

TRX
RESIDENCES

My Home

Designed with care.
Crafted for you.

Our vision is to create the best places. Every project is designed from the inside out, anticipating your every need and ensuring they are well met, with each component designed to captivate and delight.

TRX Residences continues this ethos; crafted with care so that your heart feels at home.

CREATING THE BEST PLACES

- Experts in urban regeneration
- Inspiring and enriching lives
- Legacy of safety, innovation and sustainability





Life at the centre.

TRX Residences is part of the world's most liveable financial district; a next-generation, integrated master-planned development intuitively designed by global powerhouses. Live large in true convenience, revel in unrivalled connectivity, and celebrate lush biophilic relationships within a future-focused environment that is safe and secure.

LIVE IN KL'S NEW CENTRE OF GRAVITY

- Freehold
- Hyper-connected
- The Exchange TRX Retail Centre
- 10-acre Activated City Park
- Luxury Lifestyle Hotel
- Campus-style Office

Stepping into your home begins in the lobby.

In TRX Residences, the concierge greets you with a warm welcome each time you return because home is a place where there are no strangers. Grand entrances, just off the main boulevards, are designed with carefully curated furnishings and fittings to create a warm ambiance for your guests.



The Lobby



Concierge Service



The Jewel - Arrival Statement

- A HOST OF RESIDENT-CENTRED FEATURES**
- Slip-resistant flooring
 - Universal design ensures accessibility regardless of age or ability
 - Concierge service

Every inch has a purpose,
every space precious.

We take the aesthetics of good design further,
ingeniously blending it with functionality to deliver
optimal space in the right places. Your global lifestyle
is well accommodated with accurate design and
flexible applications.



STORAGE IS PRECIOUS

- Flexible design options*
- Storage lockers at car park levels*
- Wardrobe and kitchen cabinets are provided



*Selected units only

The best of both worlds,
where urbanity intersects
with nature.



The bedrooms in TRX Residences are efficiently designed for optimal comfort and complemented with bathrooms fully-fitted by Kohler. Be inspired by the sparkling KL city skyline view or soothing greenery of the activated city park.

A social hub; because reunions
are everyday affairs.

Our culture cherishes eating together because it nurtures togetherness. We've designed the kitchen as the landing area for each unit, to encourage everyday gatherings and functions. All kitchens are fitted with imported Italian built-in cabinets. Cook at home or order-in from the variety of great F&B options at The Exchange TRX retail centre.

- Fully-fitted kitchen*
- Colour scheme selection in the units**
- Double-glazed curtain wall with low E glass for thermal and auditory comfort

* Washing machine is not included

**Subject to availability

3-Bedroom - Living, Dining Room



City living needs
living gardens to
retreat to.

The conservatory is designed as a lush and green oasis for you to take refuge and re-energise from the demands of today's dynamic work environment. Plants are carefully curated by a botanist and horticulturist to enhance a sense of biophilia and calm.

**GARDENS DESIGNED TO CLEAR
THE MIND**

- Gardening shed for the avid gardener
- Urban farming options
- Pocket gardens every 5 floors
- Direct connection to the 10-acre activated city park on Level 8



Conservatory

90,000 sq. ft. of facilities,
just a lift ride away.

That's almost the size of two football fields. The facilities are spread over different floors and cover leisure, health, well-being, entertainment and more. All conceptualised and delivered to accommodate your urban lifestyle, where everything is within quick and easy reach. Celebrate life with confidence, in well-designed and safe spaces.



