



CORE 中央
RESIDENCE 谷
— @ TRX — 馆

THE FRONTIER OF GLOBAL LIVING

DISCOVER MALAYSIA

THE KEY INVESTMENT DESTINATION



Strategically situated in the heart of South East Asia, Malaysia is a multi-cultural country of over 32 million people with a rich mix of ethnicity, races and religion.



CAPITAL CITY
KUALA LUMPUR WITH
1.8 MILLION
POPULATION



**WORLD-
FAMOUS**
SKYSCRAPERS SUCH AS
KLCC TWIN TOWERS &
THE EXCHANGE 106



**WELL-
DEVELOPED**
ROAD NETWORK OFFERING
EXCELLENT CONNECTIVITY &
TRAVEL CONVENIENCE



AFFORDABLE
COST OF LIVING
ATTRACTS EXPATRIATES FROM
AROUND THE WORLD

Sources:

Official Portal of Department of Statistics Malaysia – Demographic Statistics First Quarter 2019
2018 Mercer Cost of Living Survey

HIGH QUALITY OF LIFE IN MALAYSIA

Internationally-recognised EDUCATION

Top 10 preferred international
education hub

Kuala Lumpur is the 2nd most
affordable student city

English is widely spoken

Source: Education Malaysia Global Services 2019

Top-notch TOURISM Experience

Yearly average of approximately
25 million tourist arrivals

Wide variety of travel locations
from city excitement, cultural heritage
to beaches and islands

Kuala Lumpur is the 3rd most visited
city in Asia with 66 shopping malls

Source: MY Tourism Data, Tourism Malaysia 2019; Kuala Lumpur Tourism Bureau

Best HEALTHCARE In The World

No. 1 country with the best
healthcare in the world

Affordable medical expenses

Total of 13 JCI accredited hospitals
(Joint Commission International –
gold standard in healthcare assessment
around the globe)

Source: International Living Magazine, 6 Countries With The Best Healthcare In The World

Top 5 Global RETIREMENT Country

5th best country to retire in 2019
based on the Global Retirement Index

Kuala Lumpur ranks below the
cost of living of other Asian cities like
Singapore, Beijing and Tokyo

Government-backed programme
Malaysia My 2nd Home (MM2H)

Source: International Living Magazine, The World's Best Place To Retire In 2019

RM40 BILLION TRX

BELT AND ROAD INITIATIVE FEATURING MALAYSIA'S 1ST INTERNATIONAL FINANCIAL CENTRE

Malaysia's very first international financial district, Tun Razak Exchange (TRX) is expected to boost its gross development value (GDV) to more than the estimated RM40 billion with its burgeoning potential as the next mega catalyst development that will spur economic growth and take urban regeneration to the next level.

Geared towards gathering over 250 top-tier international financial companies, TRX is set to create 500,000 opportunities. One notable features of TRX includes The Exchange Mall, a 2 million sq. ft. lifestyle mall.

KEY TRX HIGHLIGHTS

- The sole development with dual MRT exchange lines: MRT Line 1 and MRT Line 2
- Sustainable environment with smart green features
- Vehicle-free pedestrian walkways connecting the entire masterplan
- 23-acre Public Park and open spaces

ALL-AROUND ACCESSIBILITY TO URBAN ESSENTIALS



Sources: New Straits Time (28 June 2019) – TRX Master Developer Plans For Higher GDV Than Estimated RM40b

