

**DESIGNED
TO INSPIRE
WHICHEVER WAY
YOU LOOK**

An architectural rendering of the Menara LGB building, a 31-storey skyscraper with a distinctive wavy, undulating facade. The building is shown from a low angle, emphasizing its height against a bright blue sky with scattered white clouds. In the background, two other tall buildings are visible. The foreground features a line of green trees and a road with a few cars. The overall scene is bright and modern.

MENARA LGB

A 31-STOREY
SUSTAINABLE LUXURY
CORPORATE
ADDRESS WITH
A FRESH TAKE
ON BUSINESS



ALL THE RIGHT 'P'S FOR BUSINESS SUCCESS

Rising boldly out of the main commercial square of Taman Tun Dr. Ismail, one of Kuala Lumpur's most popular residential districts, Menara LGB is a new generation Technologically Sustainable Luxury 31-storey Grade 'A' Office Building that dares to push the envelope in design, amenities, services, infrastructure and aesthetics in the Klang Valley.

Designed by the multi award-winning architects Hijjas Kasturi & Associates, Menara LGB is a unique and iconic expression of concrete, steel and glass standing as a new symbol of a fresh take on business - one that signifies dynamic growth combined with a balanced work life.

It does so by responding with intelligent features, innovative design and a lush tropical environment around it, while at the same time providing a flexible setting to support the workspace and the people inhabiting it.

The Grade 'A' environmental-friendly development is designed to comply with Malaysia's Green Building Index (GBI) Certification and Singapore's Building and Construction Authority (BCA) Green Mark (Gold) Accreditation, both of which are aimed at saving energy and resources through eco-friendly measures as well as committing to the LGB Group's Green Objectives.

By virtue of its thriving suburban location, Menara LGB presents an alternative corporate address for those who seek a more authentic experience amidst a neighbourhood community yet remain within easy reach of the city centre and key business hubs.

As part of an integrated lifestyle development comprising retail, office and residential amenities, Menara LGB is a holistic business environment which provides a combination of vitality, dynamism and balance... setting the benchmark for the next generation of corporate addresses in Malaysia.

— A stylish triple volume Grand Lobby that exudes prestige and a sense of arrival.

— Spacious drop-off area that features impressive art installations and high-quality marble flooring to Grand Lobby.

— Helipad at roof top with a private waiting lounge for corporate executives.

— Open plan design and column-free layout offer the perfect opportunity to centralise operations, enjoy greater cost savings and better control.

— Triple Award Office Building in compliance with Malaysia's Green Building Index (GBI) Certification, Multimedia Super Corridor (MSC) Cybercentre Status & Singapore's Building and Construction Authority (BCA) Green Mark (Gold) Accreditation.

PRESTIGE



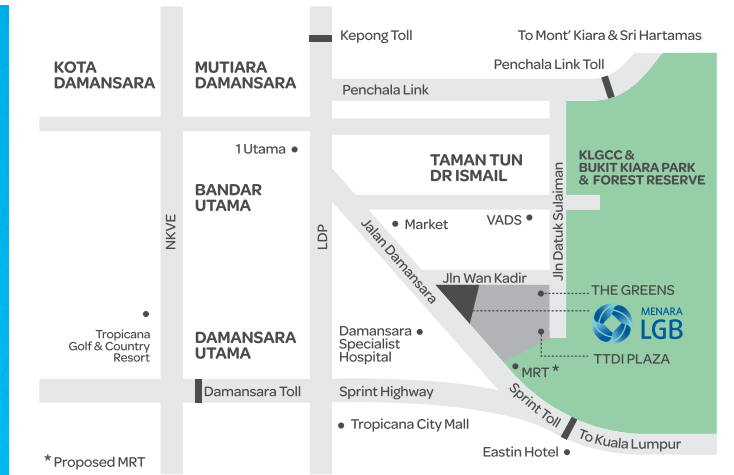
PROXIMITY

— Within 2-minute walking distance to the proposed TTDI station on the planned MRT line (Sg Buloh - Kajang).

— Strategically located in TTDI, enjoying easy accessibility to NKVE, Penchala Link, Sprint, LDP and DUKE highways.

— Close proximity to popular public amenities such as 1-Utama Shopping Centre, The Curve, IPC, IKEA, Tropicana City Mall, Tesco, Giant in Kota Damansara & e@Curve.

— Located within a mature suburban district with ample eateries, amenities, schools, medical facilities, retail outlets and entertainment options.



Designed to comply with MSC Cybercentre Status:

- Dual power feed and fibre redundancy to ensure uninterrupted power supply.

PRODUCTIVITY

- Fibre-optic backbone system to provide high-speed bandwidth to every floor at minimum 1Gbps.
- Multiple telecommunication service environments with 3 MDF rooms available for usage of the tenants.