Sky Deck - Level 29



BBQ Area - Level 8



Lap Pool - Level 29

FACILITIES

LEVEL 8

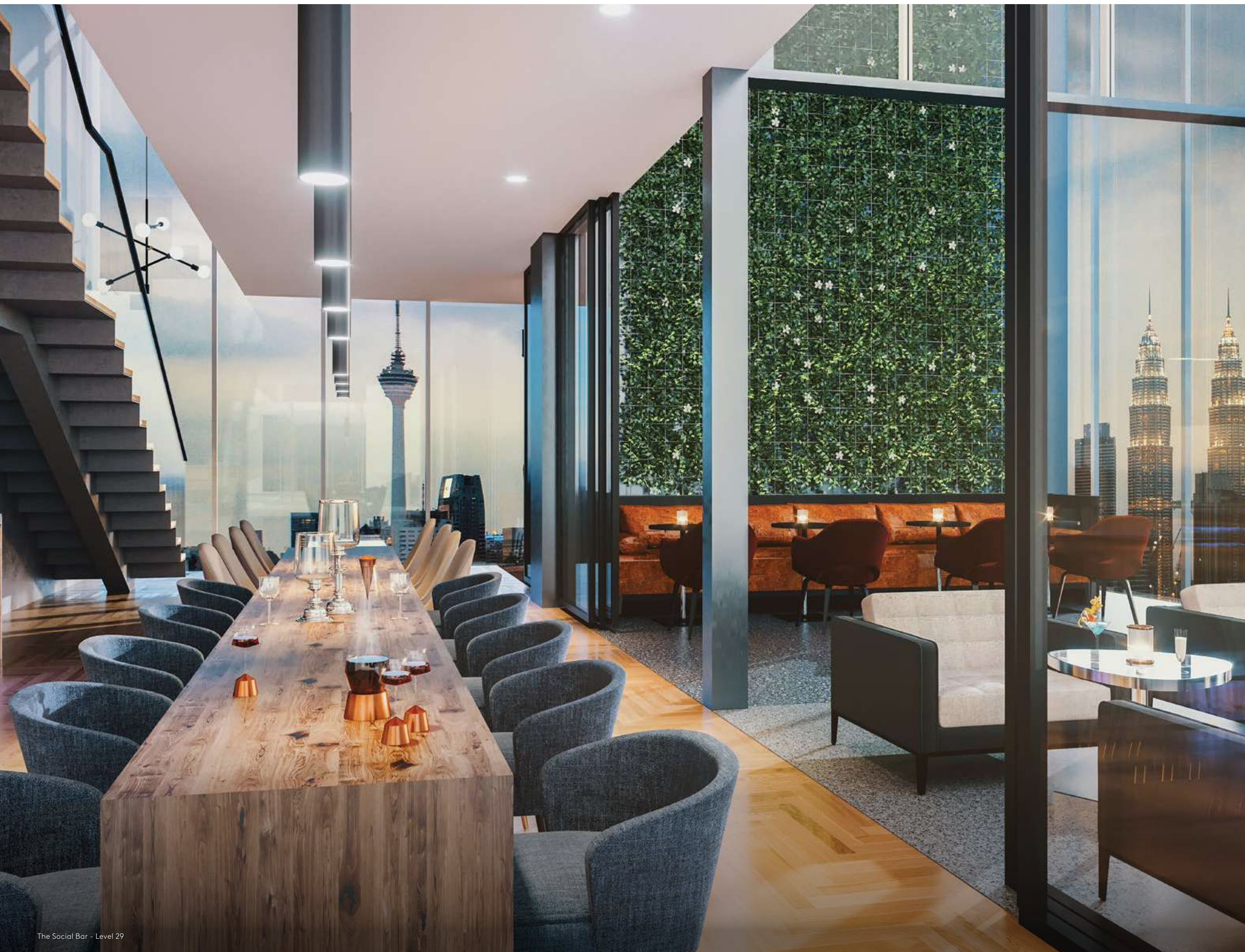
- Gym
- Swimming Pool
- Kids Pool
- Pool Deck & Lounge
- Steam Room
- Function Terrace
- BBQ Area & Herb Garden
- Private Living Room
- Multi-Purpose Hall
- Kids Indoor & Outdoor Play Area
- Jacuzzi

LEVEL 29

- Plunge Pools
- Lap Pool
- Yoga Deck
- The Social Bar
- Residents' Lounge
- Gourmet Dining Rooms
- Conservatory
- Outdoor Workout Deck
- Outdoor Lounge 1&2
- Fitness Studio
- Viewing Deck
- Lounger Deck
- Stretch & Warm Down Garden
- Outdoor Dining

LEVEL 30

- Gardening Workshop
- Games Room
- Media Room
- Co-working Space



The Social Bar - Level 29

Designed for casual collisions, and purposeful relationships.

Communities are built when there are deliberate spaces to cultivate relationships. We have articulated multiple opportunities to harness the benefits of this urban village, enhancing your living experience at TRX Residences. The choice is yours: keep meetings casual or form firm friendships.

FOSTERING FAMILY & COMMUNITY TIES

- Kids Indoor & Outdoor Play Area
- BBQ Area & Herb Garden
- The Social Bar
- Residents' Lounge & Co-working Space
- Gourmet Dining Rooms

Stylish venues for every occasion,
right where you live.



Wouldn't it be lovely to entertain friends and family close to home? TRX Residences boasts various spaces for you to do just that. There are spaces that function as an extension of your home to host intimate dinners, casual social gatherings, grand affairs, or just about any celebration.

- Multi-Purpose Hall
- BBQ Area & Herb Garden
- Private Living Room
- Gourmet Dining Rooms
- Outdoor Dining
- Plunge Pools



