

YTL LANDMARKS

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Designed by masters,
Built as masterpieces

EMBRACING PAST AND PRESENT TO BUILD A FUTURE



For YTL Land, Sentul East and Sentul West is where a culmination of past knowledge and experiences intersect with innovative new ideas we have for the future.

We take great pride in having been involved in transformative projects over the years, some of which required the foresight to identify opportunities where others didn't, and the vision to create value and appeal that would ultimately serve as a growth catalyst for the communities we engage with. This is a forte we have shaped into our strength, and it continues to inform our purpose as we forge ahead.

Sentul, today, represents the largest and most important of our endeavours, and even as we move forward with transformative ideas that enhance the landscape, we are ever-embrasive of the natural beauty, rich heritage and distinct cultural character that already make the community uniquely appealing.

Our vision for Sentul East and Sentul West has never been to reinvent the landscape, but instead to revive, re-energise and revitalise it. YTL Land is not remaking Sentul, it is facilitating the rediscovery of its rich history and heritage by refreshing its appeal, enhancing its value and enriching the lifestyle of all who call it home.

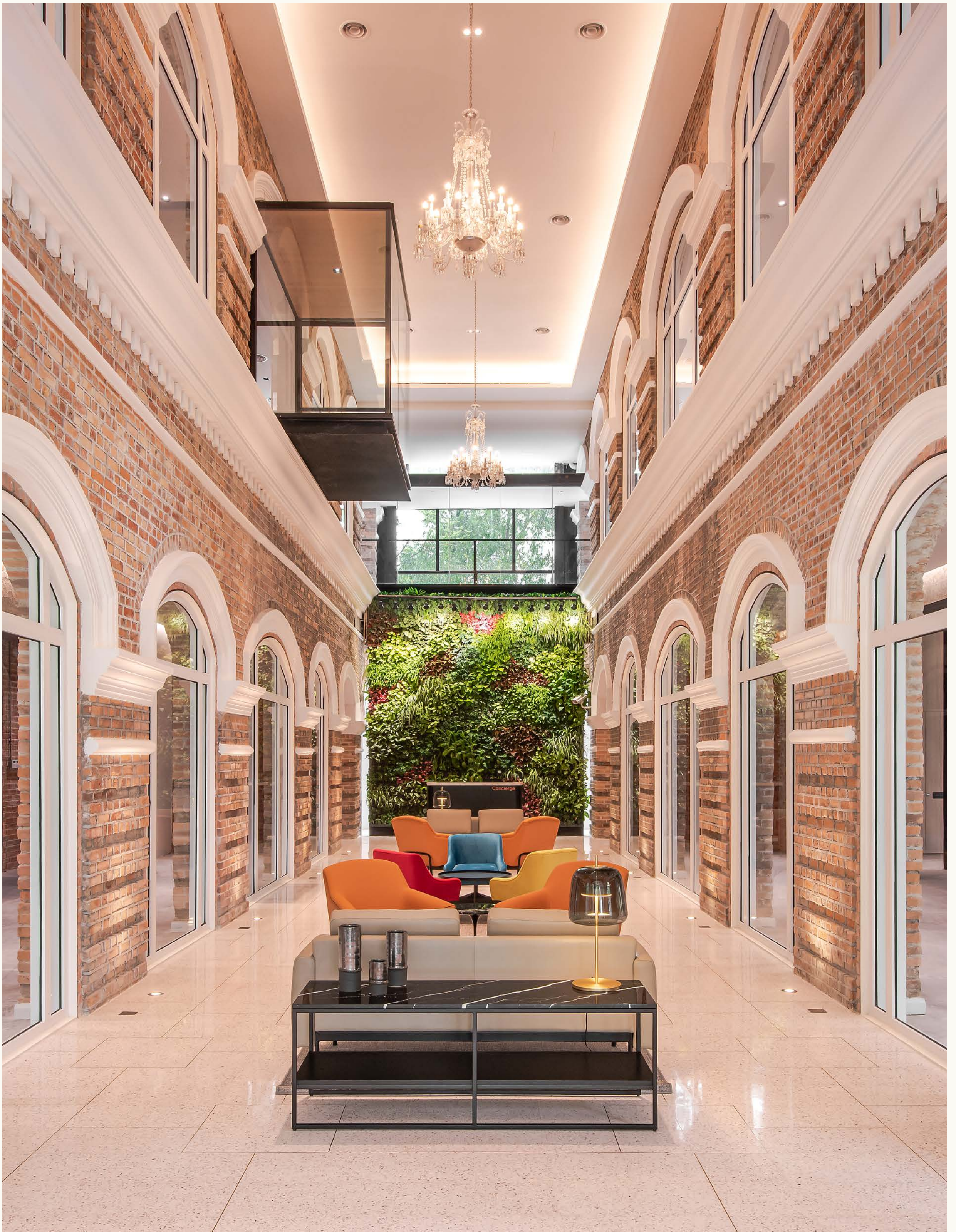
Sentul has an important place in the history of Kuala Lumpur city, and our revival and repurposing of iconic heritage buildings serve to celebrate this in a way that can be more widely appreciated.

