

MINES 2

**Quality Office & Commercial Towers
of Your Preferred Choice
At City of South Kuala Lumpur**



STRATEGIC LOCATION

STRATEGICALLY LOCATED BETWEEN KUALA LUMPUR CENTRE & PUTRAJAYA AT THE SOUTHERN GROWTH CORRIDOR OF KUALA LUMPUR.

CONNECTIVITY VIA MAJOR HIGHWAYS



- PLUS HIGHWAY
- BESRAYA HIGHWAY
- SILK HIGHWAY
- MRR2 HIGHWAY
- KESAS HIGHWAY
- KL-SEREMBAN HIGHWAY

STRATEGIC LOCATION

ESTIMATED DISTANCE TO MINES 2:

• FROM KLIA	:	45 mins
• FROM PETALING JAYA	:	30 mins
• FROM KL CITY CENTER	:	30 mins
• FROM PUTRAJAYA / CYBERJAYA	:	30 mins
• FROM CHERAS	:	15 mins
• FROM KAJANG	:	15 mins
• FROM BUKIT JALIL	:	10 mins

SURROUNDING



- THE MINES SHOPPING MALL



- MALAYSIA INTERNATIONAL EXHIBITION & CONVENTION CENTRE(MIECC)



- MINES RESORT & GOLF CLUB



- PHILEA MINES BEACH RESORT



- PALACE OF THE GOLDEN HORSES

MINES 2
located in the
[MINES Wellness City](#)



- UNIVERSITY PUTRA MALAYSIA (UPM)



- ALICE SMITH INTERNATIONAL SCHOOL



- AUSTRALIA INTERNATIONAL SCHOOL MALAYSIA (AISM)



- UNIVERSITY KEBANGSAAN MALAYSIA (UKM)

SURROUNDING RESIDENTIAL



HERITAGE RESIDENCE



UNIV PLACE 360



DATARAN MUTIARA



TAMAN MUHIBBAH

SURROUNDING SCHOOLS/ UNIVERSITIES

PUBLIC / PRIVATE UNIVERSITY

- UNIVERSITY PUTRA MALAYSIA (UPM)
- UNIVERISTY KEBANGSAAN MALAYSIA (UKM)
- UNIVERSITY COLLEGE OF TECHNOLOGY & INNOVATION (UCTI)
- UNIVERSITY TENAGA NASIONAL (UNITEN)

INTERNATIONAL SCHOOL

- ALICE SMITH INTERNATIONAL SCHOOL
- RAFFLESIA INTERNATIONAL SCHOOL
- AUSTRALIA INTERNATIONAL SCHOOL MALAYSIA (AISM)