Artist's Impression

THE FRONTIER OF
GLOBAL LIVING
BEGINS IN THE HEART OF TRX



5 CORE VALUES FOR POTENTIAL INVESTMENT



REVOLUTION

1ST GLOBAL
FINANCIAL
DISTRICT



REMARKABLE

CONVENIENCE
OF
CONNECTIVITY



REVITALISE

GLOBAL
GREEN
CERTIFICATIONS



REFINED

VERSATILE
LIVING
SPACES



REPUTABLE

SOLID
TRACK
RECORD



Artist's Impression

FREEHOLD BUSINESS RESIDENCES FOR THE ULTIMATE GLOBAL URBANITE EXPERIENCE

- Built-up sizes from 624 sq.ft. – 1,022 sq.ft. -



PART OF TRX'S
LUCRATIVE
POTENTIAL
CAPITAL
APPRECIATION



NEIGHBOURING
GLOBAL
FINANCIAL
CORPORATIONS



**WORLD-
CLASS**
SUSTAINABLE
ENVIRONMENT



**WELL-
PLANNED**
MODERN
LAYOUTS



**DOUBLE
GREEN**
CERTIFICATION
WITH GBI &
LEED RATING



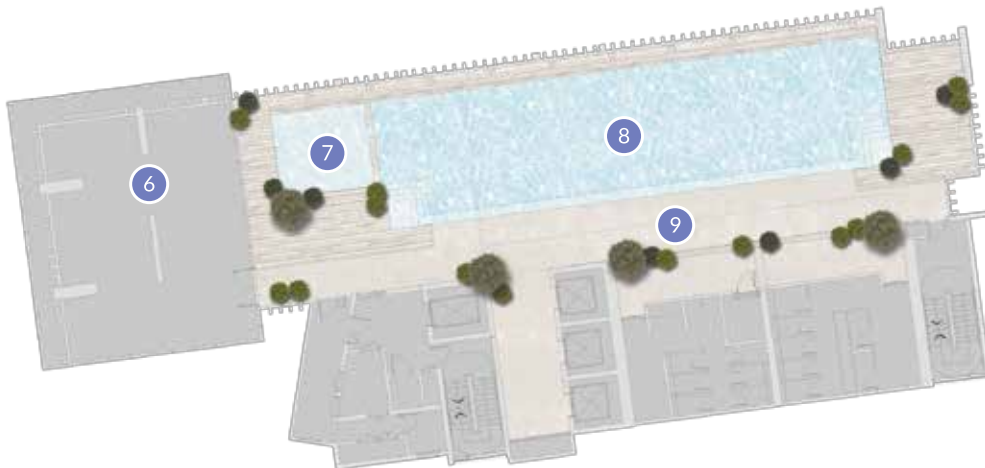
Artist's Impression

FACILITIES PLAN



LEVEL 7 - FACILITIES PODIUM

- 1 FUNCTION HALL
- 2 READING ROOM
- 3 INDOOR PLAYROOM
- 4 OUTDOOR LOUNGE
- 5 RECREATIONAL PARK



LEVEL 50 - ROOFTOP

- 6 GYMNASIUM
- 7 WADING POOL
- 8 SWIMMING POOL
- 9 POOL DECK

TYPE A1

58 SQM / 624 SQ.FT

TOWER 1 & 2

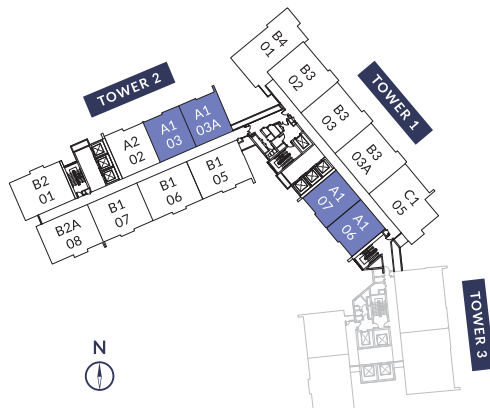


1 Bedroom



1 Bathroom

SMART SUITE



TYPE A 2

64 SQM / 688 SQ.FT

TOWER 2

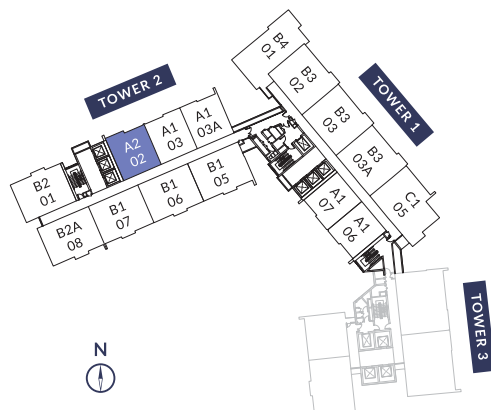


1+1 Bedroom




1 Bathroom

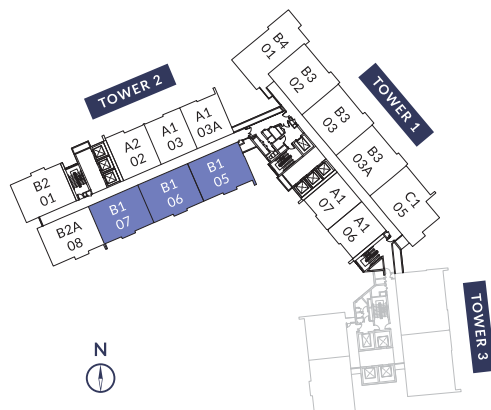
FLEXI SUITE



TYPE B1
76 SQM / 817 SQ.FT
TOWER 2

 2 Bedrooms
 2 Bathrooms

PREMIUM SUITE



TYPE B 2

78 SQM / 839 SQ.FT

TOWER 2

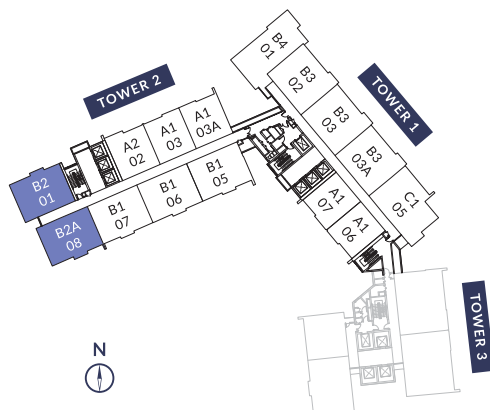


2 Bedrooms



2 Bathrooms

SIGNATURE SUITE



TYPE B3

86 SQM / 925 SQ.FT

TOWER 1

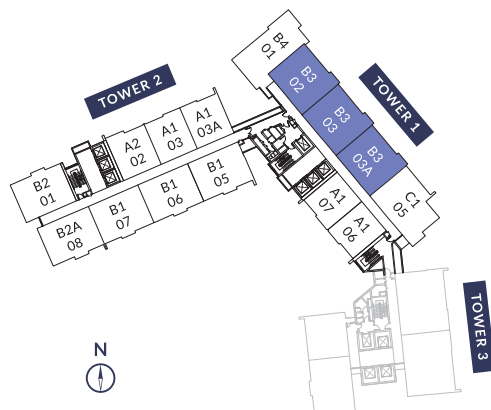


2+1 Bedrooms



2 Bathrooms

ELITE SUITE