By bringing new icons of innovation and architecture to the landscape, we are also ensuring that it continues to have an important, relevant and meaningful place in our future.

Past experience tells us that Sentul's future is a very bright one, indeed.

Dato' (Dr) Yeoh Seok Kian
Managing Director
YTL Land & Development Berhad

A GLIMPSE AT WHAT AWAITS AT SENTUL WORKS



For a while now, the visible evolution of Sentul Works' façade has promised an equally exciting transformation happening inside its walls. The eclectic fusion of old and new that now defines the exterior of this century-old building clearly suggests that preservation and innovation can share the same space, in style, thereby intriguing onlookers about the possibilities within.

With interior works now close to completion, YTL Land offers a first-look of the shape of things to come inside Sentul Works, and how this unique "office in a park" environment will appeal to a new breed of dynamic professionals.

Standing at the entrance of this stately building, a confluence of influences is immediately made apparent. The authenticity of its colonial-era structure is artfully restored to its former elegance, yet updated tastefully with the use of glass at the main entrance and windows. The vibrant reflection of surrounding greenery on glass panels also serves to remind you that this is an office address unlike most others.

Stepping in, there is an instant sense of grandeur at a vast double-volume atrium that serves as the main welcome area. Here, tall colonial-style brick walls flank a spacious lobby with guest seating areas, while a brightly lit high ceiling features chandeliers that add a touch of nostalgic class.

Although there is an intimate connection with history in this space, the ambience is far from outdated, as bold design elements successfully infuse a modern vibe. For example, an eye-catching glass pop-up box hovers over the open space from the first floor, glassed archways create a sensation of openness along the main walkway, while a lush green wall provides a striking backdrop at the concierge area.

Everywhere, the use of steel frames and columns is an obvious homage to the building's industrial past, yet they are fashioned and presented in modern form and interpretation, successfully creating an environment that sustains a rustic look but delivers a very contemporary feel.

This design language is prominent throughout Sentul Works, but made more distinct at the ground and first floors, where brick

dominates the texture of the original heritage structure. Even at the stairways beside the lift lobby, old mingles with new as the archaic tone of brick is countered by brightly coloured stair frames with ambient lighting.

