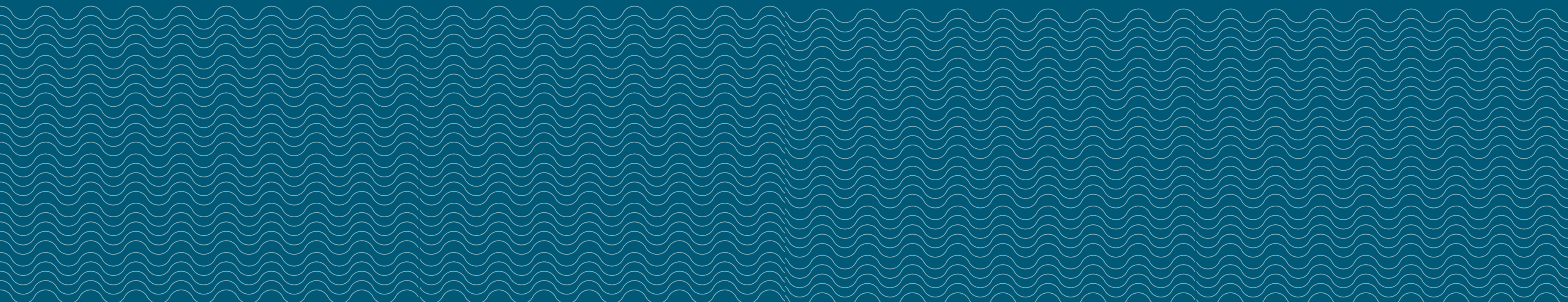




CENTRAL

KK CBD



An aerial photograph of a coastal industrial and port area, overlaid with a semi-transparent teal color. The image shows a large body of water with several piers and docks extending into it. A road with a roundabout and a multi-lane highway runs along the coastline. The background features distant hills and a cloudy sky. The text "A NEW WAY OF WORKING" is centered in the middle of the image.

A NEW WAY OF WORKING

KOTA KINABALU

Nature Resort City

Kota Kinabalu, formerly known as Jesselton and possessing one of the best sunset vistas in the world, is the capital state of Sabah, Malaysia. It lies on a narrow sea orientated strip of land between the Crocker Range to the east and the South China Sea to the west, with six islands off its coast, Gaya Island being the largest. Kota Kinabalu (KK) – plays an important role in the political and economic welfare of the population of the entire state. It is also the main industrial and commercial centre for Sabah. With its natural attractions set against the backdrop of Mount Kinabalu, the beautiful “Nature Resort City” is a popular tourism getaway.

It is also home to Malaysia’s second busiest airport with flights direct from China, Hong Kong, Korea, Taiwan, Japan and many more.



JESSELTON
QUAY



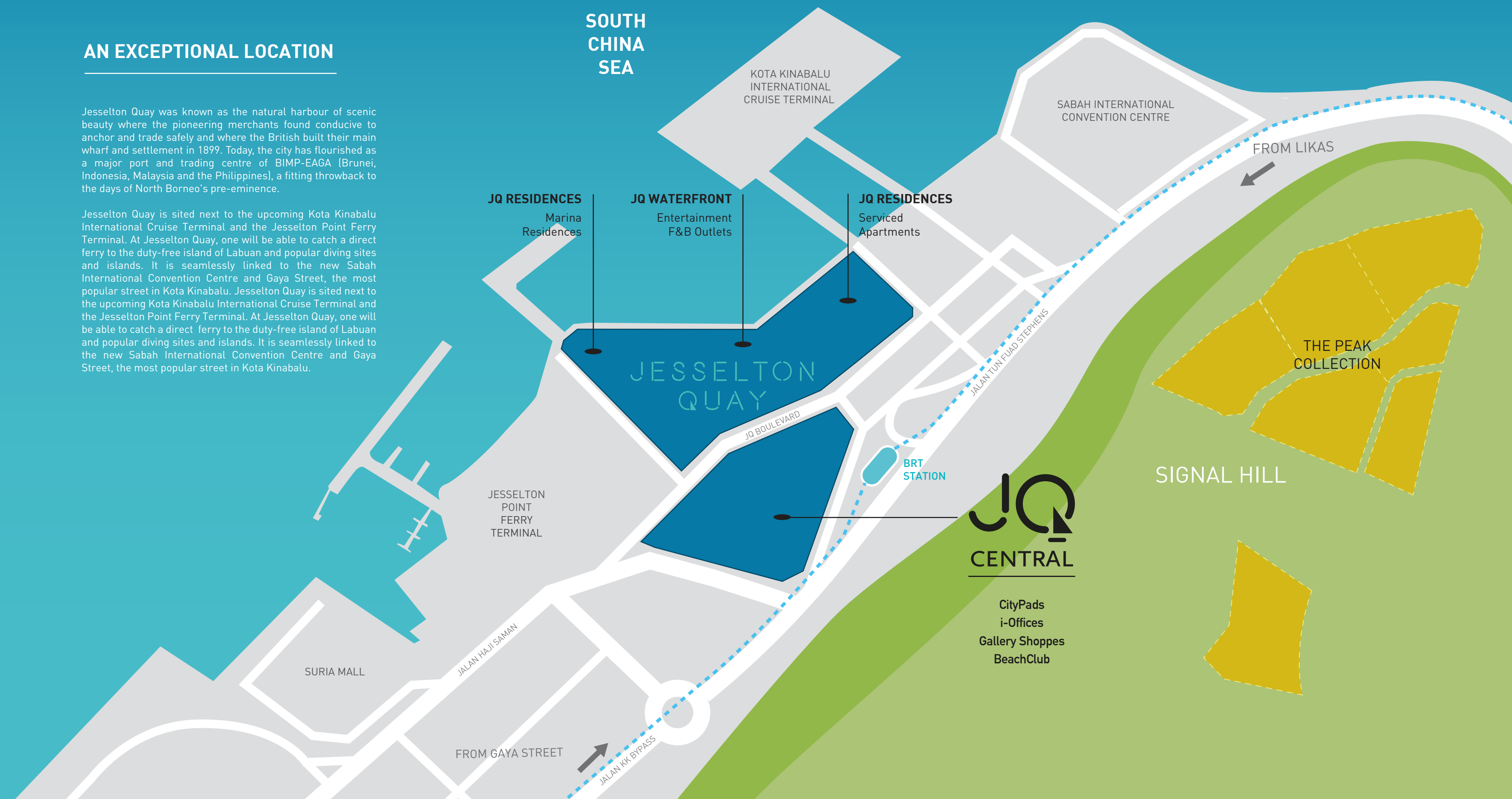
ONLY A COUPLE OF HOURS AWAY...

