the KLCC. The tranquility of the views at Q Sentral is truly spectacular, and an unquestionable investment asset in itself.



AERIAL VIEW OF Q SENTRAL OVERLOOKING
THE PERDANA LAKE GARDENS

LOFTY LOBBIES OF A BUILDING THAT GROWS WITH YOUR NEEDS

SKY LOBBY



Q Sentral is built to MDEC regulations with an infrastructure that provides for the convergence of multimedia, data, telephone and video services on a fibre optic backbone, as well as underfloor trunking in all offices for submerged communication, technology and power wiring.

Q Sentral's multimedia convergent capability means it is able to deliver a full suite of services over an IP backbone to tenants and users - voice over IP (VOIP), high-speed broadband, IPTV, radio frequency identification (RFID)-based smart card access system, and even bandwidth on demand which is tailor-made and highly scalable, within minutes.

HIGH TECHNOLOGY OFFICE TOWER

GBI STANDARDS

Q Sentral incorporates the following sustainable technologies with the aim of complying with Green Building Index (GBI) Standards.

- Energy efficient technologies to reduce water and energy consumption by 20%
- Rain water harvesting system
- High efficiency sanitary fittings
- Hybrid renewable energy systems in the form of solar panels and wind turbines to generate power to all common areas
- The use of high SRI (Solar Reflectance Index) material in the building's exterior to reduce global warming
- The use of T5/LED/energy saving bulbs



LIFT LOBBY WITH SECURITY TURNSTILE

LIVE. WORK. PLAY.

Kuala Lumpur Sentral is no longer just a bold vision to create Malaysia's Central Business District of the future, but a world class city-within-a-city that is fast becoming a reality. With Stesen Sentral Kuala Lumpur, luxury residences, corporate office towers, five-star hotels and a retail mall already developed, Kuala Lumpur Sentral will be fully realised in 2016.



FULLY EQUIPPED GYMNASIUMS

In this most strategic location, which puts it within easy reach of various highways and expressways, you have a unique mix of offerings that truly differentiates it not just from Kuala Lumpur city centre, but also from all other CBD developments in Southeast Asia. Nu Sentral, for example, is an integrated retail hub with a 2-acre Sky Park that will create a unique signature experience for Retail, Food and Entertainment. Sooka Sentral, another "play" element for Kuala Lumpur Sentral, is a one-of-a-kind contemporary lifestyle centre offering leisure activities for the people who live and work here.

MANY DINING OPTIONS



SOOKA SENTRAL

KUALA LUMPUR SENTRAL - A CBD SHAPED BY DESIGN NOT CHANCE

THE QUICKEST CONNECTIONS TO KUALA LUMPUR & THE WORLD



CROSS-SECTION OF KUALA LUMPUR SENTRAL DEVELOPMENT

At the heart of Kuala Lumpur Sentral is Stesen Sentral Kuala Lumpur, Malaysia's largest transit hub and Kuala Lumpur's integrated rail transportation centre which offers global connectivity and seamless interconnectivity within the Klang Valley.

