

Luxury + Value

KLIO

Kuala Lumpur International Outlets

Luxury Oriented Outlet Shopping




place yourself in
a world class
OUTLET center
of distinction & sophistication

Located in Malaysia, the Kuala Lumpur International Outlets development is destined to become a shopping mecca playground for the world's affluent and famous.

From the breathtaking views atop one the worlds tallest Sky Scrapers to the exotic rain forest, Kuala Lumpur, Malaysia will be at the pivot point of the development of KLIO — the first luxury oriented outlet center of its kind featuring merchandise with distinction and sophistication, international retailers, as well as a food court, restaurants and service amenities.

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YOUR OPPORTUNITY AWAITS.

- Growing population with growing incomes.
- Strong employment.
- Sophisticated and discerning customers: very aware of and accustomed to luxury brands.
- Average annual GDP growth rate 5.9%
- There are 66 shopping malls in the market, however the market is hungry for outlet shopping and KLIO will be the first in the area.
- KL was featured as the #4 spot in CNN's "World's 10 Best Shopping Cities".
- KL is home to the three of the world's 10 largest malls.
- \$2.26 billion annual retail sales (2006)

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KUALA LUMPUR

WORLD CLASS

The City of Kuala Lumpur, popularly named KL, is the World Class Capital of Malaysia with all the facilities and amenities you can expect. In the last decade it has become one of the most vital cities in Asia.

Kuala Lumpur is not only a financial center in South East Asia, but also a unique city for tourism that offers first class attractions, entertainment and shopping. KL has also played host to many international sporting, political and cultural events.

- **KL is the 4th highest retail destination spot in the world based on sales.**
- **KL was nominated as a Knowledge Metropolis. Kuala Lumpur is the federal capital and most populous city in Malaysia.**



REGION OVERVIEW

- KL's population and economy continue robust growth.
- Kuala Lumpur finishes in the Top 5 in economic progress in the fifth edition of Cities of Opportunity.
- Kuala Lumpur ranks sixth in rate of real GDP growth and fifth in major construction activity.
- The city ranks third in the world in low costs and 10th in ease of doing business.
- The new KLIO development will be the first outlet of its kind in the market. The nearest competitor are the Johor Premium Outlets located 210 miles away and 3 hours south of Kuala Lumpur.



DEMOGRAPHICS

KUALA LUMPUR STATISTICS

Kuala Lumpur is the most populous city in Malaysia.

Kuala Lumpur Population

1.7 million

Selangor Population (the State that Kuala Lumpur is in)

5.5 million

Total State Population

7.2 million

Kuala Lumpur Annual Tourism

9 million

MALAYSIA STATISTICS

The population has more than doubled in the past 30 years and is projected to reach 31.5 million by 2020.

Median Age- 27.6

Age Statistics

2.85 million people ages 20-24

2.83 million people ages 15-19

2.73 million people ages 10-14

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TOP RETAIL DESTINATION IN THE WORLD...