- | | |
|--|--|
| • Jungle trek within a biodiversity that exceeds the Amazon jungle | • Dive in Jacque Cousteau's "untouched piece of art" |
| • Hop around the islands, just minutes from the waterfront | • Dance with the wild man Orang Utan of Borneo |

AN EXCEPTIONAL LOCATION

Jesselton Quay was known as the natural harbour of scenic beauty where the pioneering merchants found conducive to anchor and trade safely and where the British built their main wharf and settlement in 1899. Today, the city has flourished as a major port and trading centre of BIMP-EAGA (Brunei, Indonesia, Malaysia and the Philippines), a fitting throwback to the days of North Borneo's pre-eminence.

Jesselton Quay is sited next to the upcoming Kota Kinabalu International Cruise Terminal and the Jesselton Point Ferry Terminal. At Jesselton Quay, one will be able to catch a direct ferry to the duty-free island of Labuan and popular diving sites and islands. It is seamlessly linked to the new Sabah International Convention Centre and Gaya Street, the most popular street in Kota Kinabalu. Jesselton Quay is sited next to the upcoming Kota Kinabalu International Cruise Terminal and the Jesselton Point Ferry Terminal. At Jesselton Quay, one will be able to catch a direct ferry to the duty-free island of Labuan and popular diving sites and islands. It is seamlessly linked to the new Sabah International Convention Centre and Gaya Street, the most popular street in Kota Kinabalu.





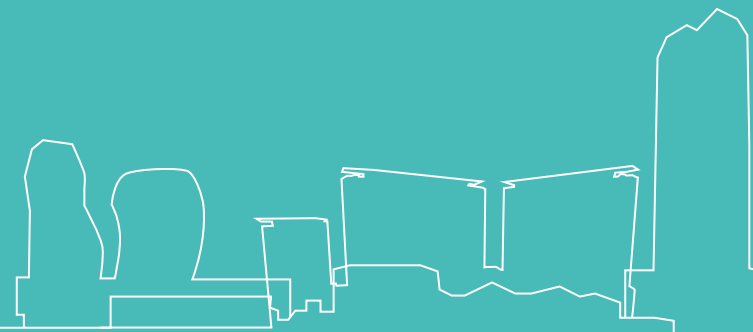
CREATING AN EVEN BETTER CBD

Jesselton Quay is positioned to be an extension of the central business district for Kota Kinabalu where it will gain international reputation for being the newest waterfront destination in Asia bringing culture, entertainment and luxury together. This much anticipated lifestyle destination incorporates heritage with contemporary architecture, right at the edge of the South China Sea – reborn as a port side city with stunning sea and mountain views.