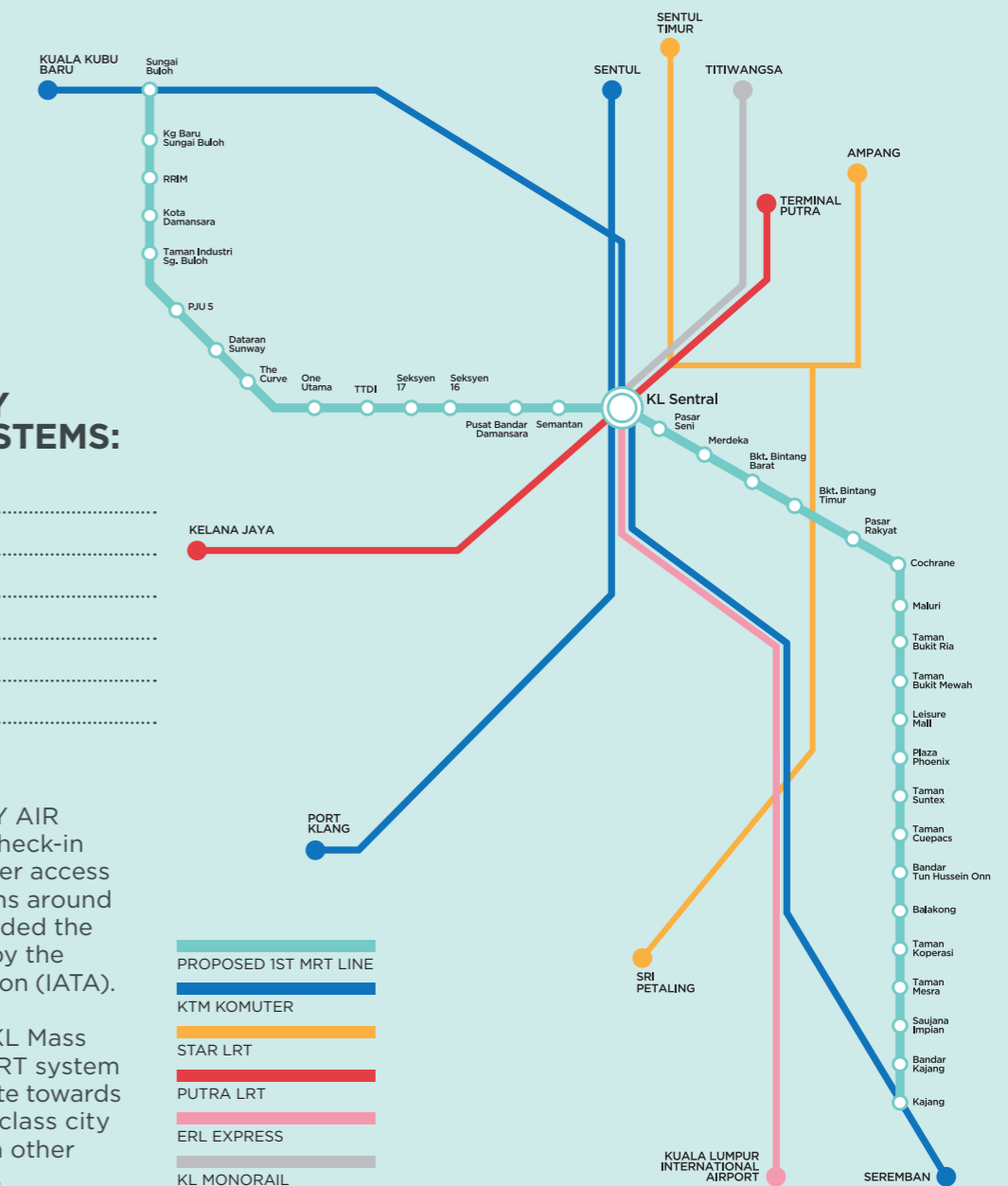
It is also directly linked to Kuala Lumpur International Airport, Putrajaya, Cyberjaya and key areas within the Kuala Lumpur city centre. Such amazing connectivity is made possible through a direct access to six rail systems and links to major roads and highways including Jalan Bangsar, Jalan Tun Sambanthan, Jalan Istana, Jalan Damansara, Jalan Syed Putra, Lebuhraya Mahameru, New Pantai Expressway and Federal Highway.

SEAMLESS INTERCONNECTIVITY VIA THE SIX RAIL SYSTEMS:

- KTM INTERCITY
- KTM KOMUTER
- PUTRA LRT
- ERL EXPRESS
- ERL TRANSIT
- KL MONORAIL

Adding to this, Stesen Sentral Kuala Lumpur - with its KL CITY AIR TERMINAL (KL-CAT) offering check-in facilities that enable even quicker access to the airport and to destinations around the world - has also been accorded the 'XKL' Global Destination Code by the International Air Travel Association (IATA).

In the near future, the Greater KL Mass Rapid Transit, a 3-line 150km MRT system in the Klang Valley, will contribute towards making Kuala Lumpur a world-class city through proper integration with other modes of public transportation.



KUALA LUMPUR SENTRAL : ON A QUEST FOR A BETTER FUTURE IN MALAYSIA

With RM4.0 billion completed and another RM5.3 billion development in progress, Kuala Lumpur Sentral is the largest commercial development in Kuala Lumpur today. Kuala Lumpur Sentral has already attracted prominent investors to set up their businesses, as well as an international community to set up their homes and offices within the environment.