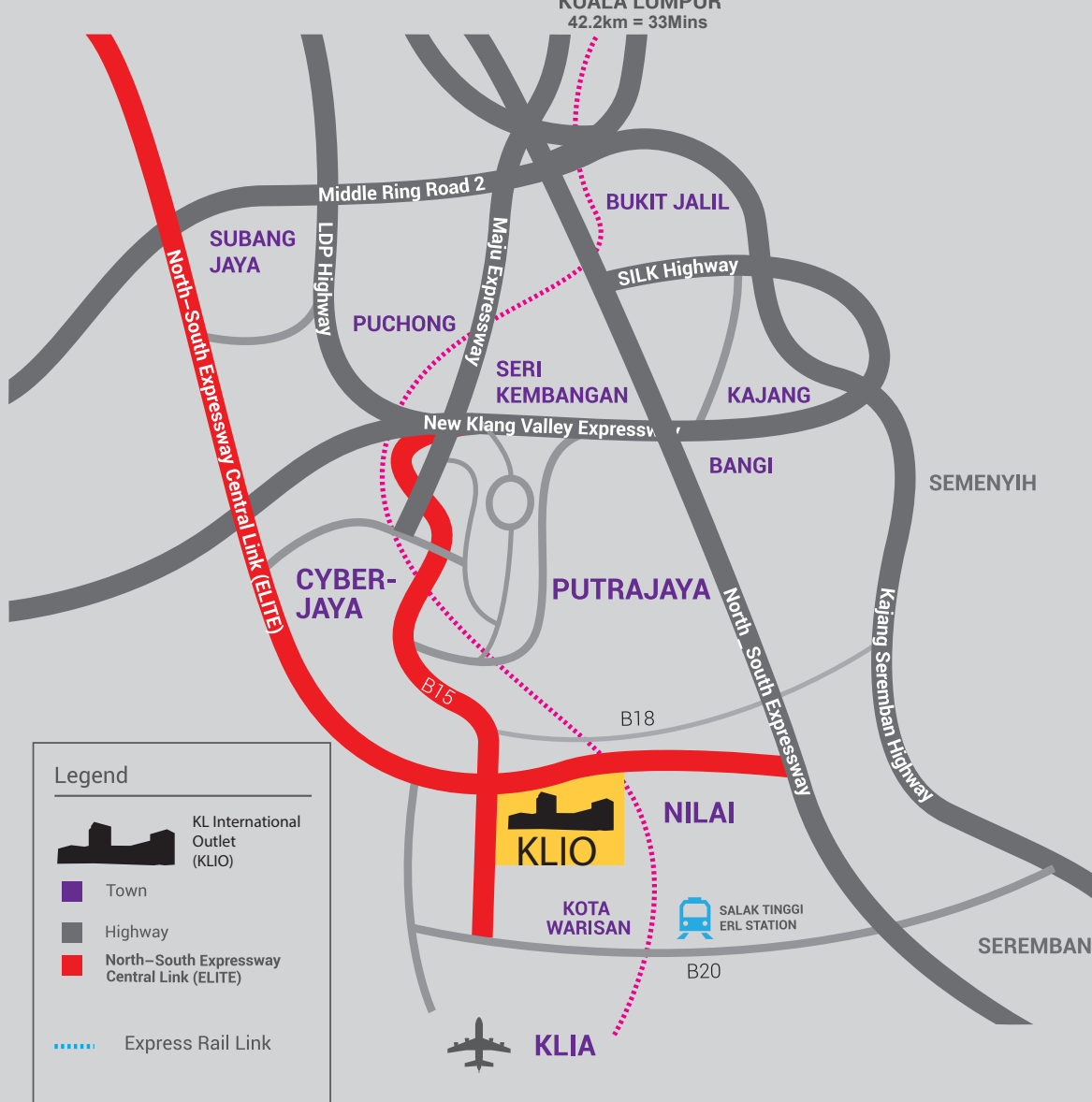
- KL is the 6th most visited city in the world, with 9 million tourists per year. Tourism here is driven by the city's cultural diversity, relatively low costs and many shopping choices.
- Tremendous tourism from the South East Asia region and around the globe.
- 4th in world ranking for shopping destination.
- Annual tourism spending \$9.36 billion (2006)
- One of the busiest airports in the world.
- Tour operators will include KLIO as one of their main stops. More than 200 buses per day visit Putrajaya. These tour buses will also visit KLIO.

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The center features an outdoor environment with 100% covered walkways for customer convenience and comfort. The upscale design and materials are consistent with the image of luxury retail brands. Elegant common area features will include water elements and sculptures designed to create a sense of place and enhance the customers experience.

Store front signage above the storefronts and vertical are sophisticated and consistent with upscale retailers.



THE CONVERGENCE OF AFFLUENCE.

KLIO is strategically located 24 miles south of Kuala Lumpur and 6 miles north of Kuala Lumpur International Airport.

