

8CONLAY

8 CONLAY

THE DEVELOPMENT

A mixed-use development in a class of its own, 8 Conlay features the world's tallest twisted twin residence towers. Up to 68 storeys in height and situated in the heart of Kuala Lumpur, this KLCC property embodies bespoke living at its best.

OUR OFFERINGS AT A GLIMPSE

LIVE IN A LANDMARK — Visionary architecture render 8 Conlay a true Kuala Lumpur landmark in the making.

BE SURROUNDED BY LUXURY — Featuring sublime interiors by the renowned design studio YOO, 8 Conlay's YOO8 Serviced by Kempinski branded residences are a paean to high-end city living.

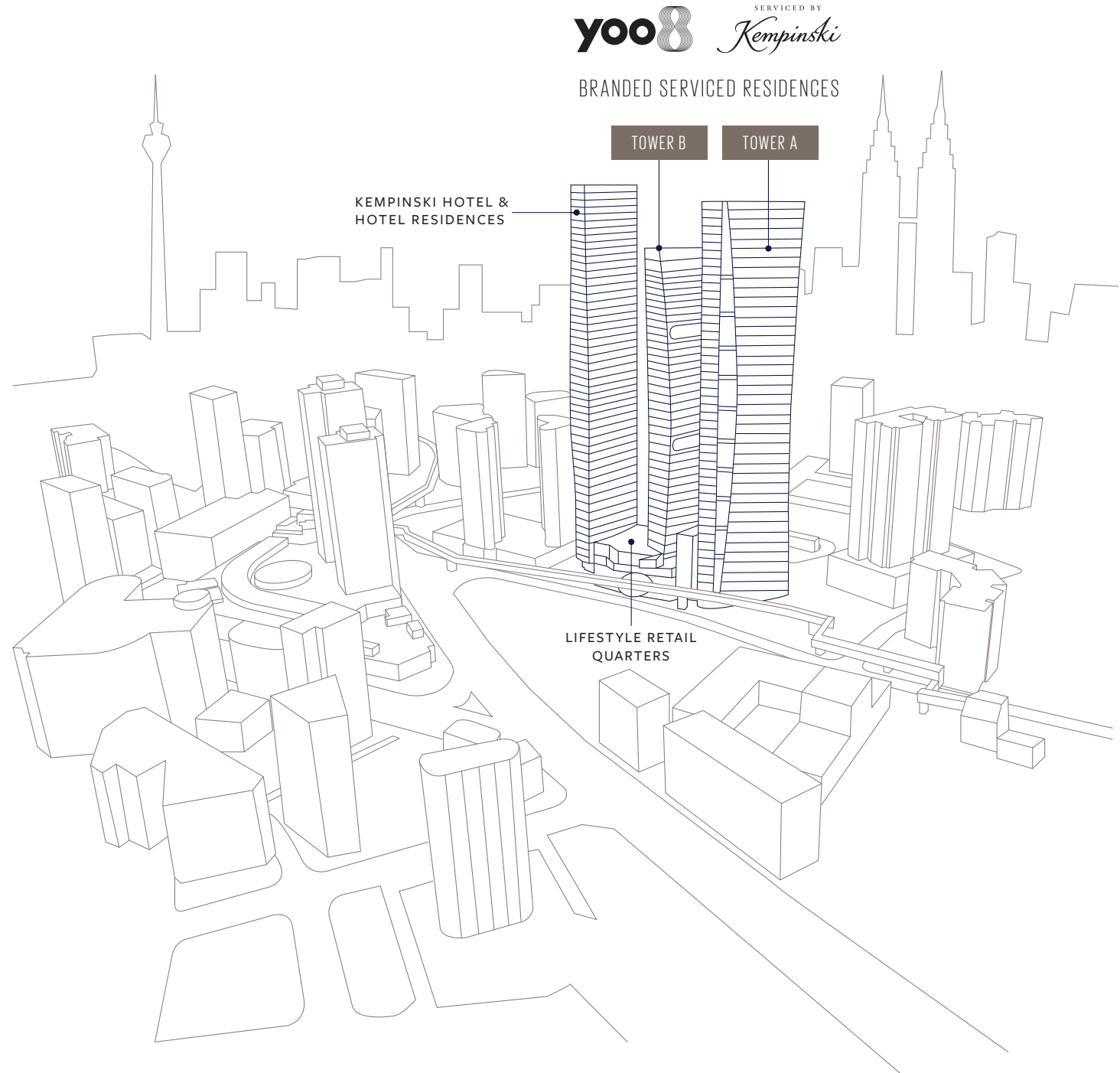
NEVER LIFT A FINGER — Serviced by Kempinski, Europe's oldest and most established luxury hotelier, our well-appointed branded residences cater to your every need.