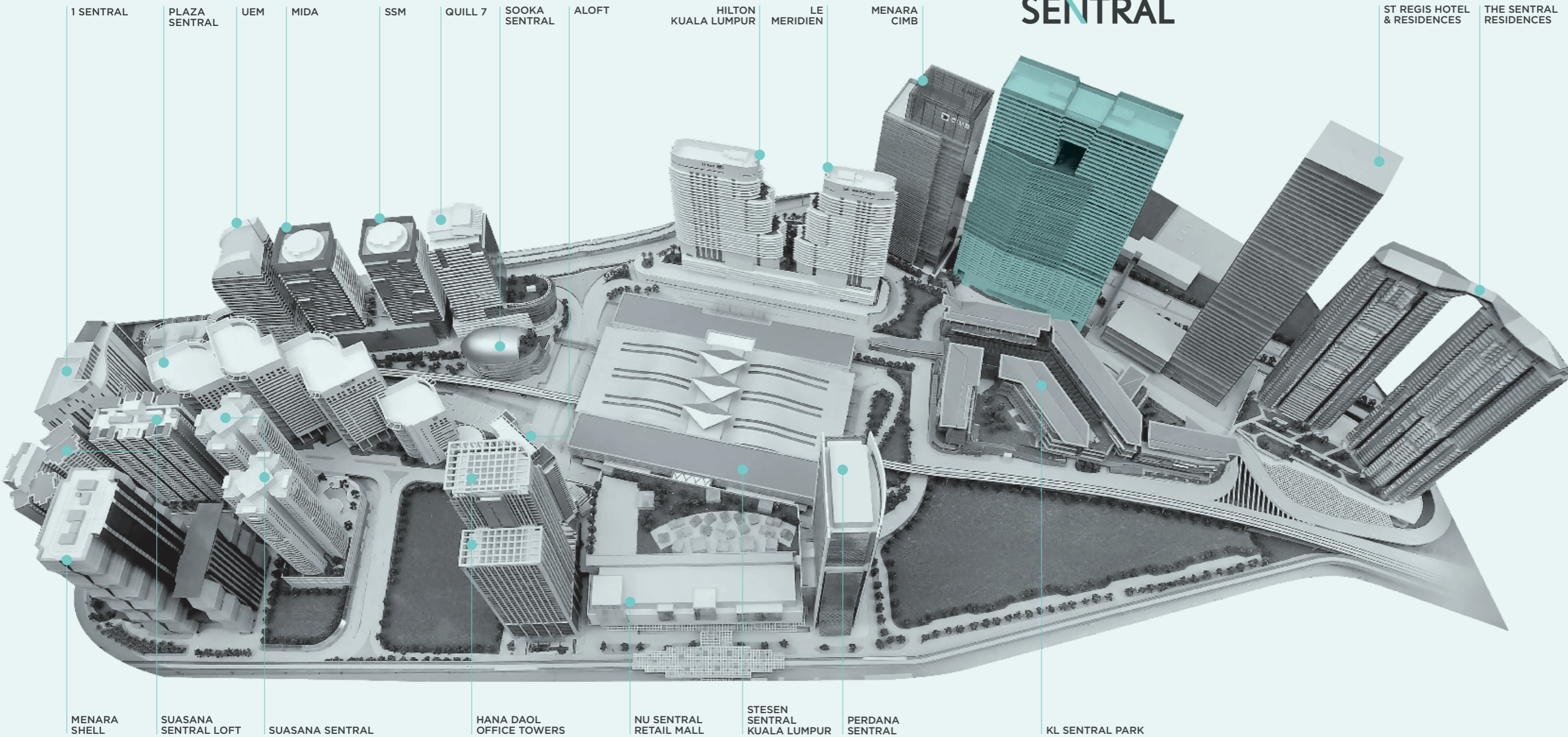
STESEN SENTRAL KUALA LUMPUR

Kuala Lumpur Sentral's development has seen a phenomenal capital appreciation. Plaza Sentral which was built in 2006, for example, has seen its property value increase by 150% over a 5-year period.

Kuala Lumpur Sentral has also won the following awards for its visionary development:

- 
 2002
 Malaysia Property Award
 of Distinction FIABCI
 Specialised Public Sector Category
 (Stesen Sentral)
- 
 2008
 Winner
 FIABCI Malaysia Property Award
 Office Development Category
 (1 Sentral)
- 
 2009
 Winner
 FIABCI Malaysia Property Award
 Purpose-built Category
 (Sooka Sentral)
- 
 2009
 1st Runner Up,
 FIABCI Prix d'Excellence
 Office Development Category
 (1 Sentral)
- 
 2010
 1st Runner Up
 FIABCI Prix d'Excellence
 Purpose-built Category
 (Sooka Sentral)
- 
 2010
 Winner
 FIABCI Malaysia Property Award
 Office Development Category
 (Quill 7)

Q Sentral will be yet another important component in the realization of the overall vision of Kuala Lumpur Sentral.



Today, many corporations and businesses have seen the potential and benefits of a centralised and shared data centre. In line with Kuala Lumpur Sentral's Cybercentre status, Q Sentral will feature a real alternative to overheated, wire-tangled, cramped closets – a centralised and shared data centre facility on one dedicated floor that's fully air conditioned, fully secured and fully wired for 24/7 connectivity.

This unique feature offers companies increased efficiencies in numerous ways: reduced energy costs, space savings, greater security, savings through shared infrastructure, reduced operational costs and many other advantages.

It also means smaller businesses will be able to enjoy the benefits of a well-managed data centre which they would otherwise be unable to afford.

Q SENTRAL ENVISIONED BY MRCB & QUILL

Q Sentral is one of the last strata office tower in Kuala Lumpur Sentral, and your final opportunity to stake a claim to the real estate goldmine that has proven to be Kuala Lumpur Sentral.

**A NEW CBD THAT
EQUIPS YOU FOR
INCREASED EFFICIENCIES
AND COST SAVINGS**

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ENVISIONED BY
MRCB *Quill*

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