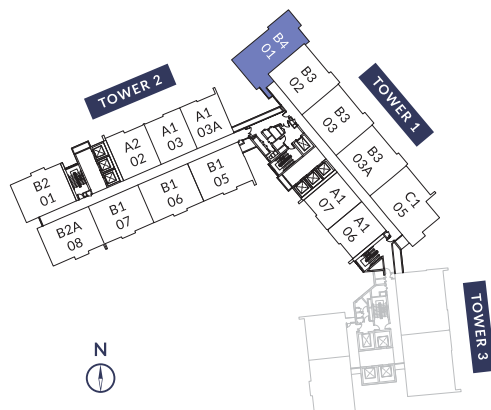


TYPE B4
94 SQM / 1,011 SQ.FT
TOWER 1


2 Bedrooms


2 Bathrooms

CITY SUITE



TYPE C1

95 SQM / 1,022 SQ.FT

TOWER 1

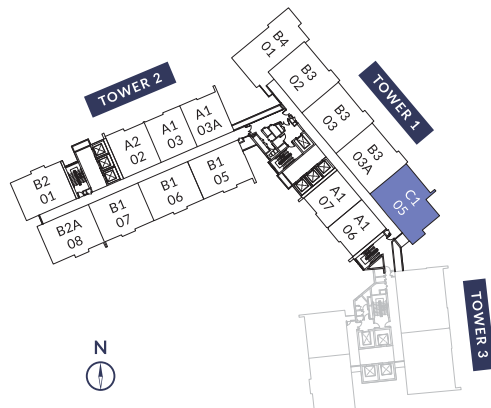


3 Bedrooms



2 Bathrooms

COMFORT SUITE



SPECIFICATIONS

STRUCTURE	Reinforced Concrete Framework							
WALL	Reinforced Concrete / Masonry							
ROOF COVERING	Reinforced Concrete / Metal Deck Roof							
ROOF FRAMING	Reinforced Concrete / Steel Roof Truss							
CEILING	Plaster Ceiling / Skim Coat							
WINDOWS	Aluminium Framed Glass Window							
DOORS	Main Entrance - Fire Rated Door							
	Others - Flush Door							
IRONMONGERY	Quality Locksets & Accessories							
WALL FINISHES	Bathrooms - Tiles							
	Others - Plaster and Paint							
FLOOR FINISHES	Tiles / Timber Flooring / Cement Rendered							
SANITARY INSTALLATIONS	UNIT TYPES	A1, A1 (Mirror), A2	B1, B1 (Mirror), B2, B2a, B3, B4	C1				
	Wash Basin	2	3	3				
	Basin Tap	2	3	3				
	Water Closet	1	2	2				
	Shower Hose	1	1	2				
	Hand Bidet	1	2	2				
	Washing Machine Water Tap	1	1	1				
ELECTRICAL INSTALLATIONS	TOWER 1 & 2	A1, A1 (Mirror) A2	B1, B1 (Mirror) B2, B2a	B3	B4	C1		
	Lighting Point	6	7	9	9	10	11	10
	Fan Point	2	2	2	2	2	2	2
	AC Point (FCU)	2	2	3	3	3	3	4
	Water Heater Point	1	1	2	2	2	2	2
	13A SSO Power Point	13	14	15	15	16	15	16
	15A SSO Power Point	2	2	1	1	1	1	1
	25A Cable Outlet Power Point	1	1	1	1	1	1	1
	45A Cable Outlet Power Point	0	0	1	1	1	1	1
	SMATV Point	2	2	2	2	2	2	2
	Telephone Point	1	1	1	1	1	1	1
	Data Point	2	3	2	2	3	2	2
	Door Bell Point c/w Outdoor Bell Switch	1	1	1	1	1	1	1
	SOHO Box c/w Fiber Wall Socket	1	1	1	1	1	1	1
	Video Intercom Point	1	1	1	1	1	1	1