- CAT 6 cabling for data connection on every floor to allow higher reliability for current applications and higher data rates for future applications.
- A dedicated Tier-3 Data Storage Centre on Level 4 that is fully air-conditioned, secured and wired for 24/7 connectivity.

Designed to comply with Green Building Index (GBI) Certification and BCA Green Mark (Gold) Accreditation:

- Aluminium curtain wall with double glazed laminated 'Low E' glazing to reduce overall heat transfer into the building.
- Indoor Environmental Quality design with effective ventilation system to enhance air-circulation within the building to ensure healthy working environment and boost employee productivity and attendance.
- Use of low volatile organic compounds (low VOC) for painting and coating to ensure reduction in indoor air-pollutants.

- Designed to maintain a comfortable acoustic environment for occupants.
- Rainwater harvesting system for make-up water to cooling tower to reduce potable water consumption.

- Provisions for segregation of recyclable waste at common area and water efficiency fittings to washrooms to promote good environmental management practice.
- Dedicated parking for green vehicles to encourage use of hybrid or electric vehicles by tenants.
- High frequency ballast used for all lightings, energy-saving lighting installed at common areas, and LEDs installed for façade lighting to ensure lower energy consumption for the building.
- Fully optimised workspace to allow bringing teams together to create greater business efficiency, and cut down duplication of common resources.
- Intelligent Building Management System to monitor all aspects of air quality such as average carbon dioxide level at office and average carbon monoxide level at carpark, as well as to regulate indoor temperature and optimise fresh air intake into the building.





— A contemporary designed Ribbon Bar and Bistro to balance personal space, work and social interaction for tenants and visitors.

— Over 80% of the site will be allocated to hard and soft landscape to create a stimulating and eco-friendly environment.

— Spectacular views of the city skyline and over 900 acres of lush landscape greenery encompassing KLGCC, Bukit Kiara Park & Forest Reserve, Bukit Kiara Equestrian Club, KGPA and Royal Selangor Club.

— A fully built and sensitively considered environment on offer with a holistically integrated and balanced approach to allow people to combine work and social life seamlessly.

PERSONAL

— Featuring flexible and modular layout with sizes ranging from 2,000 sq ft to 14,000 sq ft to cater for multi-tenant requirements.

— Reception lobby with unique water features as backdrop presenting 3 dimensional feeling.
— Dedicated zoning service by 12 lifts; High Zone Offices on Level 17 to 30 for single tenants and Low Zone Offices on Level 5 to 16 for multiple tenants.

PLUSH

— An iconic and aesthetically appealing office tower design that provides an inspiring working environment.

— Fully equipped with the latest state-of-the-art technologies which incorporate environmentally sustainable features for energy efficiency and conservation.



— State-of-the-art security system and manual 24-hour Guard Tour system.
— Advanced CCTV surveillance camera system to provide comprehensive monitoring and recording of designated areas for immediate alerts.

— Visitor Management system at concierge to record the usage of the facilities by visitors and provide documentation of visitor's whereabouts.

— Turnstile and proximity card access system at entry level to the office suites.

— Electronic Directory System to provide speedy and accurate data/information search.
— Full-height glass curtain wall to maximise light into office areas.

PEOPLE-CENTRIC





Wide variety of amenities and facilities at doorstep for seamless work and social experience such as:

- Professional gymnasium
- Convenience stores
- International bistro and cafés
- Casual al-fresco dining

PLAY SPACE

— A fully integrated modern business lifestyle concept with a well-balanced mix of retail, recreation, F&B and residential options located adjacent to the office tower.

— Banking Hall.
— Food Court located at lower ground floor of the tower to provide occupants with greater dining convenience and options.

BELLWORTH DEVELOPMENTS SDN BHD

Bellworth

Bellworth Developments Sdn Bhd (Bellworth) is a member of the LGB Group, a unique organisation specialising in the water, environment and infrastructure sector, and renowned for its comprehensive and integrated spectrum of services, technological expertise and wealth of experience not only in Malaysia but across South East Asia. The LGB Group has expanded its operations beyond water and waste management and into highway management, construction and engineering, steel and industrial products, and more recently in urban and property development.

Bellworth believes in building the kind of homes that parents dream of for their children, and the kind of offices that business owners know will improve productivity. From its flagship commercial and residential development in Taman Tun Dr Ismail (TTDI), Kuala Lumpur to its prestigious commercial project in London's Kensington district, Bellworth strives to create living communities that connect with the affluent neighbourhoods surrounding them.