SHOP LIKE A BOSS — 8 Conlay's lifestyle retail quarters offers a discerningly curated take on premium shopping and dining.

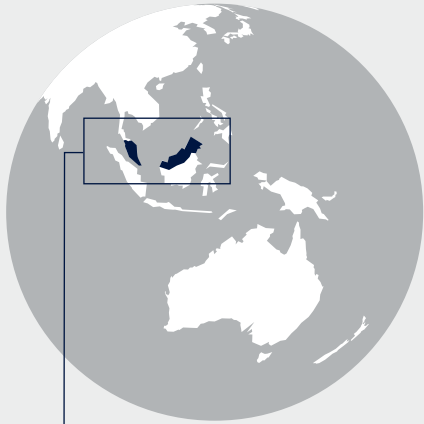
REASONS TO BUY

In Malaysia, property purchases generally fall under the following categories:

- Use as primary residence
- Second home or holiday home
- Home for children education
- Retirement
- Source of rental income
- Capital appreciation investment
- Global medical tourism hub



WHY MALAYSIA?



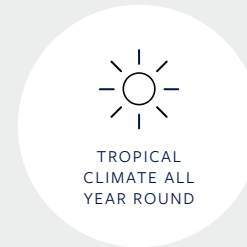
One of the most prolific countries in Southeast Asia, Malaysia's reputation as a rich cultural melting pot fraught with abundant natural wonders makes it an appealing option for first-time visitors as well as those looking to reside here on a more permanent basis.



A multilingual country of roughly 31.7 million, Malaysia possesses a progressive international outlook and remains popular with expatriates drawn to its balmy tropical climate, diverse multicultural landscape and relatively low cost of living.



The fourth largest in Southeast Asia, Malaysia's economy also benefits from the country's thriving tourist industry. Property is perpetually in high demand and both foreign and local buyers currently benefit from a high margin of finance and low interest rates on mortgage finance.



Boasting year-round sunshine and a stunning tropical landscape, it's little wonder that many have come to think of Malaysia as an earthly paradise.



Boasting a fairly stable economy, the country's GDP growth has seen a favorable average of 5.13% over the last few years.



Launched in 2017, the Digital Free Trade Zone (DFTZ), the world's first special trade zone, boosts the country's booming technology and business sectors by promoting the growth of e-commerce.

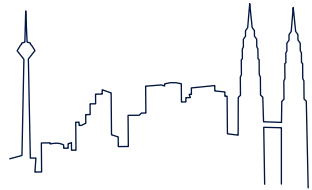


Malaysia's unemployment rate remains below 3.5 percent. In line with the country's upcoming economic agenda, the government anticipates the creation of 1.5 million jobs by 2020.

WHY KUALA LUMPUR?

GREATER KUALA LUMPUR: A VIBRANT CAPITAL

Growing at an accelerated pace, Greater Kuala Lumpur has it all. Malaysia's bustling capital is the country's most populous and culturally vibrant city. Home to 7.9 million people and spanning 2,793 km², Kuala Lumpur comes charged with promise.



UNBEATABLE PROPERTY PRICES

Kuala Lumpur's property prices rank amongst the lowest in the region. Compared with other Asian capitals, premium developments are still easily attainable owing to the favourable currency exchange as well as the relaxed property ownership terms for foreign buyers.



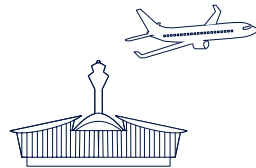
EDUCATION AND MEDICAL TOURISM

With countless clinics and hospitals situated within easy reach, Kuala Lumpur can be counted on for high quality yet affordable healthcare, making it a viable global medical tourism hub. For children's educational needs, families have their pick of exemplary international schools in and around Kuala Lumpur.



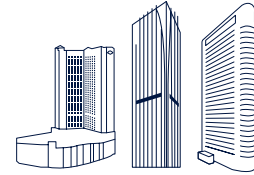
PETRONAS TWIN TOWERS

Envisioned by Argentine-American architect Cesar Pelli, the iconic 88-storey Petronas Twin Towers are a sight for sore eyes. One of Kuala Lumpur's most visited attractions, they stand as an emblem of modern Malaysia.