CORE PRECIOUS DEVELOPMENT SDN BHD
(1064120-X)

CONNECTING THE WORLD

CONNECTING THE WORLD

A joint venture between China Communications Construction Group (CCCC) and WCT Holdings Berhad, CORE Precious Development Sdn. Bhd. (CORE Precious) recognises the great potential of TRX.

As a world-renowned corporation, urban complex developer and an international investor, CCCC is ranked 93rd on the 2019 Fortune Global 500 list.

With the vision to collaborate with TRX City and together with its valued stakeholders, CORE Precious is honoured to be involved in the transformation of TRX into a World-class Financial Centre in the region.



Port City, Sri Lanka



Hong Kong - Zhuhai - Macau Bridge



Phoenix Island Sanya, China

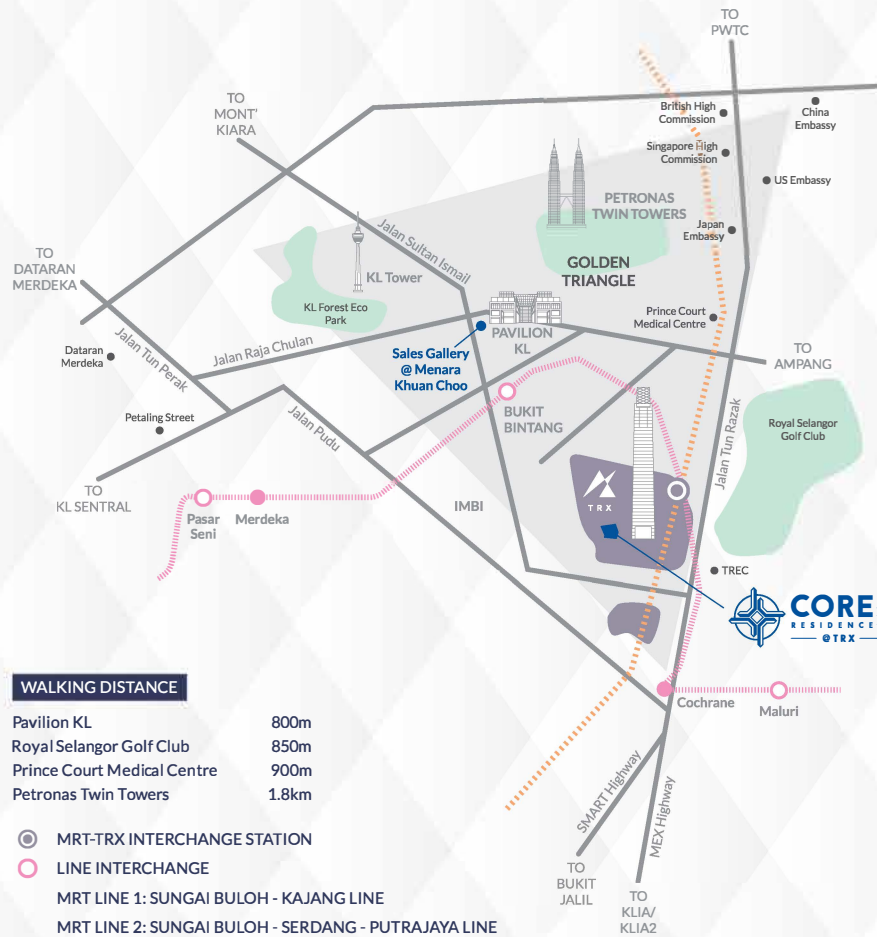


The Grand, Los Angeles



PRIMED IN THE HEART OF KUALA LUMPUR'S GOLDEN TRIANGLE

- All-around connectivity and accessibility with 4 major highways such as MEX
- The Exchange Mall, Pavilion KL and Bukit Bintang are all positioned within the Golden Triangle shopping belt
 - Walking distance to The Exchange 106 and KLCC Twin Towers
- Approx. 40 mins to Kuala Lumpur International Airport via KLIA Express train



Development by:

CORE PRECIOUS DEVELOPMENT SDN BHD
(1064120-X)
CONNECTING THE WORLD

A Joint Venture Between:



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