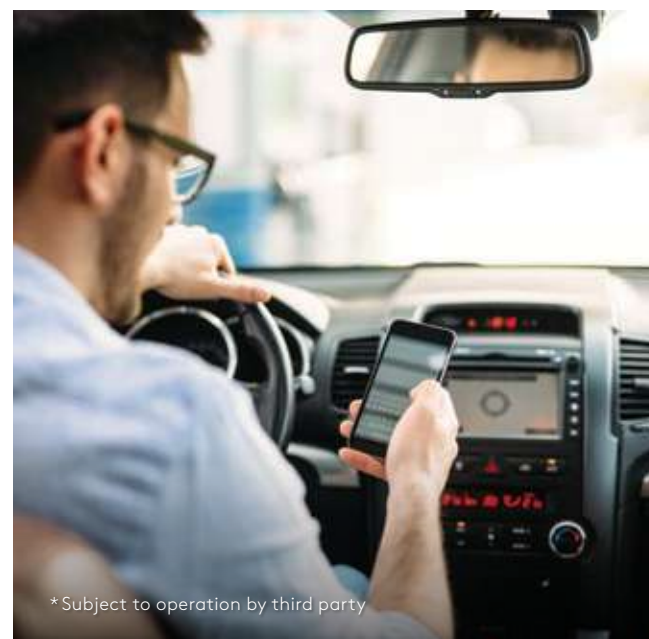
Gourmet Dining Rooms - Level 29

Technology is not extraordinary, people are.

People and communities are the pulse of every development. Drawing from our extensive worldwide successes, we're constantly improving our approach to facilitate a sense of belonging. As a resident in TRX Residences, we will develop platforms for you to engage with your neighbours and share activities, services, alerts and other useful information. It's a thoughtful way to nurture a community because people make places come alive.



- Community Manager, to keep the community at TRX Residences engaged
- Residents' network – borrowing tools, sharing activities & interests
- Precinct updates – latest updates in The Exchange TRX
- Emergency contacts
- Car sharing* enables easy mobility without the burden of car-ownership; a fleet of cars is available to drive via a pay-by-use system



* Subject to operation by third party



Value-crafted for today, seeded for the future.

The philosophy that anchors all our projects is our safety and sustainability framework. Spaces and places are being shaped by the global forces of climate change, rapid urbanisation, resource stress and more.

Global integrated living standards have been incorporated within and around TRX Residences to protect your legacy into the future.

The result is an address of choice and international importance that personifies healthy living spaces and environmentally accountable living practices.



HEALTHY



- Active lifestyle-enabled
- Age appropriate facilities
- Direct link to 10-acre activated city park
- Natural and mechanical ventilation in every bedroom for clean air
- VOC** -free interior materials

* Volatile Organic Compound

GREEN



Low energy living; Solar panels



Pocket gardens every 5 floors



Use of environmentally friendly materials from sustainable sources



Recycled water



Rainwater harvesting

CONNECTED



- Quick access to comprehensive lifestyle needs and amenities
- Direct link to a purpose-built, and the only MRT interchange station
- Direct link to SMART Tunnel and major highways
- High-speed internet connectivity
- Dedicated pedestrian walkways to city landmarks

COMMUNITY+



- Community+ is a customised app that revolves around community needs. It includes a library of services, transportation updates, forums and more, all supported by a Community Manager to ensure engagement.

SAFE & SOUND

Your safety is our priority. TRX Residences offers international standards of active and passive safety for your ultimate peace of mind.

- Comprehensive sprinkler system to ensure fire safety
- Slip-resistant floors in common areas
- Hedges around the pool to keep children safe
- Spotlights define navigation paths and frame key zones
- Height-appropriate amenities and protection to prevent falls
- Angled balustrades to avoid drops
- Relentless focus on construction safety ensures better build quality

SMART LIVING

- Future-focused to offer you nimble and unencumbered smart living via car sharing, furnishing packages and lease management service*

* Subject to operation by third party

The Lendlease story.



Barangaroo South, Sydney

Our vision is
to create the
best places.

Lendlease is an international property and infrastructure group with operations in the Americas, Asia, Australia, and Europe. We have over 60 years of experience in shaping city skylines, building iconic structures and setting new benchmarks in urban living across the globe.

As experts in urban regeneration, we work with governments and communities to transform entire neighbourhoods, creating places that leave lasting legacies for future generations. We have proudly delivered approximately 100,000 high calibre residences, crafted landed communities, apartments, military housing and senior living homes.

The Lendlease brand represents trust, excellence, and integrity. Some of the best places we've created and developed include Barangaroo South in Sydney, Elephant & Castle in London, Petronas Twin Towers in Kuala Lumpur, and Paya Lebar Quarter in Singapore, to name just a few.



Clippership Wharf, Boston



Island Palm Communities, Hawaii



Elephant & Castle, London



Walk close, but travel far

SALES OFFICE
TRX Residences Discovery and Experience Gallery
Regal House, 1 Jalan U-thant (Off Jalan Tun Razak)
55000 Kuala Lumpur, Malaysia