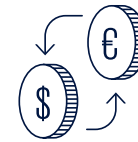
KLIA & KLIA2 INTERNATIONAL AIRPORTS

A major gateway to further travels within Asia, the Malaysian capital is served by two world-class airports: the Kuala Lumpur International Airport (KLIA) and KLIA2. Linking the airports to the downtown core is the KLIA Express service, which affords travellers a speedy 30-minute ride into the city.



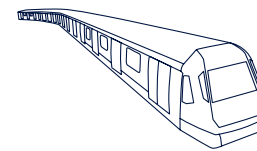
MAJOR HOTELS

The downtown core, particularly the Golden Triangle and KLCC, is enlivened by the glamorous presence of big-name hotels such as The Mandarin Oriental, Shangri-La Hotel and the Grand Hyatt.



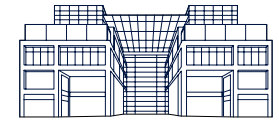
FAVOURABLE EXCHANGE RATE

Malaysia's favourable exchange rate carries favour with expatriates and tourists looking to get more bang for their buck.



SEAMLESS PUBLIC TRANSPORTATION

Commuters love Kuala Lumpur's integrated transportation system, a reliable network of rail systems composed of the Light Rail Transit (LRT), KL Monorail and Mass Rapid Transit (MRT).



SHOPPING HAVEN

Kuala Lumpur's Golden Triangle area is a hot bed of unparalleled shopping experiences. Aside from mid-range retail offerings such as Lot 10 and the famous Sungei Wang Plaza, two of the city's ritziest malls, Starhill Gallery and Pavilion KL, hold court here.



A FUTURE-FORWARD BUSINESS HUB

A strategic enabler of the Malaysian government's Economic Transformation Programme (ETP), Tun Razak Exchange (TRX) is a RM40 billion project that will — together with the Digital Free Trade Zone (DFTZ) — map out Kuala Lumpur's future as a leading international finance and business hub.



ECONOMIC TRANSFORMATION PROGRAMME (ETP)

Kuala Lumpur is crucially at the heart of Malaysia's Economic Transformation Programme (ETP). Launched in September 2010, the national programme was formulated as a means of spurring the country towards fully developed nation status by 2020.