GOVERNMENT SCHOOL

- SMK DESA SERDANG
- SMK SERI KEMBANGAN
- SMK SERI SERDANG
- SJK (C) SERDANG BARU

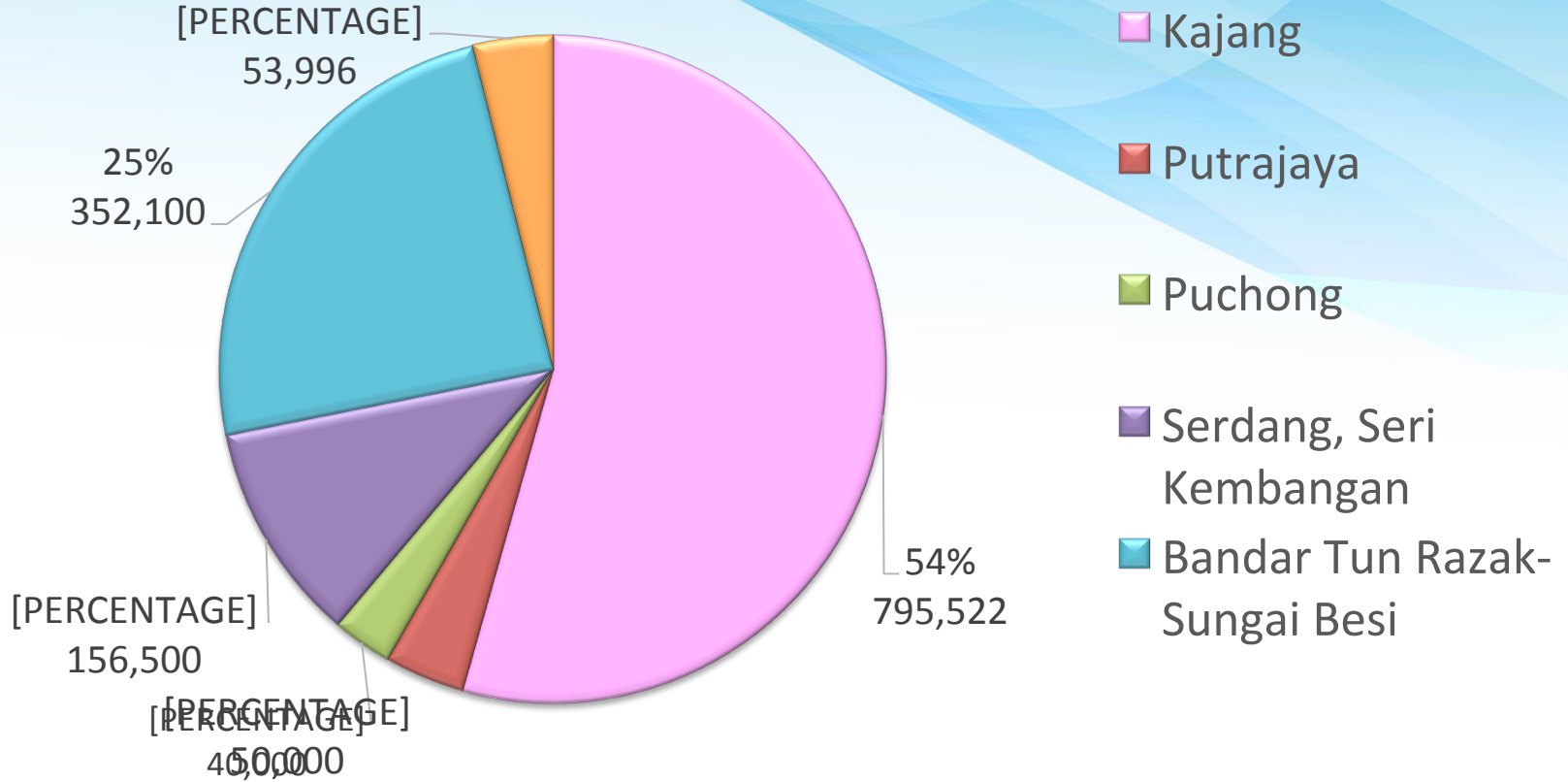
THE

CATCHMENT



TOTAL POPULATION NEARBY MINES

2



TOTAL POPULATION CATCHMENT OF 1,448,118 WITHIN 15 KM

Sources: Malaysia Population Density 2017, World population; Department of Environmental and Occupational Health 2013, Wikipedia 2017.

MINES 2 BUILDING STRUCTURE

Gross Floor Area	618,341 sq ft
Office Net Lettable Area	113,648 sq ft
Commercial Net Lettable Area	222,247 sq ft
Total Net Lettable Area	335,895 sq ft
Car Park	686 bays (indoor)
	100 bays (Ground Floor – Outdoor)
	Total = 786 bays

		SQ.FT		SQ.FT
6F TO 11F	OFFICE	130,981		
5F			RETAIL / COMMERCIAL	22,500
4F	CAR PARK		RETAIL / COMMERCIAL	25,000
3F	CAR PARK		RETAIL / COMMERCIAL	24,800
2F	CAR PARK		RETAIL / COMMERCIAL	24,000
1F	CAR PARK		RETAIL / COMMERCIAL	54,500
GF			RETAIL / COMMERCIAL	80,000
			TOTAL	230,800

TENANTS AT COMMERCIAL/RETAIL BLOCK

Slide 10 / 25

No	TENANT	FLOOR	AREA (SQ.FT)
1	MODERN LIVING EVENT SDN. BHD.	GROUND	56,000
2	MODERN LIVING EVENT SDN. BHD. MANAGEMENT OFFICE	GROUND	3,718
3	PORTMAN COLLEGE MARKETING OFFICE	GROUND	2,733
4	HAPPY FAMILY TOP MART SDN. BHD.	GROUND	800
5	TOP HOLIDAY HOTEL RECEPTION COUNTER, F&B CORNER	GROUND	2,067
6	HEE LAI TON RESTAURANT	1 ST	6,100
7	PORTMAN COLLEGE	2 ND	24,000
8	TOP HOLIDAY HOTEL	3 RD & 4 TH	49,800
9	TOP HAPPINESS GRAND BALLROOM	5 TH	22,500
TOTAL			167,718