The location of KLIO will provide premiere highway visibility and access on the major expressways between the city area of Kuala Lumpur and Kuala Lumpur International Airport. The architectural towers will give prominent visibility to the center.

Average Daily Traffic: 85,000 cars per day.



TOTAL DEVELOPMENT:
400,000 sq.ft.

PROJECTED OPENING DATE:
FALL 2015

EXPANSION

a shopping outlet
which will provide a sense of

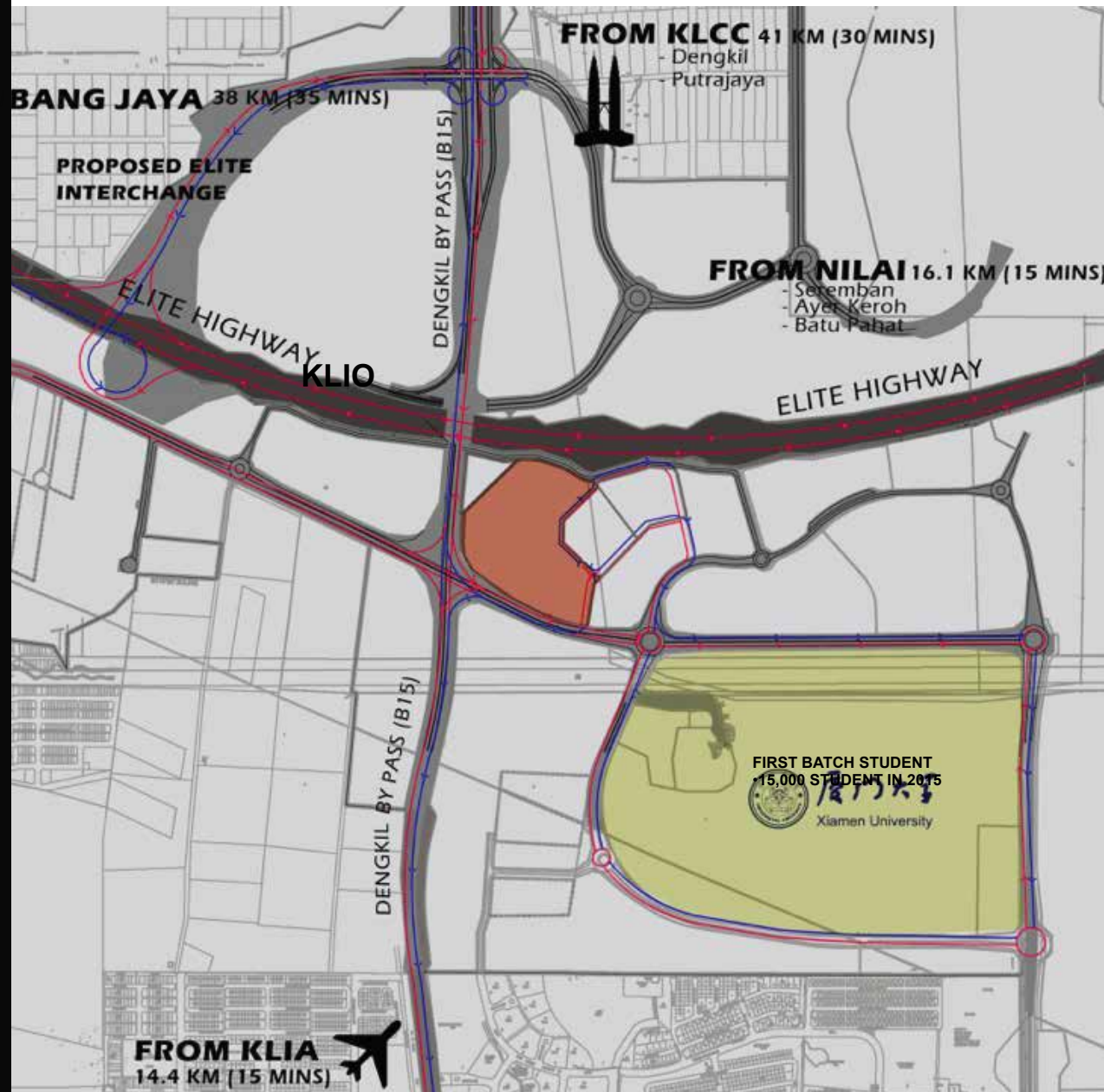
**EXTRAVAGANCE
AND SPLENDOR**