+603 2385 9800
www.trxresidences.my

A Joint Venture Between



DEVELOPER: LQ Residential 1 Sdn Bhd (1135343-P) • ADDRESS: Level 31, Menara Binjai, 2, Jalan Binjai, 50450 Kuala Lumpur • DEVELOPER'S LICENSE: 19603-1/02-2021/0130 (L) • VALIDITY PERIOD: 15/02/2019 – 14/02/2021 • ADVERTISING & SALES PERMIT: 19603-1/02-2021/0130 (P) • VALIDITY PERIOD: 15/02/2019 – 14/02/2021 • APPROVING AUTHORITY: Dewan Bandaraya Kuala Lumpur • BUILDING PLAN NO: BP 14 OSC 2017 1462 • LAND TENURE: Freehold • EXPECTED COMPLETION: December 2021 • LAND ENCUMBRANCES: NIL • TYPE OF PROPERTY: Service Apartment Tower A & Tower B • DEVELOPMENT NAME: TRX Residences • CAR PARK: 1,020 • BUILT-UP: Type 1: 474 sq. ft., Type 1A: 538 sq. ft., Type 2: 624 sq. ft., Type 2A: 700 sq. ft., Type 2B: 721 sq. ft., Type 3: 850 sq. ft., Type 3A: 1,076 sq. ft., Type 4: 1,184 sq. ft., Type 5: 1,216 sq. ft., Type 5A: 1,259 sq. ft., Type 5B: 1,345 sq. ft., Type 6: 1,625 sq. ft., Type 6A: 1,636 sq. ft., Villa: Type A1: 2,422+851 sq. ft., Type B1: 3,165+689 sq. ft., Type C: 2,239+452 sq. ft., Type A2: 2,400+549 sq. ft., Type A3: 2,497+1,109 sq. ft., Type B2: 3,197 sq. ft. • TOTAL UNITS: 896 • SELLING PRICE: RM1,067,000 (Min) – RM6,351,000 (Max) • BUMIPUTERA DISCOUNT: 5%. All renderings contained in this brochure are artist's impression only.

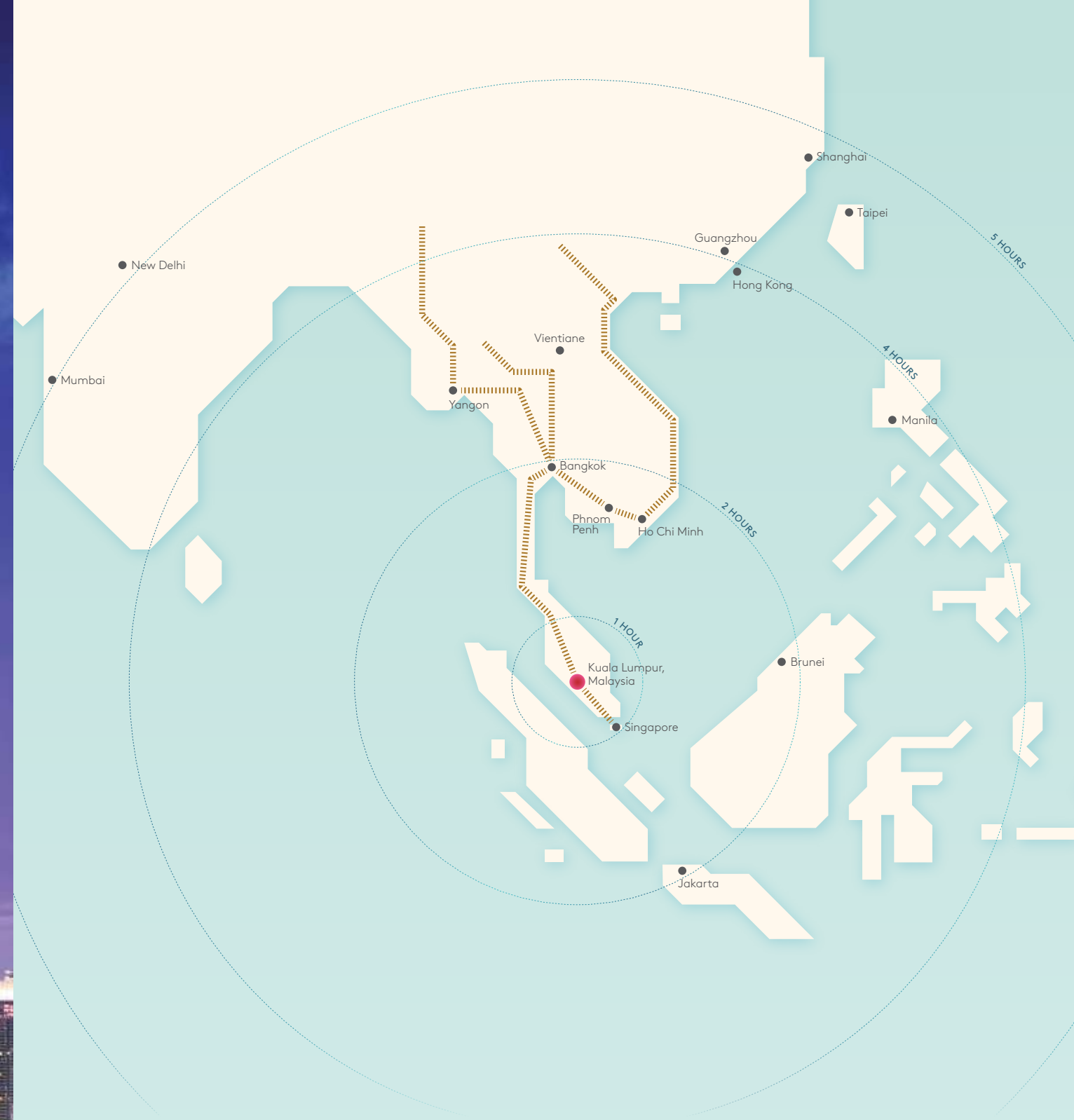
IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA



TRX RESIDENCES

My Precinct

Malaysia.
Asia's gateway in the past,
present and into the future.