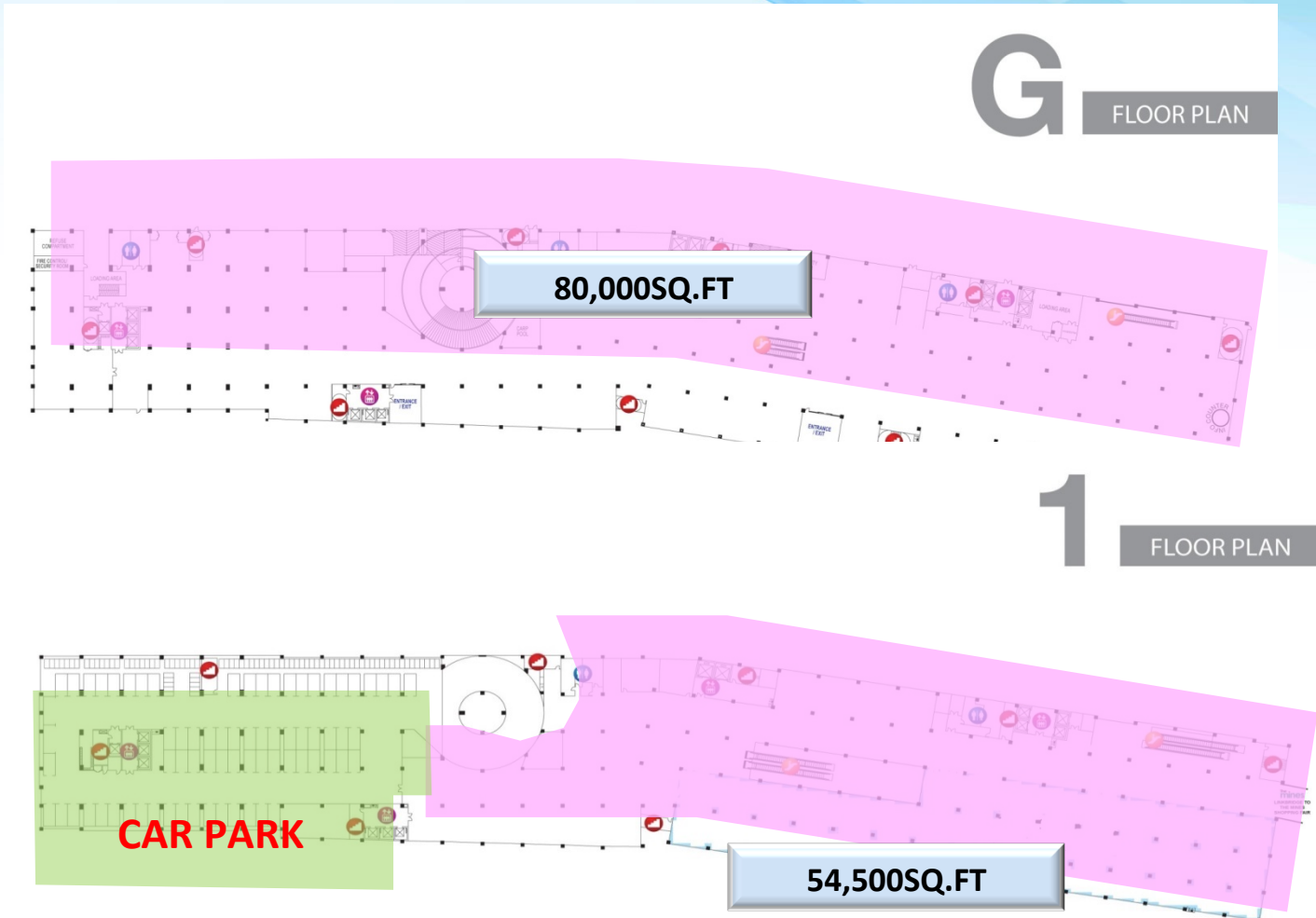
Occupancy Rate = 75.5 % (as at 15th April 2018)

****Vacant Unit at Ground Floor = 6,129 sq.ft (Available For Lease)**

****Vacant Unit at 1st Floor = 48,400 sq.ft (Available For Lease)**

Total Vacant Space = 54,529 sq.ft

MINES 2 FLOOR PLAN (COMMERCIAL)