- Strategically located 30 minutes from KLCC between KL and KLIA. This creates enough distance not to compete with the brands' full price stores, but out positions both the Mitsui and Genting sites.
- Can be accessed with a non-toll road (B-15). Access from all directions with a full interchange providing convenient access to the Center. (See interchange plan)
- Racetrack design with underground parking: which has the benefits of covered parking and convenient access and shorter walks for customers.



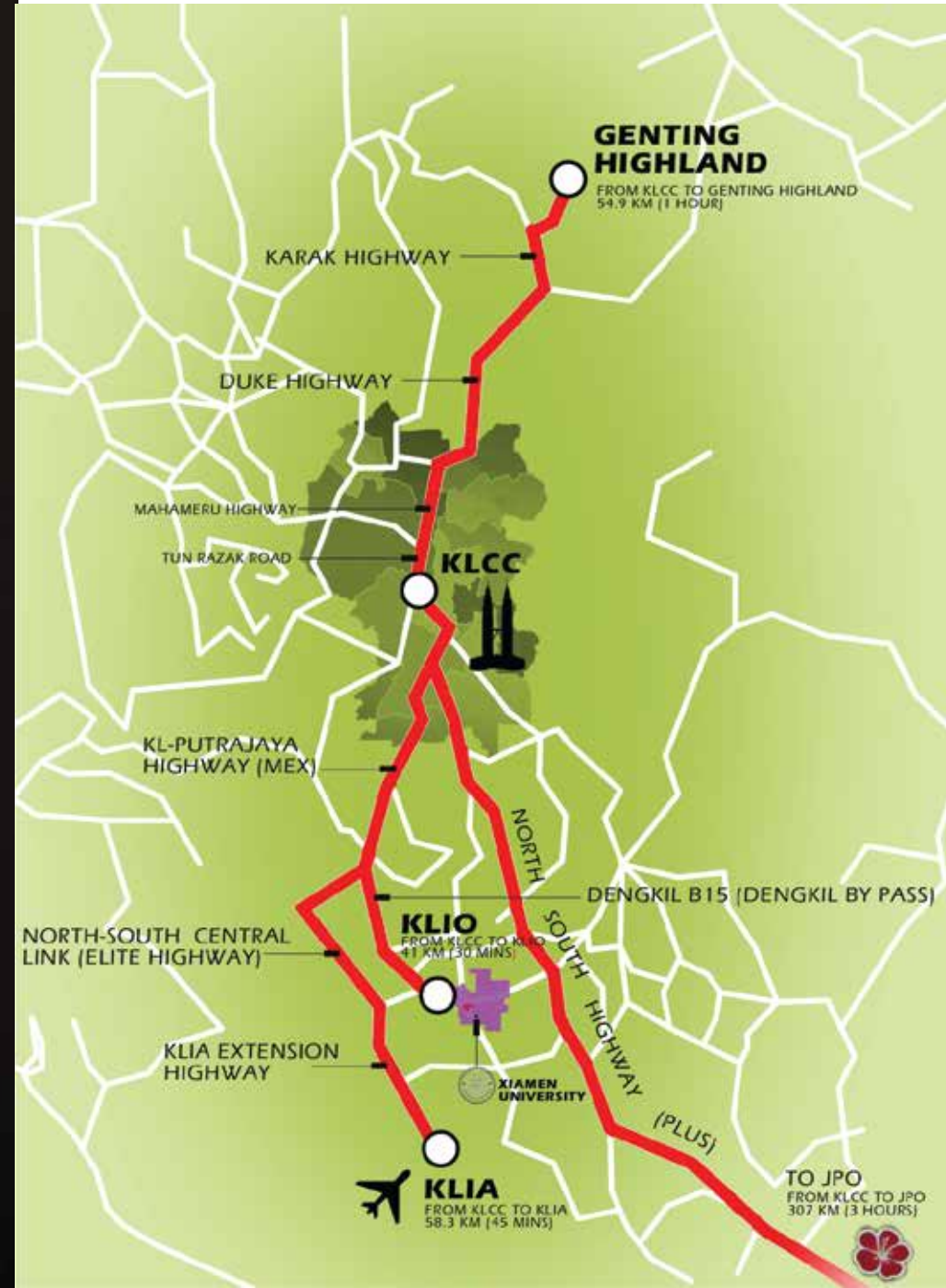
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ACCESSIBILITY



