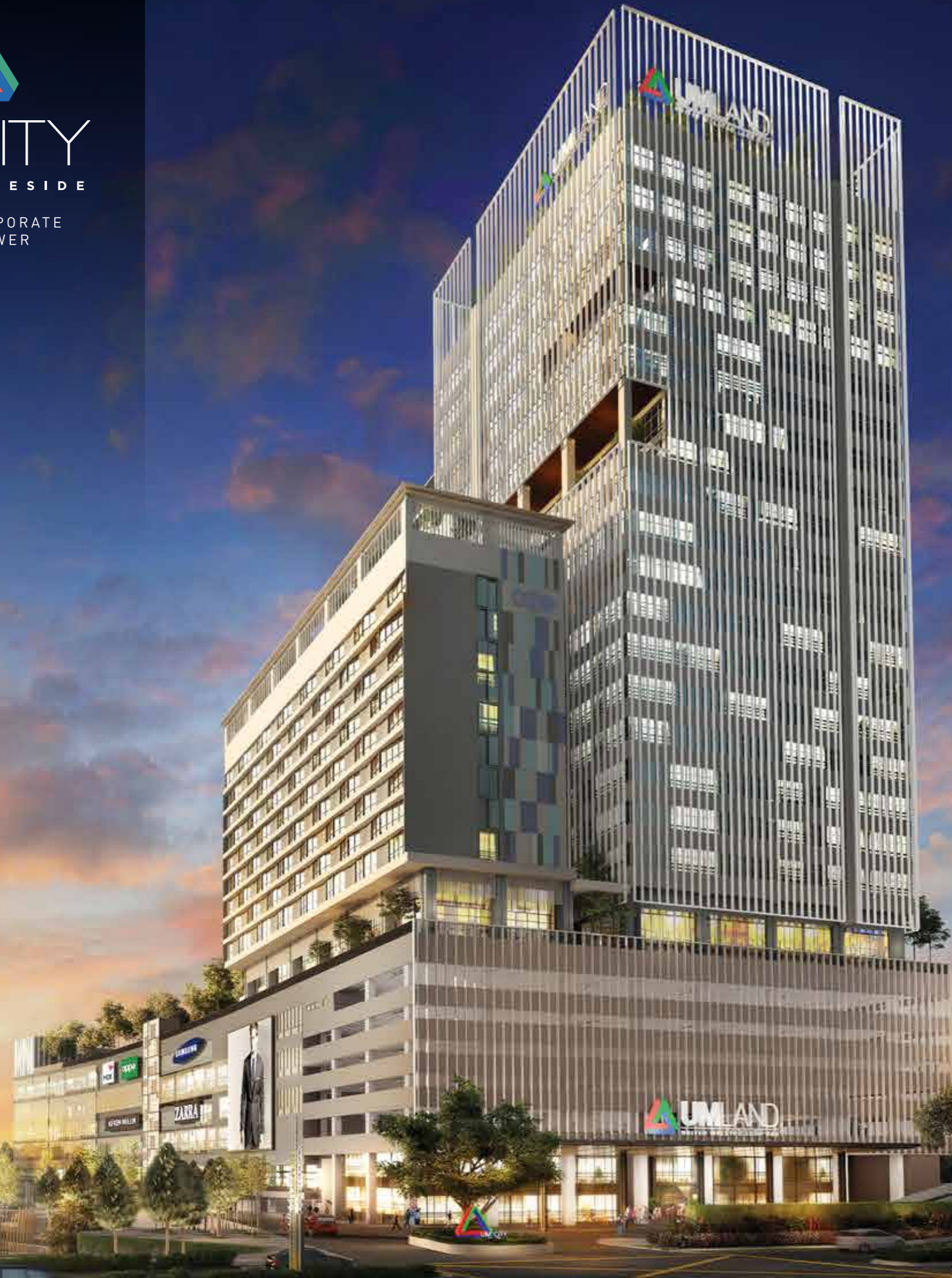




UMCITY
MEDINI LAKESIDE

PREMIUM CORPORATE
OFFICE TOWER



ASIA PACIFIC
PROPERTY AWARDS
DEVELOPMENT

★★★★★
BEST OFFICE
DEVELOPMENT
MALAYSIA

UMCity Office Tower
by UMLand Medini
Lakeside Development
Sdn Bhd

2015-2016



ASIA PACIFIC
PROPERTY AWARDS
DEVELOPMENT

BEST OFFICE
DEVELOPMENT
ASIA PACIFIC

UMCity Office Tower
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2015-2016



INTERNATIONAL
PROPERTY AWARDS
DEVELOPMENT

Official Airline



BEST
INTERNATIONAL
OFFICE
DEVELOPMENT

UMCity Office Tower
by UMLand Medini
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2015-2016

WORK MEETS LIFE

UMCity Office Tower leads the way for the modern working world. Awarded Best International Office Development at the International Property Awards in London for its best clever design, integrating technology and top-notch security features through the Smart Partnership of Samsung and UMLAND.