JESSELTON QUAY

The City Waterfront Destination



Jesselton Quay lies in the heart of KK's original CBD quarter. Reimagined from what was once the original working harbour into an international waterfront city district, it will be brought to you via a joint venture between SBC Corporation Berhad and Suria Capital Holdings Berhad, Sabah's largest government-linked company.

With its integrated development of commercial, residential, office and F&B, Jesselton Quay is the latest addition to KK's central business district, gracing it with the longest boardwalk, an exciting waterfront realm and new entertainment precinct transforming KK into Sabah's cosmopolitan destination. This much anticipated lifestyle destination will merge heritage with contemporary architecture, returning the limelight to this port city for what it is so well known for; its sunset, its peak and its cultural diversity. The Jesselton Quay remaking of KK will sit comfortably alongside the new Sabah International Convention Centre (SICC) and its 1,200 seating capacity Performance Art Hall as well as the Kota Kinabalu International Cruise Terminal, marina facilities and the upgraded Jesselton Point Ferry Terminal.



SURROUNDED BY KK'S KEY LANDMARKS

Sabah International Convention Centre

The Sabah International Convention Centre will be the main centre for convention and performing arts activities and development of the MICE industry in Sabah.

500 m



Signal Hill Observatory

The highest point in the city for the best view of KK that extends to the outlying islands of the Tunku Abdul Rahman Park and further.

500 m



Atkinson Clock Tower

KK's oldest landmark tower named in the honour of Francis George Atkinson.

800 m



CBD "The Financial Centre"

Home to most of the storied British names in trading and banks/financial institutions, this is the original CBD and remains a hive of commercial activity.

1 km



Kota Kinabalu International Airport

Malaysia's second busiest airport plays host to direct air links to over 120 destinations.

8 km



Jesselton Point Ferry Terminal

KK's bustling ferry terminal connecting passengers to Labuan and Gaya Island. A scenic landmark with an unmistakable historical feel – picture perfect!

200 m



Gaya Street Sunday Market

The city's main cultural street host its famous Sunday bric-a-brac.

500 m



Kota Kinabalu City Bird Sanctuary

A rare find - a sanctuary within the city itself, which is home to a diverse variety of both local and nomadic birds.

1 km



Pulau View

Tunku Abdul Rahman Marine Park's island is a mere 15 minutes by boat from Jesselton Point Ferry Terminal.

5 km



KK CBD

A NEW WAY OF WORKING

With its strategic location right next to the existing CBD, JQ Central will serve as the city's latest commercial offering within a CBD setting that has not had any major new supply like JQ Central in over three decades. With its modern i-Offices concept, new traffic system, BRT and secured parking, JQ Central's i-Offices are expected to serve the new requirements of the CBD population as well as forward-looking corporations that value the nexus between commerce and entertainment.

CITYPADS



Active@Live

SoHo-styled suites
for city dwellers + travellers

Inspired by the pieds-à-terre of famous port cities like Hong Kong, these CityPads comfortably suit both the working city professional as well as international visitors.

i-OFFICES



Active@Work

Integrated and secured

To keep up with the modern demands of business life, JQ Central's i-Offices are equipped with the latest technology and facilities. Its impressive double volume porte cochère leads to security turnstiles as a prelude to the secured offices.

GALLERY SHOPPES



Active@Shop

Connected showcase

Connected to CityPads and i-Offices Tower are three levels of gallery showroom spaces. The most prominent brands – international and homegrown – will be found here and probably be the city's best connected shoppes with direct links to secured carparks, the new Bus Rapid Transit (BRT) station and JQ's own waterfront entertainment precinct.

BEACHCLUB

Activity@Play

Privately managed club



At the heart of Jesselton Quay is JQ Central and at the heart of JQ Central lies its BeachClub, the city's newest privately managed beach club. Set within a tropical beach environment, the BeachClub will be the only club with facilities that include state-of-the-art modern gymnasium, a 50-metre pool, a 300-metre outdoor exercise track and a man-made sandy beach.





Trusted since 1954

www.sbcgroup.com.my

SBC's history dates back to 1954 when it was first entrusted to build institutional buildings ranging from major government offices and banks' headquarters. Since Malaysia's independence, SBC's own growth has closely tracked the progress of the nation's development.

Listed in 1991 and with a shareholders fund of almost half a billion ringgit, SBC's pursuit of building craftsmanship continues unabated as it serves the interests of investors, buyers and owner occupiers alike. SBC's track record in Sabah encapsulates an impressive range of buildings ranging from commissions from Yayasan Sabah and the Ministry of Finance, Sabah, where it was in the latter category that The Peak Collection, KK's most foremost residential community, was key to establishing its commitment to Sabah.

PJX - PJ Exchange, PJ



The Peak Collection, KK



Marcadia @ KIARA EAST, KL



Dex Suites @ KIARA EAST, KL



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