Strategically Positioned

Malaysia is a strategic gateway into Asia. Over the course of history, various colonial powers recognised its value as a port-of-call and the richness of its natural bounty. Today, these advantages continue to underpin the country's impressive economic progress in global trade and commerce. In the 60 years since independence, Malaysia has implemented robust economic fundamentals and boasts a multicultural and multilingual population, well-educated human capital, connected infrastructure, progressive digital frameworks and a thriving business environment. Its young demographic and healthy household formation augur well for future growth and development.

Malaysia.
Asia's gateway in the past,
present and into the future.



ECONOMIC STRENGTH

Rapid economic growth
6.5% p.a.
(1970 – 2016) OECD ECOSCOPE, 2016

Median age of the 24 million urban population is 28*
* Source: World Bank

High household formation among developing countries
2.7% p.a household formation over 2018-2019

7TH IN ASIA
Competitive economy
WEF Global Competitive Index, 2017-2018

TOP IN THE WORLD
Prospective destination for MNCs
UNCTAD World Investment Report 2018

8TH IN ASIA
Key fDi recipients
fDi Intelligence fDi Report 2017



BUSINESS-FRIENDLY ENVIRONMENT

7TH IN ASIA
Easy place to do business
World Bank's Doing Business 2017

12TH IN ASIA
Established Infrastructure
Statista 2017

8TH IN ASIA
Trade-friendly
WEF Enabling Trade Index 2016

ATTRACTIVE GOVERNMENT POLICIES

- Large-scale infrastructure projects
- Tax incentives for major national development projects, such as TRX



- Malaysia My Second Home Programme (MM2H) offers incentives for foreigners who choose to live in the country

ECONOMIC TRANSFORMATION PROGRAMME

KEY FACTS

- Achieve developed nation status by 2020

• Attract
U\$440
billion investment

- Raise competitiveness
- Create 3.3 million new jobs
- Driven by 92% private investment



STRONG PROPERTY FUNDAMENTALS

- No restriction on freehold titles*
- Low-interest rate environment
- Long loan tenures
- Value is a foregone conclusion

* For Residential Properties

Kuala Lumpur

World-class, yet quintessentially Malaysian.



Kuala Lumpur is the capital of Malaysia; a vibrant representation of the country's diversity, rapid development, and aspirations for the future.

Historically, the city has always been a centre of commerce, business and connectivity. It rose to the status of an iconic global city with the opening of Kuala Lumpur City Centre (KLCC) in 1997.

It's often referred to as a "KUL" city; a shopping, entertainment and food paradise. In addition, it has one of the best healthcare services, good international and local schools, and a growing public transportation network.

Kuala Lumpur is on the cusp of becoming a global business and financial city, by being more vibrant, liveable, sustainable, and connected.

STRONG HUMAN CAPITAL

POPULATION

7.4
MILLION



Diverse multicultural society – main ethnic groups: Malay, Chinese & Indian

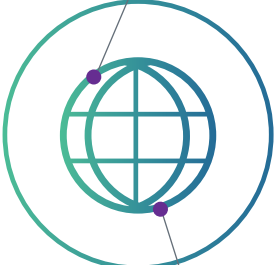
- Skilled workforce – Top 10 in Asia in human development & innovation
- Friendly & liveable – 6th in Asia – HSBC Expat Explorer Survey 2016

BUSINESS-FRIENDLY ENVIRONMENT

- Ranked 5th amongst 30 global cities – Cost competitive city PwC's Cities of Opportunity 7, 2016

GLOBAL CONNECTIVITY

4TH IN ASIA
Globally connected economy
DHL Global Connectedness Index 2016



7TH IN THE WORLD
Global destination city
Mastercard Global Destination Cities Index 2018



A global financial centre,
a national landmark.

Tun Razak Exchange (TRX) is Malaysia's first and only financial district. It is a nation-defining, master-planned project in the same league as Canary Wharf London, International Commerce Centre Hong Kong, Marina Bay Singapore, and other iconic global destinations.

TRX is a world-class district development in Malaysia, featuring a high concentration of blue-chip, multinational brands like HSBC, Prudential and Mulia Group. This convergence of global influences will redefine KL's Central Business District and cement its position as a leading investment destination.

TRX.
A convergence of
international finance
and business.

THE VISION

- Realising the nation's aspirations to be a global business and thought leadership hub, that will drive Malaysia's economic ambitions by attracting the world's best talents, and the most switched-on businesses.