MINES 2

**THE MINES
SHOPPING MALL**

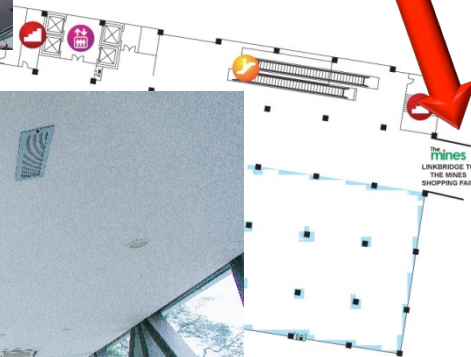
**LINK BRIDGE
(EXTERNAL VIEW)**



1

FLOOR PLAN

**LINK BRIDGE
TO THE MINES
SHOPPING MALL**



**(COMMERCIAL FLOOR
INTERNAL VIEW)**

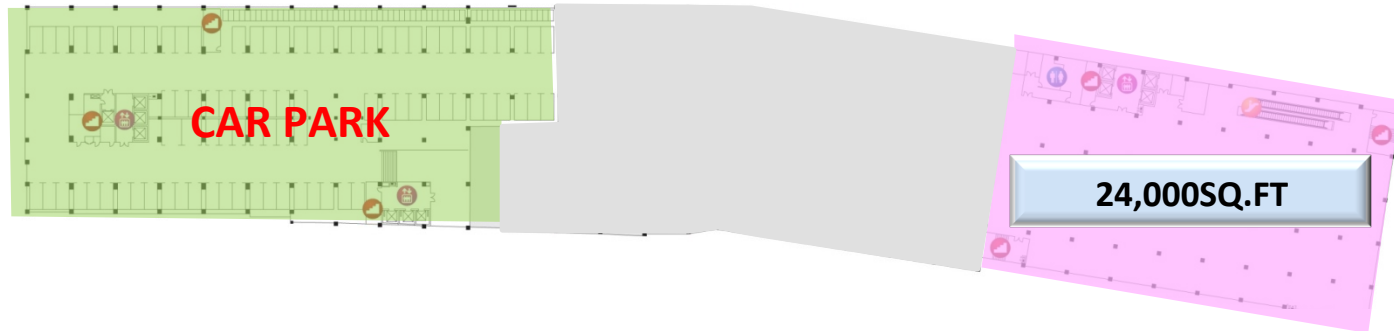


**LINK BRIDGE
(INTERNAL VIEW)**

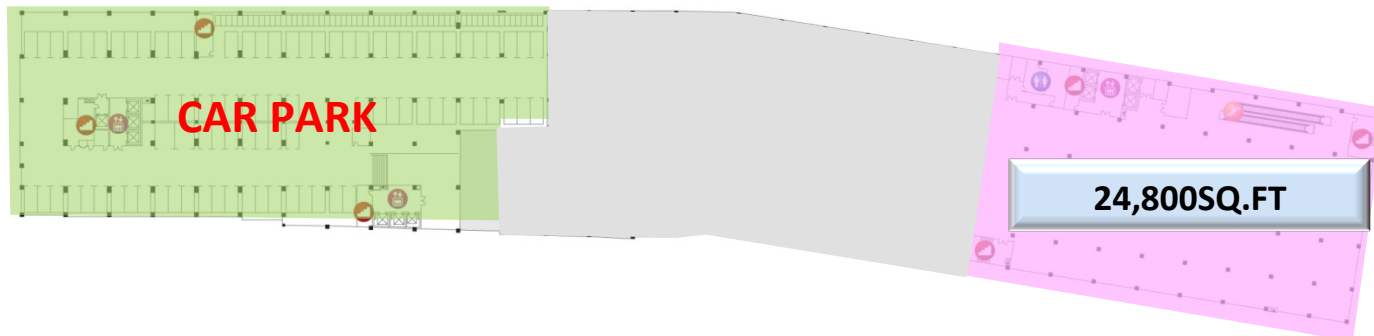


MINES 2 FLOOR PLAN (COMMERCIAL)