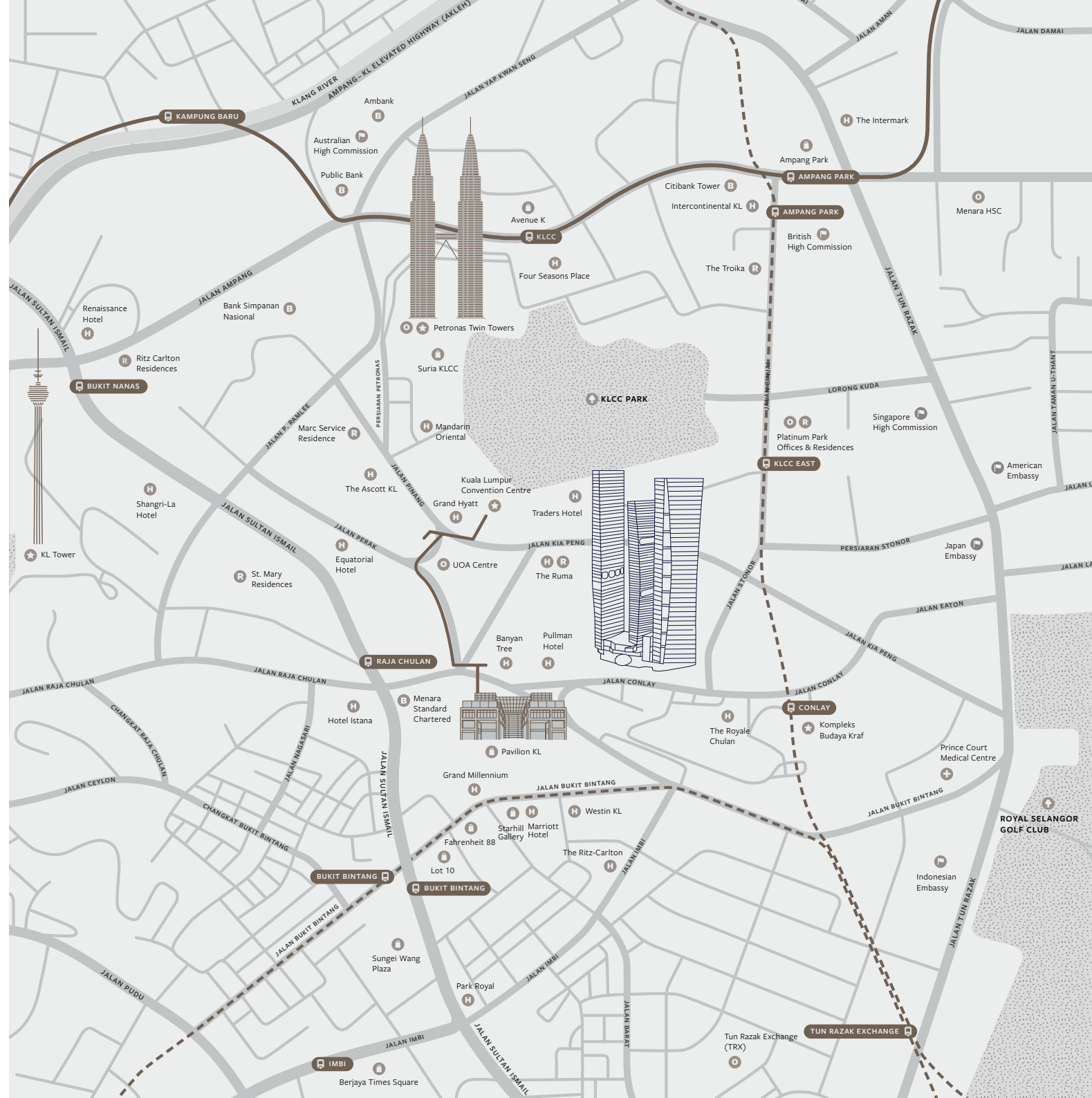
AROUND 8 CONLAY

AN URBANITE'S PLAYGROUND

An inimitable location is paramount to 8 Conlay's value as a distinctive premium property. Perfectly poised between nature and prime urban attractions situated in and around Kuala Lumpur's Golden Triangle and KLCC area, the development exists as a tranquil respite while affording residents the luxury of being at the heart of the action at any given moment.

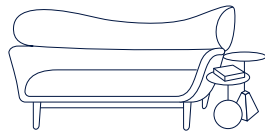
With easy access to virtually every facet of Kuala Lumpur's public transport network including the LRT lines, and monorail, residents can also opt to explore nearby Bukit Bintang on foot — retail mainstays such as Pavilion KL and Starhill Gallery are situated a leisurely walk away via a sheltered skybridge, as are over 3,000 stores across nine malls, making for an unparalleled shopping experience.

Gastronomes and night revelers will want for nothing thanks to the spectacular street food scene on famed Jalan Alor and the buzzing nightlife on the ever-bustling Changkat Bukit Bintang strip.



BRANDED RESIDENCES: A PREMIUM PROMISE

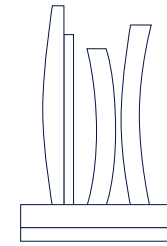
A steadfast property investment, branded residences far outweigh non-branded residential developments for a number of reasons: the promise of hospitality sector benefits, high-end design and a direct affiliation with prestigious global brands. At 8 Conlay, we've got you covered with the best of the best in location, design and luxury services.



CUTTING-EDGE INTERIOR DESIGN

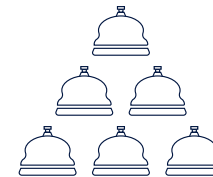
8 Conlay's branded serviced residences, YOO8 serviced by Kempinski features inspiring interiors by two of the world's leading designers.

Envisioned by award-winning studio Steve Leung & YOO, Tower A celebrates minimalism coupled with Asian-inspired accents. Defined by two stylish concepts, Urban and Spring, Tower B is designed by Kelly Hoppen for YOO. A celebrity favourite, Hoppen's chic signature style blends sumptuous textures, a neutral palette and Eastern influences.



AUSPICIOUS ARCHITECTURE

Designed by leading Malaysian architecture firm RSP, 8 Conlay's three spiraled towers signal a glittering icon in the making. In line with the Chinese Philosophy of Yin and Yang, the corresponding structures form the Chinese letter for number 'eight', paying tribute to the development's illustrious address. 8 Conlay also features the world's tallest twisted twin residences.