THE EXECUTION

- A catalyst for financial leadership and a global knowledge hub
- The most transformative urban regeneration project Malaysia has ever seen
- A key enabler of Malaysia's Economic Transformation Programme
- Smart and future-focused

A global financial centre,
a national landmark.



FACTS AT A GLANCE

70 acres Freehold

- Luxury Lifestyle Hotel
- Premier Urban Residences
- Campus-style Office
- Experiential Retail Destination
- Activated City Park



30
Buildings
within TRX

Experiential
Retail
Destination

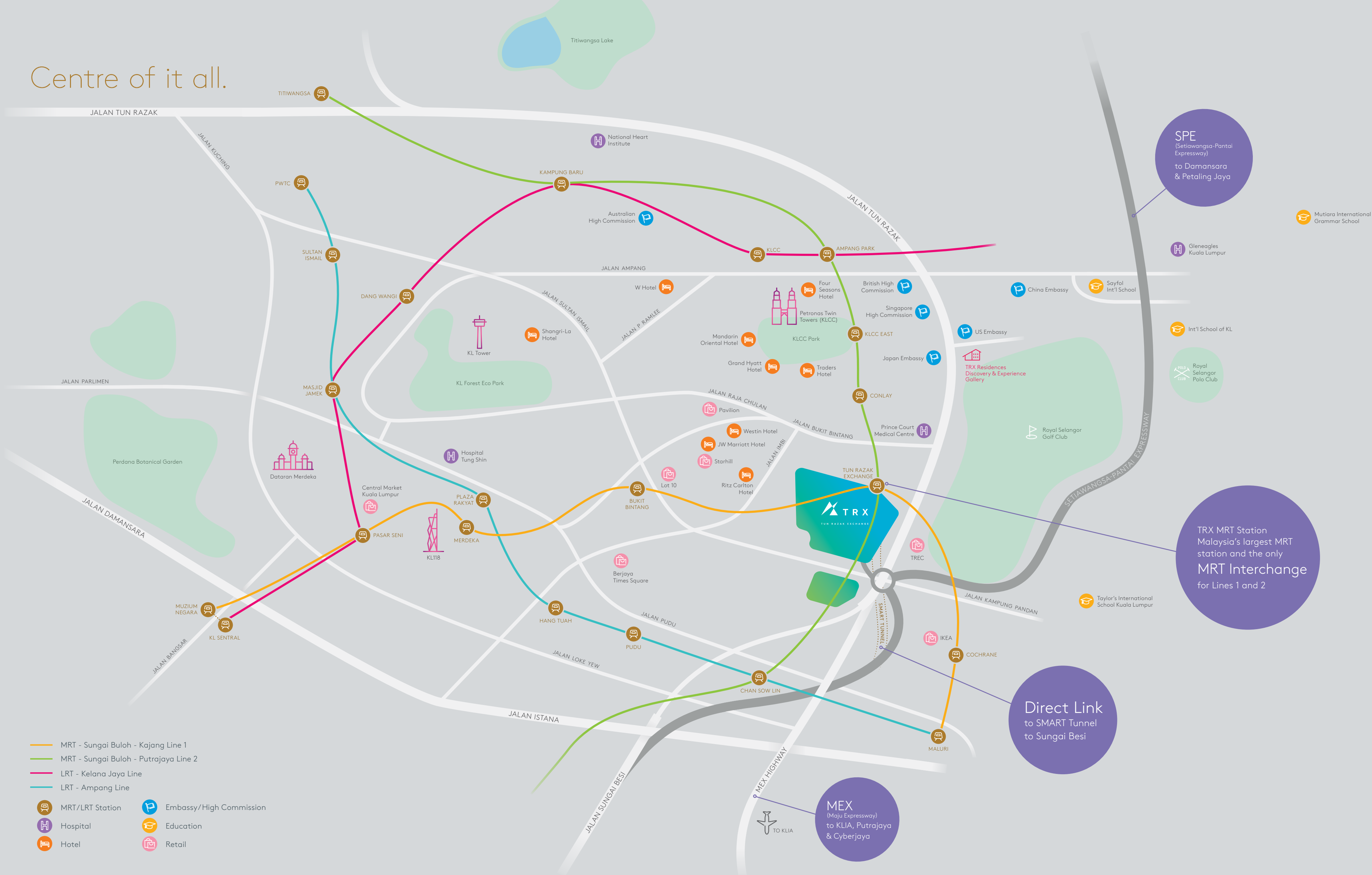
RM
40
BILLION Estimated
GDV of TRX

Park & Open Spaces
23%
of total
site area

7.8 Site floor area
ratio (FAR)

SUSTAINABILITY
TRX will be the foundation for sustainable businesses and an unprecedented green development for KL. It is the first project in Malaysia to achieve LEED (Leadership in Energy and Environmental Design) for Neighborhood Development (LEED ND) Gold Conditional Approval and Green Building Index (GBI) Township Provisional Platinum certifications for its overall master-plan.