2 FLOOR PLAN

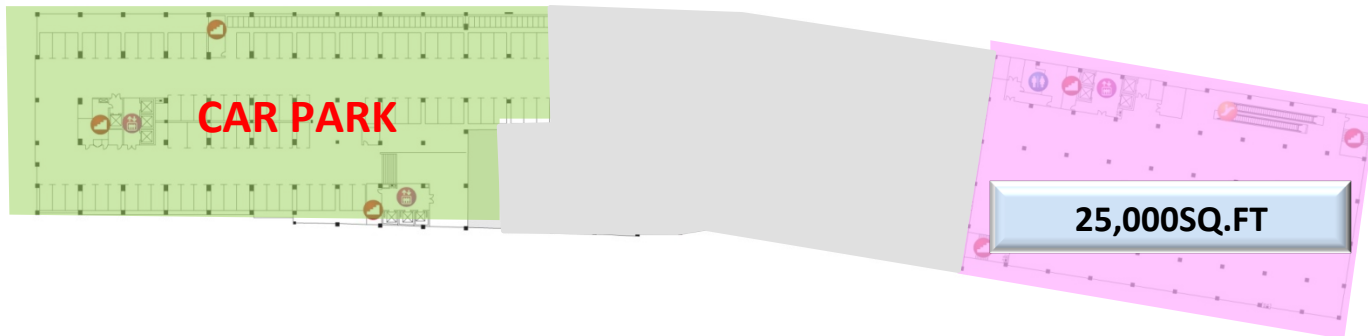


3 FLOOR PLAN

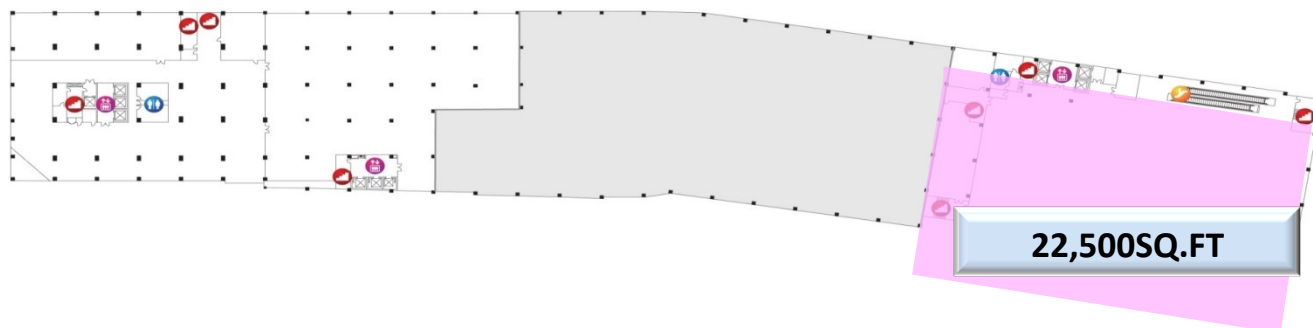


MINES 2 FLOOR PLAN (COMMERCIAL)

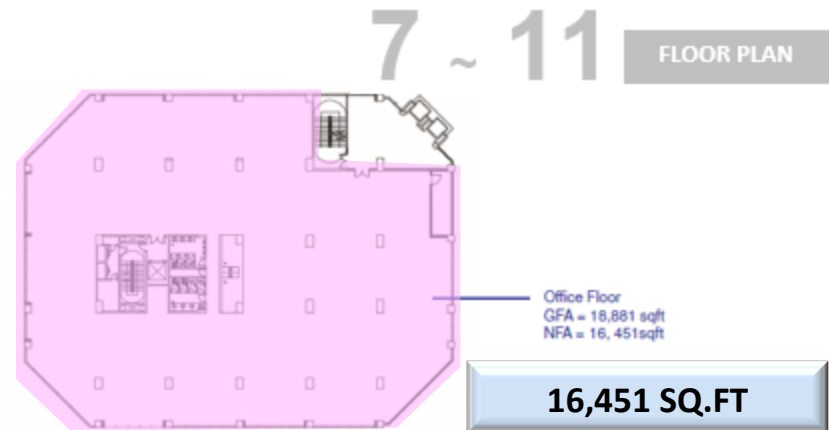
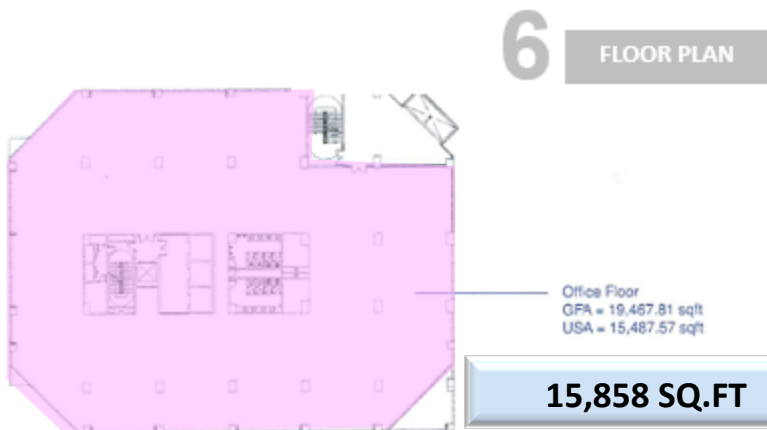
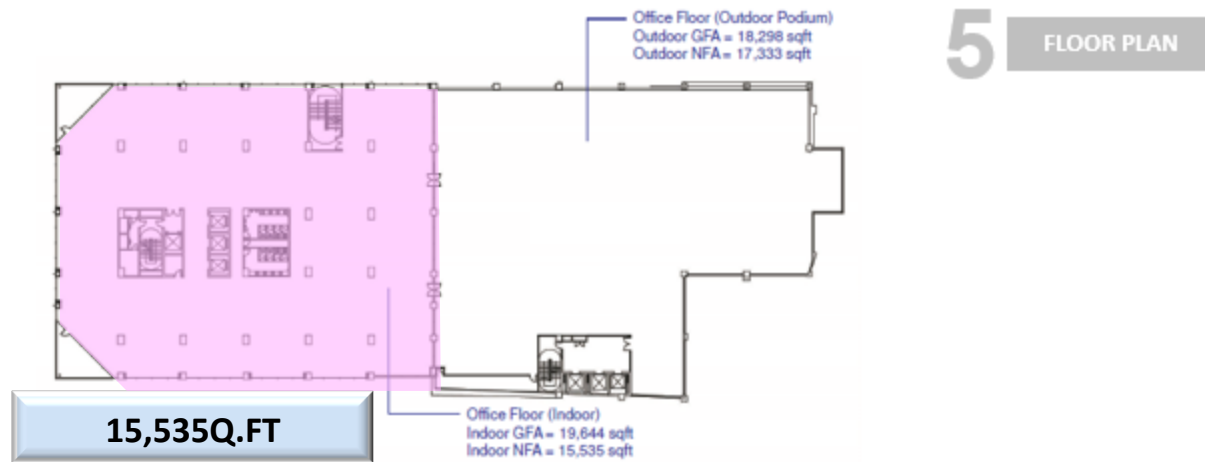
4 FLOOR PLAN