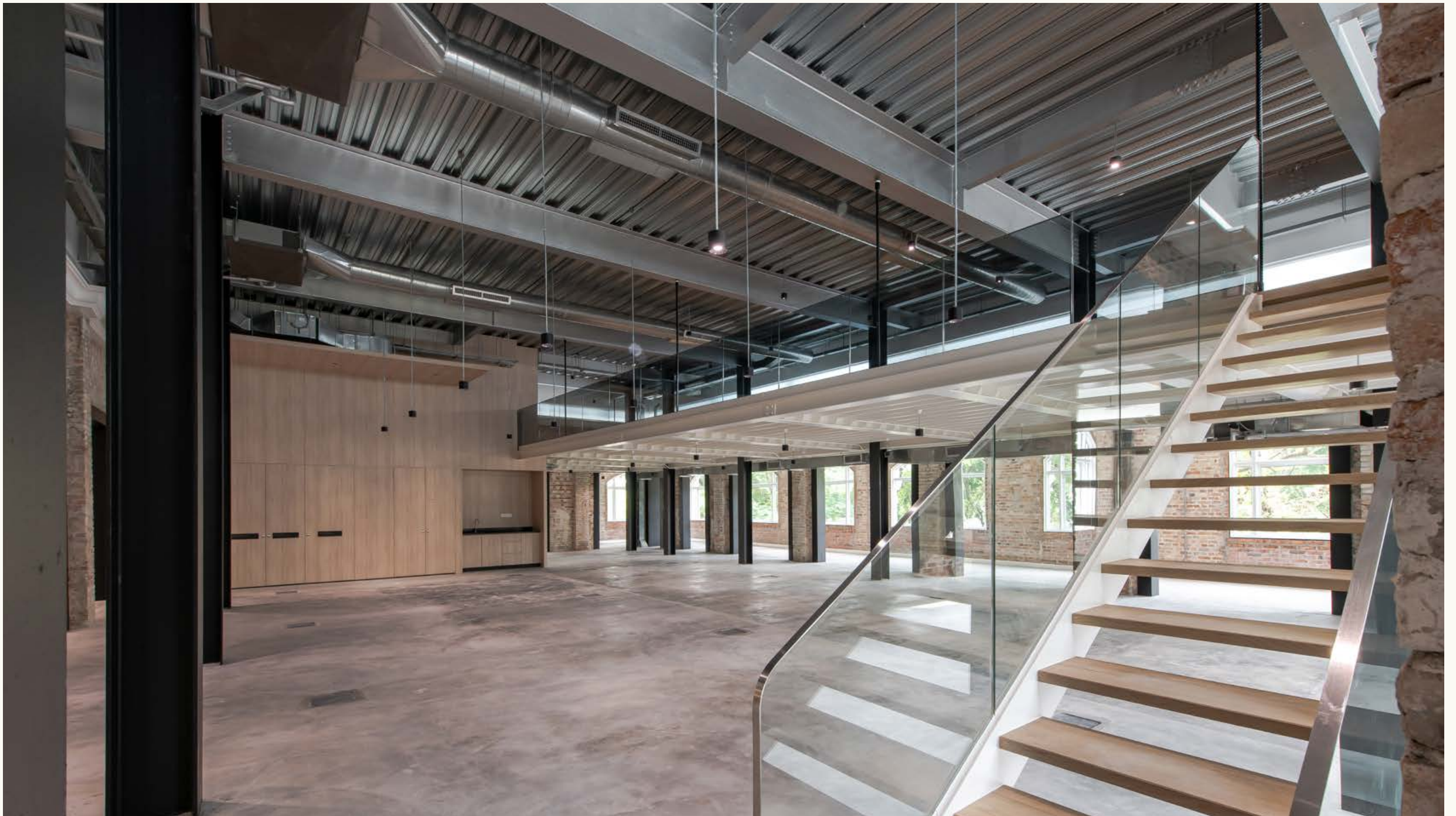
On the ground floor, work spaces are located on either side of the central atrium, offering a spacious floor layout framed by tall brick archways that ensure functional areas remain open and airy. Beyond this layer a slender walkway along the building's inner perimeter features large windows that invite natural light as well as the tranquillity of surrounding greenery into the work space.

While similar in layout, the first floor offers an added attraction of mezzanine floors at two duplex sections on either side of the atrium, offering tenants more usable space. Formed with steel and glass, the innovative design of the mezzanine levels takes advantage of the vast ceiling height and an intelligent layout plan to ensure the entire space remains roomy, comfortable and open.



An eye-catching glass pop-up box hovers over the open space from the first floor.

Neatly positioned pantries, decked out in contemporary style, are also available at each level or section, while lavatories are also aptly tucked away at two adjacent corners of each floor.



The first floor offers an added attraction of mezzanine floors at two duplex sections on either side of the atrium.

The second and third floors at Sentul Works offer a more modern feel, in terms of layout and form. These floors are new additions, encased within the architecturally distinct Corten Steel section of the building that is visible from the exterior.

Positioned above the original structure, these newly crafted levels feature large open floor plates that offer tenants greater flexibility of use, purpose and arrangement. With in-built cabinetry, decorative lighting and workstation power points already in place, this is basically plug-and-play space which only requires your imagination to fulfil your vision and purpose.

Bright surfaces provide a more updated look, but an industrial feel is maintained via a partially open-ceiling concept revealing the rawness of steel and aluminium. Also in line with Sentul Works' design ideology are large window openings that look out into the green exterior.