Grow with us in an international class office environment located in the equally compelling development of UMCity Medini Lakeside.



AN ADVANTAGEOUS INTEGRATION

UMLand's vision of a harmonious lifestyle through work-life balance comes into being through its strategic location with amenities and conveniences all the way to ecological nuances as desired by today's generation. Together with office space supported by the SAMSUNG Smart Partnership offering technological solutions and security:



FLEXIBLE LAYOUT

The Office, As You Interpret It

Open spaces allow versatile implementation for all type of businesses



GREEN METROPOLITAN

Nature and Modern, Balanced

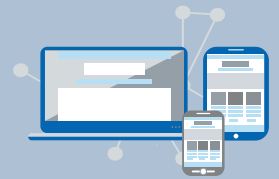
Well-designed office spaces fronting the calm lakeside and vibrant Legoland



SECURITY

Assurance At Every Corner

Security designed by leading expert Samsung S-1



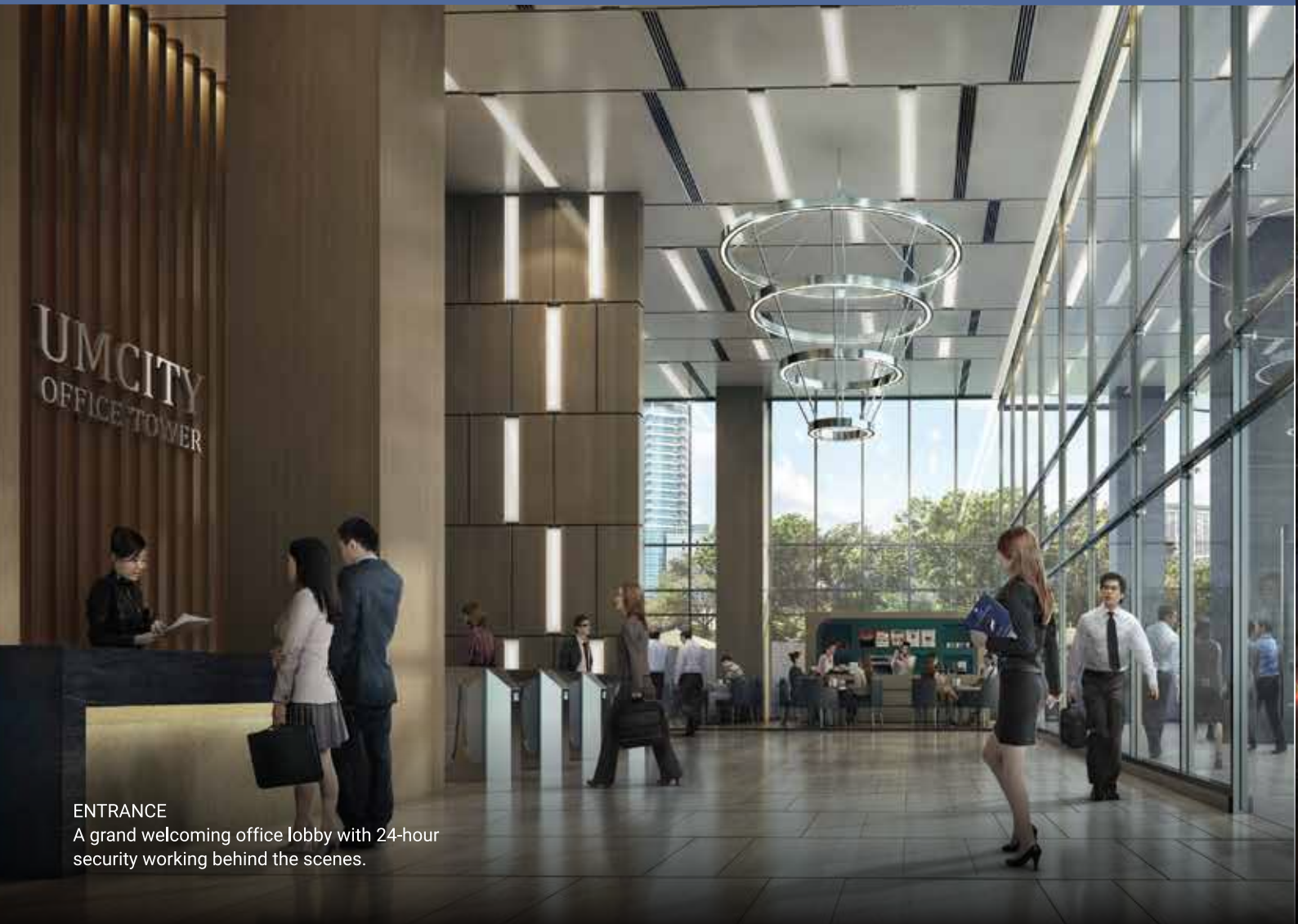
MOBILITY SUITE

Productivity On-the-Move

High-speed broadband keeps you connected anywhere you are in the office tower

OFFICE TOWER

@MEDINI LAKESIDE



ENTRANCE

A grand welcoming office lobby with 24-hour security working behind the scenes.

UMCITY PREMIUM OFFICE TOWER FEATURES

- Part of the CBD in Medini Zone B
- Fibre-optic backbone for network infrastructure
- Cafe and business facilities
- A welcoming arrival and drop-off lobby
- Certified for green and energy efficiency
- Automated waste collection system
- Building Management System
- Samsung air-conditioning and mechanical ventilation (ACMV) system that minimises resources and reduces energy consumption
- Access card control for seamless entry and exit points with round-the-clock security
- Designed by Samsung S-1, a global leader in security systems and integration

SAMSUNG
S-1 Security No. 1



MEDINI LAKESIDE

OF ISKANDAR MALAYSIA



UMCITY PREMIUM CORPORATE OFFICE TOWER