5 FLOOR PLAN



MINES 2 FLOOR PLAN (OFFICE)



TENANTS AT OFFICE BLOCK

No	TENANT	FLOOR	AREA (SQ.FT)
1	CRYSTAL BALLROOM	5 TH	7,592
2	KEMENTERIAN TENAGA, TEKNOLOGI, HIJAU DAN AIR (KETTHA OFFICE)	6 TH , 7 TH , 8 TH , 9 TH	65,211
3	EASTERN PRETECH (M) SDN. BHD.	10 TH	16,451
TOTAL			89,254

Occupancy Rate = 78.54 % (as at 15th April 2018)

****Vacant Unit at 5th Floor = 7,943 sq.ft (Available For Lease)**

****Vacant Unit at 11th Floor = 16,451 sq.ft (Available For Lease)**

Total Vacant Space = 24,394 sq.ft

- **Strategically located at the southern growth corridor of Kuala Lumpur**
- **Conveniently connected by several major highways such as KL-Seremban Highways, PLUS Highway, Besraya Highway**
- **Nearby Serdang KTM Station, Bandar Tasik Selatan Station and Terminal Bersepadu Selatan Station.**
- **Adjacent to future MRT 2 Stations ie Seri Kembangan Station (S28):1.16KM & Serdang Raya South Station (S27): 1.21KM distance from Mines 2 which target completion by 2020.**

The map displays the proposed high-speed rail routes between Serpong and Putrajaya. The S27 route (red line) is 1.21km long and includes stations such as Serpong, Serpong Selatan, Serpong Utara, and Putrajaya. The S28 route (green line) is 1.16km long and includes stations such as Serpong, Serpong Selatan, Serpong Utara, and Putrajaya. The map also shows the Serpong-Bulan Serpong Putrajaya Line (S27) and the Serpong-Bulan Serpong Putrajaya Line (S28) with their respective interchanges and stations. A legend on the right side of the map provides details on the line types, interchanges, and stations. A north arrow is located in the top right corner.

Legend

- SERPONG-BULAN SERPONG PUTRAJAYA LINE
- SERPONG-BULAN SERPONG PUTRAJAYA LINE
- UNDERGROUND ALIGNMENT
- PARK AND RIDE
- INTERCHANGE STATION BETWEEN HRT LINES
- INTERCHANGE WITH KUALA LUMPUR SHIPBOARD HIGH-SPEED RAIL
- INTERCHANGE STATION WITH LRT
- INTERCHANGE STATION WITH KL MONORAIL LINE
- INTERCHANGE STATION WITH KLIN EXPRESS LINE & KLIN TRANSIT
- INTERCHANGE STATION WITH KLIN TRANSIT

S27 SERDANG RAYA SOUTH STATION 1.21km

MINES 2

S28 SERI KEMBANGAN 1.16KM

WHY **MINES 2** IS YOUR COMPANY PREFERRED CHOICE

2) CAR PARK FACILITIES

- Ample indoor (686 bays) and outdoor (100 bays) car park. ie; total is 786 bays.