Centre of it all.

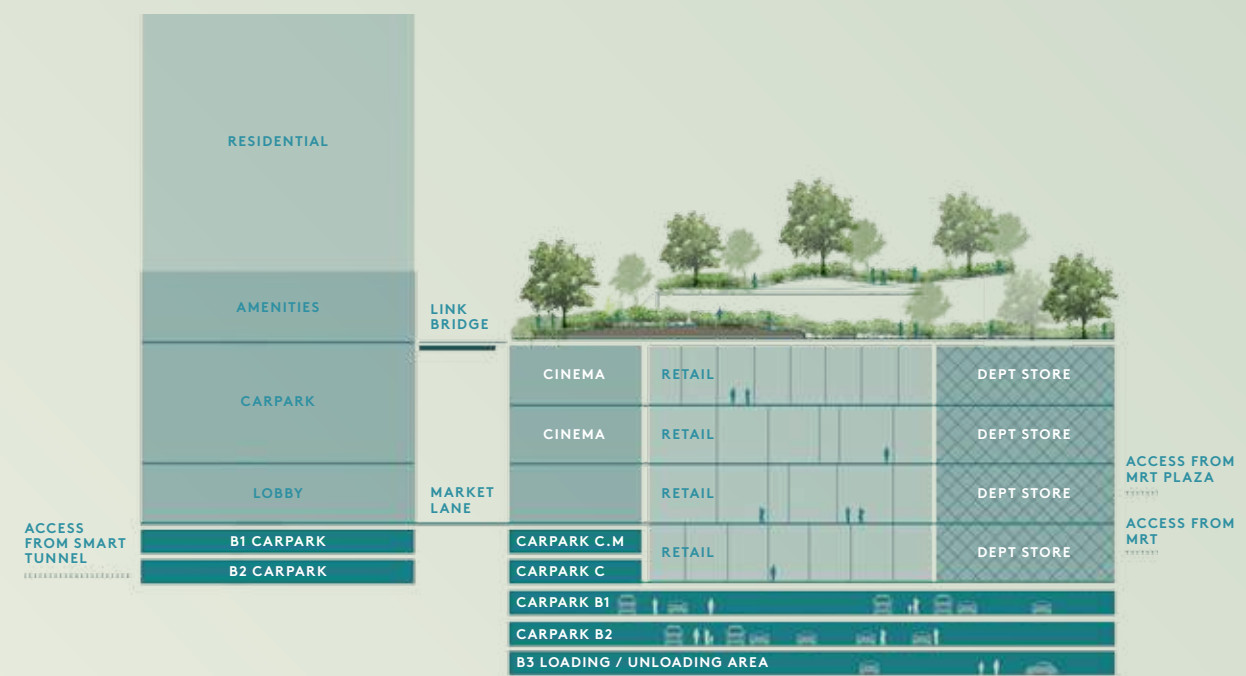




The Exchange TRX, KL's world-class precinct.

The Exchange TRX is the latest iteration of Lendlease's expertise and proven track record in global urban regeneration. It is the heartbeat of Tun Razak Exchange; a world-class, yet inclusive destination for everyone.

The Exchange TRX is the only destination in Malaysia that offers benefits, features and facilities that are in a class of its own. A truly world-class, integrated living concept built around communities offering absolute convenience and unrivalled connectivity. As the precinct matures and transforms into a global financial centre, residents will benefit from strong value creation.



INTEGRATED LIVING
A truly world-class, integrated living concept that is directly linked to a purpose-built MRT station

Premier urban residences,
TRX Residences

2.2mil sq. ft. **Retail Centre**
with 500 outlets

10-acre Activated City Park

Luxury Lifestyle Hotel

Campus-style Office

- CONNECTIVITY**
The only precinct with world-class connectivity
- Direct access to purpose-built MRT station
 - Direct access to SMART Tunnel
 - Pedestrian walkways to Bukit Bintang and surroundings
 - Wireless broadband access

SUSTAINABILITY
A world-class precinct built around sustainability, featuring a world-class activated city park, recycled water, District Management, LEED (Leadership in Energy and Environmental Design) and GBI (Green Building Index) certification.

INTERNATIONAL DESIGNERS
A collaborative confluence of global design powerhouses namely:
leonard design architects

- DP ARCHITECTS
- GRIMSHAW GDP
- OCULUS WOODS BAGOT

ICONIC
A world-class precinct linked to Malaysia's tallest tower and multinational financial institutions.

A lifestyle destination beyond retail.

The Exchange TRX, is a world-class; retail centre with everything from fashion-forward brands, great department stores, KL's best dining options and world events, to everyday shopping and entertainment for everyone.

It will be an experiential delight that offers new meaning to retail, entertainment and an urban lifestyle. Progressive design elements integrate the elevated park above, creating a seamless interaction between the indoor and the lavish, lush outdoor greenery.