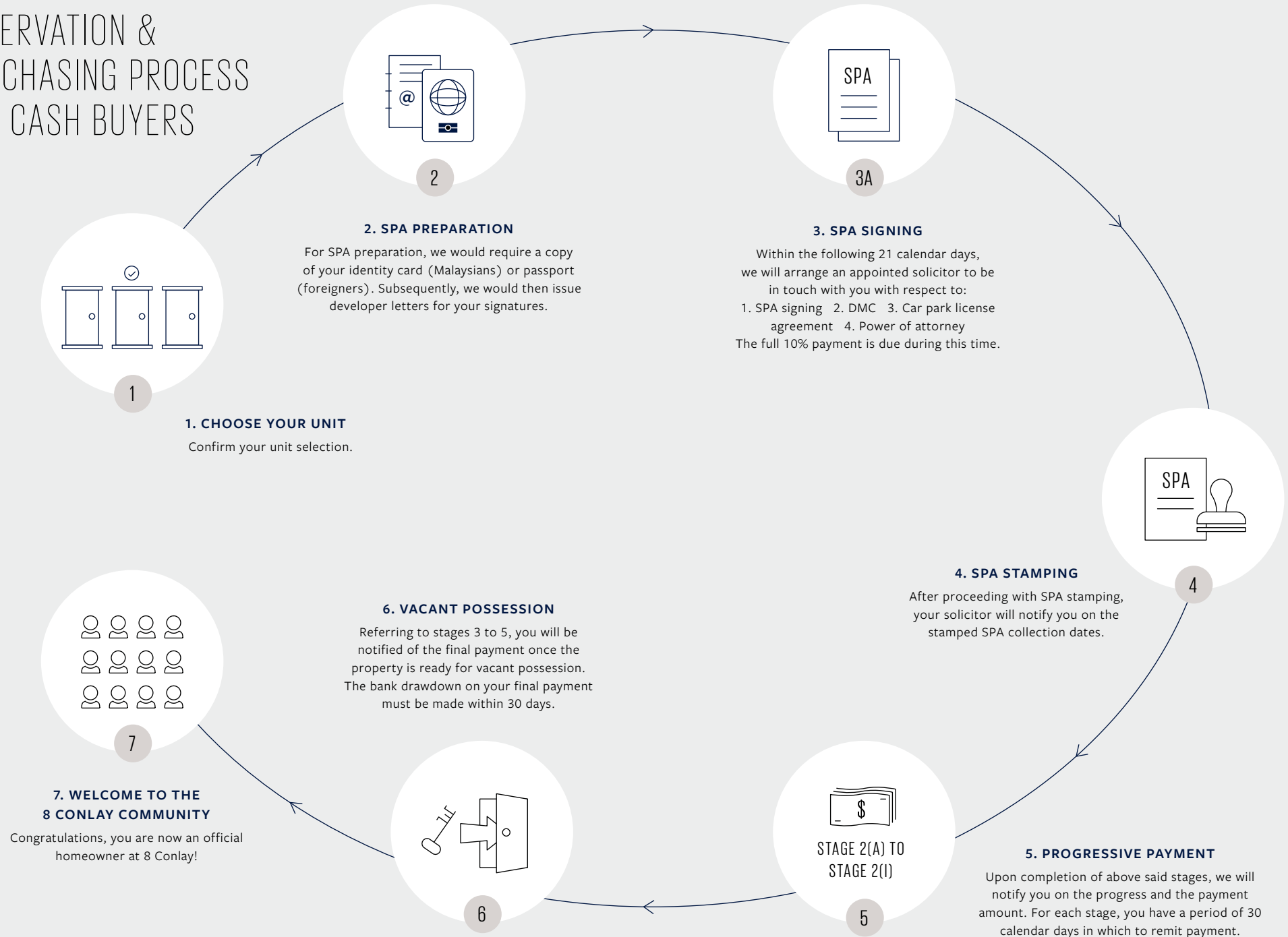
OUTSTANDING EUROPEAN HOSPITALITY

Since 1897, Kempinski has been a revered hospitality provider for royalty and rock stars alike. Servicing YOO8's branded serviced residences as well as its own namesake hotel at 8 Conlay, Europe's oldest and most established hotel group provides superb in-house perks for residents as well as hotel guests.

RESERVATION & PURCHASING PROCESS FOR LOAN BUYERS



RESERVATION & PURCHASING PROCESS FOR CASH BUYERS



MALAYSIA AS A SECOND HOME SCHEME (MM2H)

The Malaysia My Second Home (MM2H) Programme is an international residency scheme that grants foreigners the right to reside in the country for a period of up to ten years on a renewable, multiple-entry social visit pass.

Citizens of numerous countries, regardless of race, religion, gender or age, are eligible for the programme as well as foreign spouses of Malaysians and expatriates who wish to retire in Malaysia after expiry of their employment passes. All successful MM2H applicants are required to maintain a specified fixed deposit amount at any Malaysian bank.