COMPETITIVE COMPARISON

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MASTER PLAN

A FASHIONABLE PLACE TO DO BUSINESS

The Kuala Lumpur International Outlet center is part of a 2,235 acre Master Planned Development called Ampar Tenang which will include residential, office, retail, hotels, amusement, light industrial and a university.

KLIO will support these surrounding uses while also serving the greater Kuala Lumpur residential and tourist market. The combination of the amenities along with its proximity to Kuala Lumpur International Airport, Ampar Tenang will become a major shopping and tourist destination.

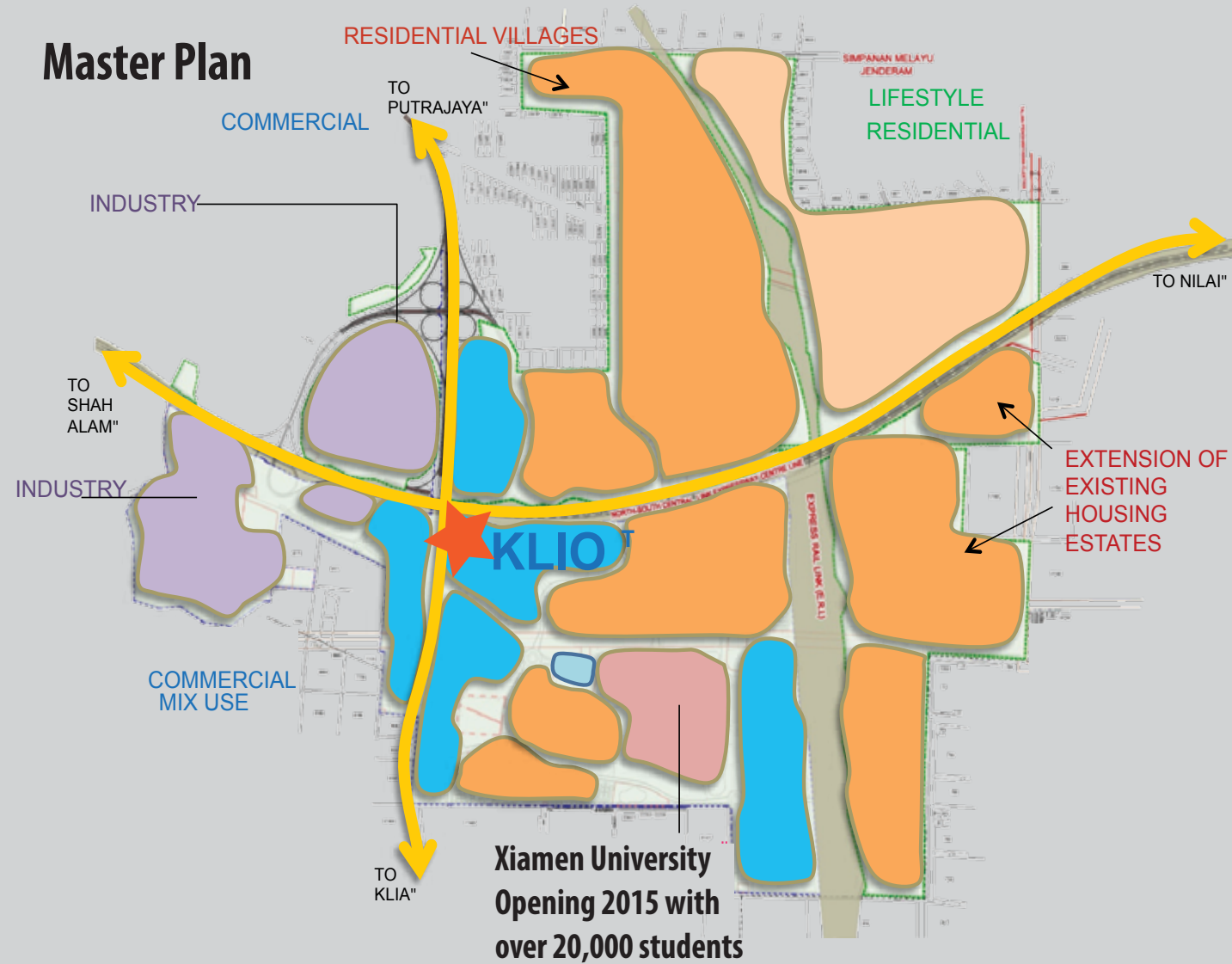


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KLIO OUTLETS IS PART OF A MASTER PLANNED DEVELOPMENT CALLED AMPAR TENANG

Master Plan



2,235 ACRE MASTER PLAN DEVELOPMENT BY SIME DARBY

- Development will include large tracts of residential, office, hotels, entertainment, and Xiamen university.
- Xiamen university will open at the same time as KLIO and will host 20,000-25,000 students.
- While KL will support the sales from the very first day, this master plan development will only serve to enhance sales and the long term success of KLIO.
- Sime Darby will undertake all the necessary road and infrastructure improvements.

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VENTURE PARTNER OVERVIEW

SIME DARBY



Sime Darby was incorporated in 1910 by businessmen William Sime, Henry d'Esterre Darby and Herbert Mitford Darby to manage 500 acres of rubber estates in Malacca, Malaysia. From such humble beginnings, Sime Darby has grown into one of Malaysia's biggest multinational corporations.

Today, Sime Darby is a key player in the Malaysian economy as well as a diversified multinational, with businesses in key growth sectors namely, plantations, property, motors, industrial equipment, energy & utilities and healthcare with operations in more than 20 countries.