3) ACCOMODATION FACILITIES

- Located in a mature residential area with many new residential development projects such as Univ Place 360, Dataran Mutiara, Heritage Residence, Taman Muhibbah & etc

4) BUILDING USAGE

- Not only suitable for retail but also can be used for commercial / education / medical / government department and other commercial activities.

5) IMMEDIATE OCCUPANCY

- The building & facilities are ready i.e. can be occupied immediately either for new set up or relocation.

WHY **MINES 2** IS YOUR COMPANY PREFERRED CHOICE

6) POPULATION CATCHMENT

- With total population of 1.5 million people within 15KM radius which will enhance potential business growth.

7) NEARBY DEVELOPMENT & FACILITIES

- Nearby to public & private universities, international schools, government schools, banks, F&B outlets and etc.

8) COMPETITIVE LEASING PACKAGES

- Our management prepared to offer competitive leasing packages such as early bird package, relocation and other customized leasing incentives.

9) MIDA INCENTIVES

- Healthcare/ Medical/ Wellness business operator are eligible to apply for Pioneer Status (70% tax exemption) or Investment Tax Allowance (60% on qualifying capital expenditure) if operate within Mines Wellness City.

MIDA INCENTIVES

A. PIONEER STATUS (PS)

PIONEER STATUS (PS) WITH TAX EXEMPTION OF 70% ON STATUTORY INCOME DERIVED FROM QUALIFYING ACTIVITIES CARRIED OUT IN THE MWC FOR A PERIOD OF 5 YEARS STARTING FROM THE DATE OF THE COMMENCEMENT OF THE BUSINESS; OR

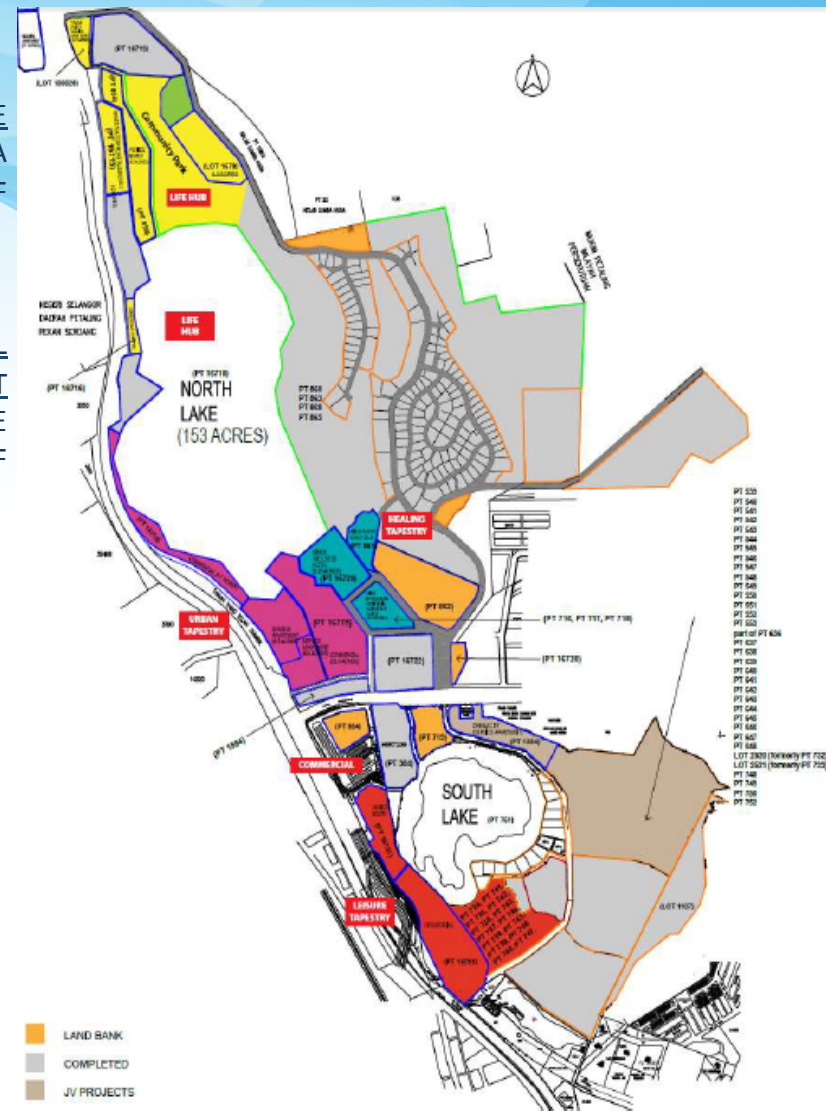
B. INVESTMENT TAX ALLOWANCE (ITA)