Benefits of the MM2H include:

- Resident cards
- Tax exemption
- Option of bringing spouse or unmarried children under 21 years of age
- Option of bringing parents via a long-stay visa

More programme details are available via www.mm2h.gov.my

FOREIGN EXCHANGE CONTROLS

Buyers must bear in mind that foreign exchange controls apply for expatriates and non-resident travellers in Malaysia. One of the main exchange control requirements include the Foreign Direct Investment (FDI) which dictates the following:

- Non-residents are subjected to no restrictions when purchasing ringgit assets, such as landed properties and securities. The investment settlement can also be made in either ringgit or foreign currency.
- Upon conversion into foreign currency, foreign direct investors are allowed to repatriate their investment, whether that includes capital, profits and dividends from divestment, without being subjected to any levy.

FINANCING YOUR INVESTMENT

STANDARD FINANCING APPROACHES

Generally, foreign or non-resident buyers may undertake one of the following two options when financing the purchase of properties in Malaysia. The first entails securing the purchase with funds procured directly from the potential buyer's home country. This is arguably the easiest, most straightforward approach as non-Malaysians are allowed to maintain Malaysian bank accounts without restrictions on ringgit amounts.

Another possibility is to take out a loan with a Malaysian bank. Depending on the bank and the applicant's financial standing, foreign interests are generally able to obtain a Margin of Financing of up to 70 percent. With a wide variety of choices available, including home loans designed specifically with foreign buyers' interests in mind, it is advisable to shop around and inquire further about what different banks offer.

PROPERTY TENURE OR OWNERSHIP

The Torrens Land Registration System applies with respect to ownership of real property in Malaysia. Subsequent transactions under this system, created by registration under the National Land Code 1965, are registered against the title. Tenure falls under two categories: Freehold and leasehold, which entails a term not exceeding 99 years and 30 years, if the lease relates to a section of land.

FOREIGN PROPERTY OWNERSHIP

Be the purchase residential or commercial in nature, all property transactions, including those between foreign buyers and non-bumiputeras, no longer require Foreign Investment Committee (FIC) or Economic Planning Unit of the Prime Minister's Department (EPU) approval, subject to a pricing threshold of MYR 1,000,000 and above per unit. Properties may be acquired via financing from external or internal sources.

Working with local solicitors, foreign buyers will still need to apply in writing to obtain prior approval to the relevant state authority, which is at liberty to impose any other conditions and the payment of such levy as it deems fit.

The following rules apply with respect to what foreign interest is not allowed

to acquire:

- Properties valued less than MYR 1,000,000 per unit
- Residential units under the category of low and low-medium cost as determined by the state authority
- Properties built on Malay reserved land
- Properties allocated to bumiputera interest in any property development project, as determined by the state authority
- Stall and service workshops
- Agricultural land developed on the basis of the homestead concept
- Properties gazetted under National Heritage Act 2005

The chart on the next page indicates threshold limits with reference to states within West Malaysia. Foreign applicants are advised to check with local solicitors on the actual threshold limit specific to each Malaysian state, as the threshold limit may vary from state to state and from time to time.

TAXES

	EFFECTIVE DATE	MINIMUM THRESHOLD
Johor	Aug 1, 2017	MYR 1 million (with strata title and with landed title within non-international zones) MYR 2 million (with landed title within international zones)
Penang	February 1, 2014	MYR 1 million for all types of property on the mainland MYR 2 million for land property on the island
KL / Putrajaya / Labuan	March 1, 2014	MYR 1 million for all types of property
Selangor	September 1, 2014	MYR 2 million for property in Zone 1 and 2 <u>Zone 1</u> District of: 1. Petaling 2. Gombak 3. Hulu Langat 4. Sepang <u>Zone 2</u> District of: 1. Kuala Selangor 2. Kuala Langat MYR 1 million for property in Zone 3 District of: 1. Hulu Selangor 2. Sabak Bernam Foreigners, permanent residents and foreign companies are only permitted to acquire commercial and industrial properties at a minimum of MYR 3 million in all three zones. These groups of people are not permitted to buy landed properties unless such properties are in a gated community, which has a landed strata title.

TAXES ON ACQUISITION & TRANSFER OF REAL ESTATE

CAPITAL GAINS TAX

In Malaysia, capital gains from the sale of investments or capital assets other than those related to land and buildings are not taxable. Gains arising from the resale of real property situated in Malaysia, or on any interest, option or other rights in or over such land are, however, chargeable and subject to real property gains tax (RPGT). The same applies for the disposal of shares in real property companies.