UMCity Office Tower is part of the UMCity Medini Lakeside integrated mixed development poised to be the region's upcoming destination with its comprehensive take on commercial and lifestyle endeavours.



MEDINI LAKESIDE

UMCITY MEDINI LAKESIDE FACILITIES

1 RECREATION

Lakeside Park
Promenade
Jogging Track

Educational Gathering Pavillion
Outdoor Fitness Equipments
Open Event Spaces

Wetlands
Boardwalk
Footpaths

2 BUSINESS

Designed to accommodate MSC Status and multinational companies



3 HOSPITALITY

Hospitality from the world to you



4 RETAIL

Vibrant Lakeside Retail
Alfresco Dining
New Cinematic Experience

Premium Grocery
Quality Dining
Youth Hub & Lifestyle Destination

MEDINI ISKANDAR - A CONDUCTIVE BUSINESS ENVIRONMENT

Strategized into five flagship zones, Medini is an urban utopia planned and designed as the Central Business District for Nusajaya (Flagship B) in Iskandar Malaysia. Introduced since 2006, business in Medini can qualify for the Iskandar Malaysia Incentives Support Package (ISP).

Zone B NUSAJAYA

Kota Iskandar (Johor's new admin state centre)

Educity

Medini

9 PROMOTED ECONOMIC SECTORS OF ISKANDAR MALAYSIA

Financial Services
Logistics
Education

Tourism
Creative/ Arts
Healthcare

Electrical & Electronics
Oleo-chemicals & Petrochemical
Food & Agro Processing

ISKANDAR MALAYSIA INCENTIVES

Iskandar Malaysia Incentives include: Tax exemption for 10 years; Flexibility to employ foreign knowledge workers; Allow to source capital globally and; in the provision of Retail Incentives.

END USER BENEFITS

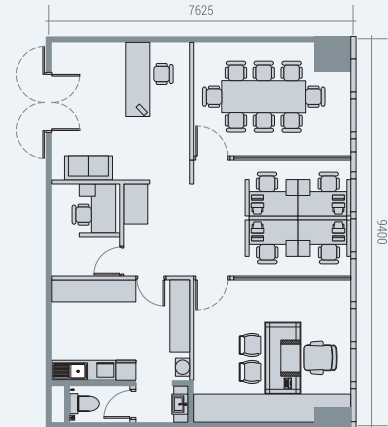
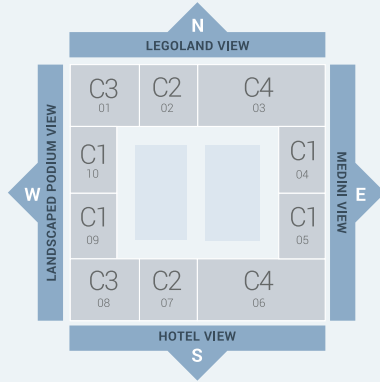
End User Benefits include: 15% income tax rate (Instead of standard 26%) for qualified knowledge workers; Free car import duties for knowledge workers (Up to 2025); Exemption from RM1 million cap for foreigners to purchase property; 100% foreign ownership (Sale/sub-sale of property) and; No Real Property Gains Tax (RGPT).