INVESTMENT TAX ALLOWANCE (ITA) OF 60% ON QUALIFYING CAPITAL EXPENDITURE INCURRED WITH 5 YEARS STARTING FROM THE DATE THE FIRST QUALIFYING CAPITAL EXPENDITURE INCURRED IN THE MWC. THE ALLOWANCE CAN BE OFFSET AGAINST 70% OF STATUTORY INCOME FOR EACH YEAR OF ASSESSMENT.

LISTS OF QUALIFYING BUSINESS ACTIVITIES AT MINES WELLNESS CITY (MWC):

1. Clinic
2. Ambulatory Care Centre
3. Nursing Home
4. Pharmacy
5. Medical products / devices retailer
6. Traditional Chinese Medicine (TCM)
7. Medical / dentistry / nursing / wellness and healthcare education
8. Organic & vegetarian food operator

*The incentive is applicable for applications received by MIDA on or after 1 January 2013 until 31 December 2026.



(MINES WELLNESS CITY)

WHY **MINES 2** IS YOUR COMPANY PREFERRED CHOICE

10) NEW MANAGEMENT TEAM

New Top Glove Management team which look forward to provide quality and professional services to cater for your company new leasing, business expansion and relocation requirements.

**QUALITY OFFICE & COMMERCIAL SPACES AVAILABLE FOR LEASING AT MINES 2
FOR LEASING ENQUIRIES, PLEASE CONTACT:**

1. Eric Hoo	019-3886312	erichoo@topglove.com.my
2. Stephanie Thong	012-3003808	plthong@topglove.com.my
3. Brandon Ho	019-6696316	kwho@topglove.com.my
4. Calif Choy	012-9892884	spchoy@topglove.com.my

We

Look forward to provide quality & professional services
to cater for your company/ organization's leasing
requirements.



Mines 2
Building Facade



Lake View behind Mines 2



Golf Course nearby Mines 2

Tenants at Mines 2 (Commercial/Retail Block)



Portman College (2nd Floor)



Happy Family TopMart (Ground Floor)



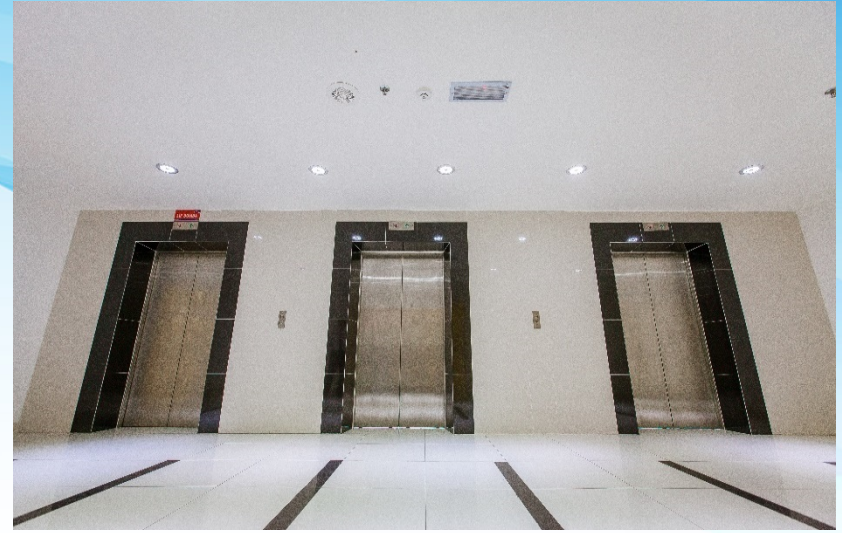
Top Holiday Hotel (3rd & 4th Floor)



Top Happiness Grand Ballroom (5th Floor)



Mines 2 (Car Park)



Mines 2 (Customer Lift)



Mines 2 Internal View)



Thank You