The RPGT rates are as follows:

DISPOSAL PERIOD	TAX RATE	
	Malaysian Company	Non-Malaysian Company
Disposal within 3 years after the date of acquisition	30%	30%
In the 4th year after the date of acquisition	20%	30%
In the 5th year after the date of acquisition	15%	30%
In the 6th year after the date of acquisition	15%	5%

TAXES ON POSSESSION & OPERATION OF REAL ESTATE

STAMP DUTY & LEGAL COSTS

Payable by property purchasers, stamp duty is calculated on the higher of the money value of the consideration or current market value at the following rates:

CONSIDERATION / CURRENT MARKET VALUE	TAX RATE
For the first MYR 100,000 (USD 23,354)	1%
For the next MYR 400,000 (USD 93,418)	2%
Remainder (Excess of MYR 500,000) (USD 116,772)	3%

TAXES

Any transactions, be they sales, purchases or other forms of conveyances, involving immovable properties are subject to legal fees which are fixed at rates based on the consideration or adjudicated value:

CONSIDERATION / ADJUDICATED VALUE	SCALE OF FEES
First MYR 500,000	1% (subject to min fee of MYR500)
Next MYR500,000	0.80%
Next MYR 2,000,000	0.70%
Next MYR 2,000,000	0.60%
Next MYR 2,500,000	0.50%
Remainder (Excess of MYR 7,500,000)	Negotiable**

** Negotiable, but shall not exceed 0.50% of such excess

QUIT RENT

Though no specific tax is levied on owners of property, a land tax known as 'quit rent' is levied by individual state governments. Payable on a yearly basis, this rate varies according to land category and size.

ASSESSMENT

An assessment refers to a form of tax that is levied on properties situated within local authorities' boundaries. Calculated as a percentage of annual value, the final amount varies according to location and property type. It is payable in two installments annually.

LOAN APPLICATION INFORMATION

WHAT CAN I AFFORD?

In purchasing property, one must naturally work out a realistic budget. What can I afford? What is the ceiling price on the property I want to buy? As a rule of thumb, your monthly commitments, inclusive of house and car installments as well as other payments, should not exceed one-third of your gross monthly household income.

REQUIRED DOCUMENTS

Whilst the list below is indicative of the basic documents prospective buyers would require for a financial institution to process a loan application, it's worthwhile to note that some institutions might request for additional supporting documents.

- A photocopy of identity card or passport
- Your latest 3 months' salary slip
- Your latest income tax return form (form J) or EA form
- Sale and Purchase Agreement/deposit or booking receipt/ letter of offer from the housing developer
- A photocopy of the land title (if any)
- The latest bank statements (compulsory in the absence of salary slips and/or Form J/EA Form) dating back six months / savings passbook / fixed deposits
- Valuation report for completed houses and/or
- If you are self-employed, you need to provide your business registration documents, latest 3 months bank statements, latest financial statements and other supporting documents to support your income

Once your application is approved with a letter of offer from the institution in question, the next step is to appoint a lawyer (usually selected from a list of panel lawyers provided by the financial institution) to draw up the loan documentation for you. Some documents will also need to be submitted to the relevant government authorities for registration followed by a stamp of approval from the Stamp Office.

Once registered, the documents should then be submitted to the financial institution which will then furnish you with a copy of the loan agreement. The timeframe of this process is estimated to be around 6 months or less.

THE DEVELOPER

Founded in 2013, KSK Land Sdn Bhd is a wholly owned subsidiary of KSK Group Berhad, an established Malaysian investment holding company specialising in general insurance. A dynamic new player on the international property development scene, KSK Land's visionary maiden project, 8 Conlay, reflects the company's aspirations in delivering bespoke luxury properties that prioritise design, craftsmanship and lifestyle.

1991



KSK's story began with our chairman's vision to become Malaysia's largest general insurer. He acquired Industrial and Commercial Insurance, a failing and insolvent insurer with a total of 56 staff and gross premium of RM20 million, and renamed it to Kurnia Insurans.

2004



Kurnia Insurans' gross premium surpassed RM1 billion, total staff strength exceeded 1,000 with more than 3,000 agency network supported by 30 branches nationwide. It became the no.1 motor insurer in Malaysia.

2005



Listed on the Main Board of Bursa Malaysia and as one of Malaysia's leading general insurer and largest motor insurer, it was included in the KLCI (Kuala Lumpur Composited Index).