Bellworth's flagship residential development in Taman Tun Dr Ismail (TTDI), Kuala Lumpur known as The Greens, will comprise 165 units of freehold sustainable luxury

condominiums strategically overlooking 900 acres of lush greenery, which include Bukit Kiara Park, Bukit Kiara Hills and Forest Reserve, Bukit Kiara Equestrian Club, KLGCC, KGPA and Royal Selangor Club – all set against the backdrop of the iconic Petronas Twin Towers and KL city skyline. The Greens will be finished to the highest standards in a modern contemporary style with the choice of a variety of layouts to suit both working executives and multi-generation families.

Being developed concurrently with The Greens is its flagship commercial property known as Menara LGB. This 31-storey Office Tower, designed to Grade “A” office requirements, will comply with BCA Green Mark (Gold) and GBI (Green Building Index) as well as MSC Cybercentre status.

In London, Bellworth owns Lancer Square, a 1.05 acre mixed-use development located on one of the UK's most affluent and prestigious residential addresses. Lancer Square, which benefits from being just north of Kensington High Street, is bordered to the north by Notting Hill, to the east by Knightsbridge, to the south by Chelsea and also the open spaces of Hyde Park and Kensington Palace Gardens, otherwise known as “Millionaires' Row”. Current notable tenants include Warner Music UK, Jimmy Choo, Eden McCallum, Starbucks and Costa Coffee. This site has the potential to be redeveloped into a high-value mixed-use development.

In Malacca, Bellworth will also be developing a 400-acre mixed township masterplan in the Hang Tuah Jaya district. This township, surrounded by premium golf courses such as Tiara Golf & Country Club, Air Keroh Golf & Country Club and Orna Golf & Country Club, will comprise approximately 2,000 units of super-link, semi-detached and bungalow houses, supported by a vibrant eco-system comprising a residents' club, commercial centre, medical centre, education institution, resort-themed hotels, and more.

In Penang, we have substantial interest in a concession company to reclaim and develop 1,600 acres of land located adjacent to Penang Port Container Terminal and fronting Lingkaran Luar Butterworth Highway. The mixed-use integrated township overlooking the Malacca Straits comprises 15,000 residential and commercial units that incorporate green, eco-friendly and energy efficient designs and layouts together with a host of shopping, hospitality, and entertainment and recreation attractions.

Bellworth believes in sustainability and is committed to ensure that all its developments strive for sustainability so they meet the needs of today's generation without compromising those of future generations. This commitment stems from the heritage of its parent company, which has a 3 decade-strong legacy in sustainability.

LANCER SQUARE, LONDON



MELAKA



THE GREENS, TTDI KUALA LUMPUR



ABOUT LGB GROUP

The LGB Group was founded in 1978 by Dato' Lim Geok Bak and in just over three decades has rapidly become one of Malaysia's largest industrial success stories today.

From the very beginning, LGB had a clear vision to specialise in the water sector and environment-related industries. Seeing the need and the opportunity to optimise the efficiency of water management in Malaysia, LGB established a strategic collaboration with Compagnie Generale des Eaux (now known as Veolia Environment) – one of the world's largest and leading companies in water and waste management – and won the responsibility for the privatisation of several state water concessions in Malaysia.

Led by its three strategic business pillars – construction, operation and maintenance, and research and development – and fuelled by innovation and professionalism, the LGB Group has since evolved and secured its position as an emerging Asian industrial powerhouse, expanding its operations beyond just water and waste management and into highway management, construction and engineering, steel and industrial products, and urban and property development.

The LGB Group today comprises three listed companies on the Main Board of Bursa Malaysia: Taliworks Corporation Berhad (Taliworks), Amalgamated Industrial Steel Berhad and Central Industrial Corporation Berhad. Other companies include SWM Environment Sdn Bhd, Grand Saga Sdn Bhd, LGB Engineering Sdn Bhd, Bellworth Developments Sdn Bhd and Chesington Investments Limited.

Success in Malaysia has provided LGB Group with a solid platform to expand its presence internationally as evidenced by its investments in water supply and waste water management in China and other investments in Hong Kong, Singapore and United Kingdom.

Ever alert to rapidly unfolding opportunities in the global market place, the LGB Group has the financial resources and capabilities to expand its presence in its existing core businesses as well as to explore new businesses such as the management of carbon credits, emerging technologies in sludge disposal and the future possibilities of algae as a source of bio-power.

With its proven track record, experience and expertise, the LGB Group is well-positioned to play a bigger role within as well as outside Malaysia.



AN INTEGRATED BOUTIQUE
DEVELOPMENT BY



BELLWORTH SALES GALLERY
16, Jalan Wan Kadir
Taman Tun Dr Ismail
60000 Kuala Lumpur
T. 603 7726 6688
F. 603 7725 8285
www.bellworth.com.my

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