*Source from IRDA

*Terms and conditions subject to change.

THE FLOORPLAN

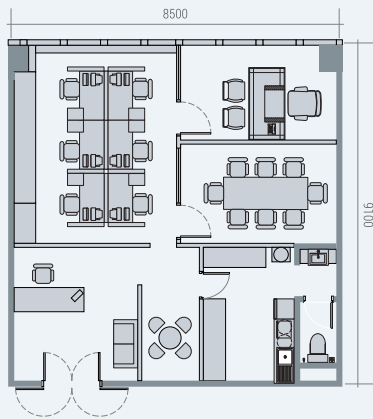
To give the edge of individuality, stratified office suites in the low-density scale come with flexible layouts together with a comfortable floor-to-floor height of 4.2m.



TYPE C1

71.7sqm

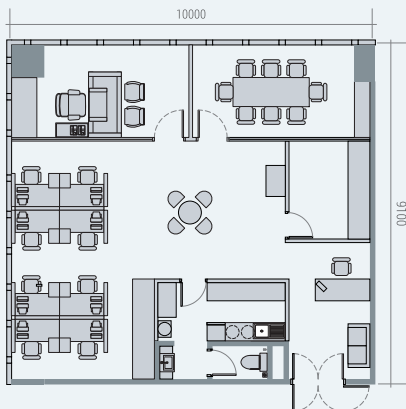
772sqft



TYPE C2

77.4sqm

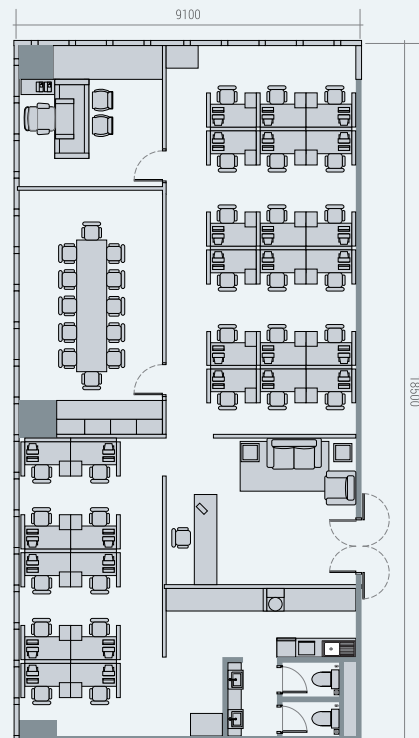
833sqft



TYPE C3

91.0sqm

979sqft



TYPE C4

168.4sqm

1812sqft

Legend

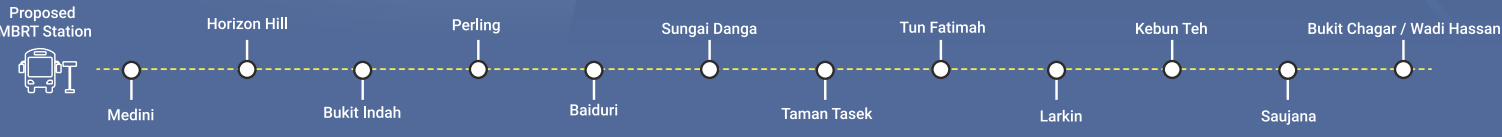
- - - Proposed Iskandar Malaysia Bus Rapid Transit (IMBRT) Route
- JB-Singapore Ring Road
- North-South Highway
- Proposed IMBRT Station



MEDINI LAKESIDE

MALAYSIA

SINGAPORE



CONNECTIVITY & ACCESSIBILITY



20-MINUTE
drive to
Johor Bahru City Center



25-MINUTE
drive to
Senai Airport



40-MINUTE
drive to
Singapore Central Business District



45-MINUTE
flight to
Kuala Lumpur International Airport



50-MINUTE
drive to
Singapore Changi International Airport



3-5 HOURS
by flight
from Asia's growing hubs such as Bangkok, Hong Kong, Hangzhou



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