2007



Kurnia Insurans grew to become one of Malaysia's most valuable homegrown brands. As part of the Group's strategic regional expansion plan, it entered the Indonesia general insurance market as Kurnia Insurance.

2008

The Group ventured into the Thailand general insurance industry as Kurnia Insurance (Thailand).

2012



Carrying on the legacy of Kurnia Insurans, Kurnia Asia Berhad rebranded to KSK Group Berhad to mark its journey into a new playing field.

2013



In line with its aspiration to grow into a diversified conglomerate, the Group ventured into property development in 2013.

2014



Coupled with the Group's strength in delivering excellent customer service, KSK Land's maiden project, 8 Conlay, was born.

2015



8 Conlay's branded serviced residences called YOO8 serviced by Kempinski Tower A was officially launched in November with its interiors designed by Steve Leung & YOO.

CONTACT US



8 CONLAY

For enquiries, kindly contact

+603 2698 0788

8 CONLAY SALES OFFICE

Business Hours: 8.30am – 5.00pm (Mon – Fri),
10.00am – 6.00pm (Sat & Sun)

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50300 Kuala Lumpur

(GPS: 3.157676, 101.699895)

WWW.8CONLAY.COM



WWW.KSKLAND.MY

www.facebook.com/KSKLand

www.instagram.com/8conlay

DAMAI CITY SDN BHD (1041322-H) Bangunan KSK, 32, Jalan Yap Ah Shak, 50300 Kuala Lumpur • Project Name: 8 Conlay • Developer License No.: 14159-2/03-2020/0311 (L) • Validity Period: 29/3/2018 – 28/3/2020 • Advertising & Sales Permit No.: 14159-2/03-2020/0311 (P) • Validity Period: 29/03/2018 – 28/03/2020 • Approving Authority: Dewan Bandaraya Kuala Lumpur • Approved Building Plan: BP T3 OSC 2015 1662 • Land Tenure: Freehold • Land Encumbrances: Malayan Banking Berhad • Type of Property: Branded Serviced Residences • Expected Date of Completion: 60 months from date of SPA (December 2020) • Bumiputra Discount: 5% • Total No. of Units: 498 units (Tower B) • Selling Price: Types A, B, C, D, E: RM1,918,000 (Min) – RM5,756,000 (Max) • Built-up Area: 705 – 1,328 sq.ft. 8 Conlay and/or YOO8 are developed, marketed and sold by the Developer, KSK Land and/or KSK Group, companies independent from the Kempinski Group, and the “Kempinski” name is used by the developer under a license from Kempinski Hotels S.A. The role of the Kempinski group is limited to the management of the adjacent hotel which will provide services to the residences.

DISCLAIMER: Any visual representations, sketches, renderings, or photographs depicting lifestyle, amenities, food services, resort services, unit finishes, designs, materials, furnishings, plans, specifications, or art contained in this brochure are artistic impressions and/or proposal of the 8 Conlay Development only and the Developer reserves the right to modify, revise, or withdraw any or all of the same in its sole discretion and/or as required by the relevant authorities without prior notice. Dimensions and square footage are approximate and may vary depending on how measured and based upon actual construction. Also, locations and layouts of windows, doors, closets, plumbing fixtures, and structural and architectural design elements may vary from concept to actual construction. All depictions of appliances, plumbing fixtures, counters, countertops, cabinets, soffits, floor coverings and other matters of design and décor detail are conceptual and are not necessarily included in each Unit. These drawings, images, and depictions shown are conceptual only and should not be relied upon as representations, express or implied, of the final detail of the exterior or interior of the residences. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals which may require the Developer to alter any design, floor plan, or layout depicted. Accordingly, the Developer, KSK Land and/or KSK Group expressly reserves the right to make modifications, revisions, and changes it deems desirable or necessary at its sole and absolute discretion. Whilst care has been taken to ensure accuracy and completeness of all written content and drawings in this Brochure, the Developer, KSK Land and/or KSK Group provide no warranty or guarantee as to the accuracy or completeness of such information and excludes liability for any matters arising from reliance of all or any part of such information to the extent permitted by law. 8 Conlay and/or YOO8 are developed, marketed and sold by the Developer, KSK Land and/or KSK Group, companies independent from the Kempinski Group, and the “Kempinski” name is used by the developer under a license from Kempinski Hotels S.A. The role of the Kempinski group is limited to the management of the adjacent hotel which will provide services to the residences.