Artist's impression only



FEATURES AND EXPERIENCES

- The park in the mall, the mall in the park
- Gastronomical dining
- Home of world events
- Flagship stores
- Artisan market lane



Artist's impression only



An activated urban park; a myriad of experiences.

An activated urban park sits atop The Exchange TRX retail centre, doubling up as an extended front yard for TRX Residences.

A balance of function and aesthetics ensures a perfect blend of purpose and design for seamless integration via a link bridge connecting the activated city park and TRX Residences. This easy access introduces expansive green space for water play, kids' playground, forest trail, immersive garden dining, plus a venue for cultural celebrations and global events.

Extraordinary by day, magical by night.



Artist's impression only

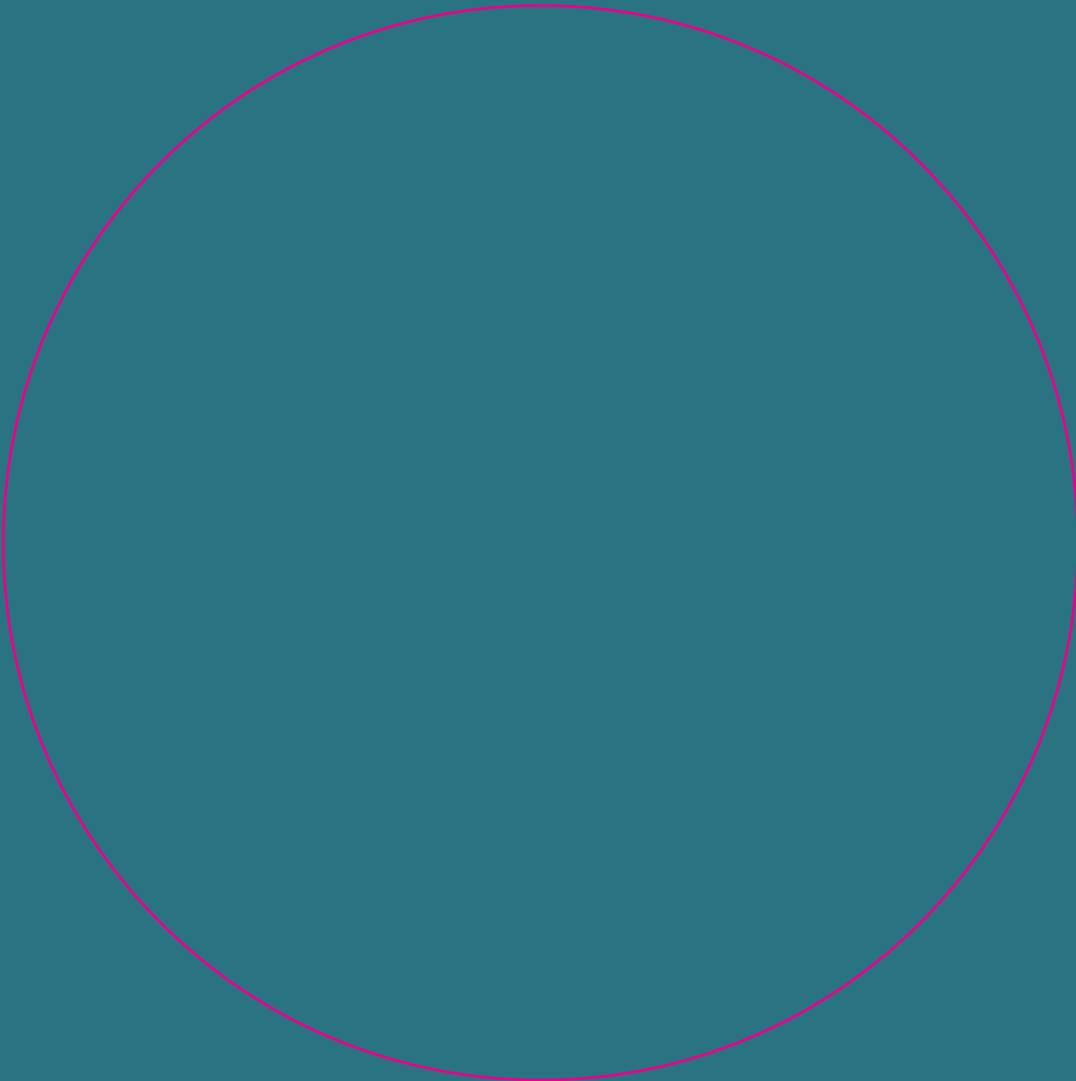


Artist's impression only



FEATURES

- Unique Retail Skylight designs
- Outdoor dining in proximity to cooling water features
- Flexible informal sporting facilities
- Water play
- Play space with a variety of activities
- Herb Gardens
- F&B outlets within the urban forest



Welcome home

SALES OFFICE
TRX Residences Discovery and Experience Gallery
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55000 Kuala Lumpur, Malaysia

+603 2385 9800
www.trxresidences.my

A Joint Venture Between



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