Sime Darby is one of the largest companies listed on Bursa Malaysia and has a market capitalisation of RM56.43 billion (USD17.2 billion), as at 2 September 2013.

Sime Darby recognises the importance of balancing economic performance with social responsibility. Committed to developing a sustainable future, Sime Darby strives to maintain an equitable balance between increasing value for shareholders and being responsible to society and the environment.

For more information, please visit www.simedarby.com

MAINSTAY PROPERTIES



Mainstay Properties Sdn Bhd is a subsidiary of Mainstay Holdings Sdn Bhd. The property arm is led and managed by a group of highly multi-disciplined professionals with diverse experience in managing public listed companies and property development.

The property arm is led and managed by a group of multi-disciplined professionals with collective experience of more than 100 years in managing public listed companies and property development.



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VENTURE PARTNER OVERVIEW

HORIZON GROUP PROPERTIES



Based in Norton Shores, Michigan with executive offices in Rosemont, Illinois, Horizon Group Properties, Inc. is a leading owner and developer of factory outlet shopping centers in the United States and Asia and is the developer of a master planned community in suburban Chicago.

Our shopping centers host favorite name brand stores such as Polo Ralph Lauren, Nike, Coach, Michael Kors, Kate Spade, Steve Madden, Love Culture, Juicy Couture, Gap Outlet, Carter's and Saks Fifth Avenue OFF 5TH just to name a few.

For more information, please visit www.horizongroup.com.





KLIA
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a business opportunity with
FASHIONABLE
distinction and style

FOR LEASING INFORMATION

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A Joint Venture with

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Horizon Group Properties



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