The second floor offers a key attraction in the form of a spacious open terrace that provides an elevated view of the surrounding park. More than just a perch with a view, this timber clad deck presents a range of possibilities that can enhance the office experience; it can function as entertainment space for guests, host mini outdoor gatherings or simply be a sanctuary to escape to greenery. Again, Sentul Works allows room for creativity when it comes to defining this space.



The open terrace on the second floor provides unique outdoor space that can serve multiple purposes, from hosting office gatherings to simply being a green sanctuary for those who seek inspiration.

Similarly, the third floor offers multiple escapes to greenery with the provision of four balconies. These are spaced out at various points of the large floor area, which is advantageous if you want each section of your office space to have equal opportunity to enjoy the perks.

In fact, from ground floor to top, an underlying common feature at Sentul Works is that an escape to the tranquillity of natural surroundings is never too far away. Whether it is the view from your workstation that large windows provide, or stepping out on to the terrace and balconies, or even simply taking a short walk outside to seek inspiration under the trees, your work experience is inescapably enriched by the calming presence of nature.

In Kuala Lumpur today, working at a place of historic prominence, with distinct architectural appeal, cutting-edge interior design, modern facilities and instant access to a verdant environment is truly a rare proposition. It is also a rare opportunity that should not be missed.

To make enquiries about Sentul Works, visit sentulworks.com.my or call +603 4041 0822.

HOW PLACEMAKING BRINGS PRIDE-OF-PLACE



The High Line park in New York's Meat Packing District is celebrated as an icon of contemporary landscape architecture.

Placemaking is a development ideology that has grown in stature and relevance in recent years, necessitated by our desire to better manage urban sprawl as well as preserve older communities so they can continue to have relevance in the future.

On the surface, it may seem like an exercise in beautification, an endeavour to enhance the look and feel of a public realm in order to elevate its value, but it is actually so much more. It is a multi-faceted approach to the planning, design and management of public spaces that capitalises on a community's assets, inspiration and potential, in order to promote the health, happiness and well-being of denizens in the surrounding area.

Good placemaking makes use of underutilised space to enhance the urban experience, by creating opportunities for shared engagement. Both a process and a philosophy, it aims to strengthen the bond between people and spaces, providing a catalyst that inspires people to collectively reimagine, redefine and maximise the "shared value" of their public realm.

Vibrant examples of transformative placemaking can be found in London's Coal Drops Yard at King's Cross or Manhattan's Meat Packing District in New York, where once-ageing and neglected communities are now revitalised with renewed pulse and popular appeal.

Both examples adopted an approach that went beyond enhancing urban design to pay particular attention to the physical, social and cultural identity of the community. This then inspired their vision to create engaging activities that would invite those from the community, and beyond, to share in this culture.

At Coal Drops Yard, once-abandoned Victorian-era coal sheds at the heart of the neighbourhood now serve as a vibrant epicentre for the community and a popular destination for Londoners. Now a shopping and entertainment hub, it is home to a diverse mix of established brands, independent stores, bars, cafés, restaurants and a host of people-oriented activities centred around a large public space.

It stands apart because it is a community-driven endeavour that takes into account the habits, culture and views of those who

would use the space most. This stems from an understanding that consistent engagement from locals is exactly what provides the vibrance that draws others in.



The open public space at Coal Drops Yard has become a social focal point for the community as well as a major food and entertainment attraction for the entire London population.

Apart from the lure of shopping, the open public space at Coal Drops Yard serves as a social focal point for the community as well as an event destination for the greater London community. The pulse there is sustained by ever-present live music, outdoor exhibitions, art and craft fairs, as well as a mini-golf park that attract families.

It is also a haven for foodies, with upmarket restaurants, boutique cafés and bars enjoying daily patronage from those who live and work at the area, as well as those who come to visit. Importantly, this serves the community by generating economic opportunities for the local populace.

Similarly, the Meat Packing District in Manhattan has experienced a complete transformation from its tarnished history as a drug and organised crime haven. Without alienating the existing community, revitalisation efforts there have instead elevated the social well-being and economic standing of the local population, by reimagining the once gritty manufacturing district into a high-end retail, dining and residential area.

Today, it is considered to be among New York's most fashionable neighbourhoods and shopping hotspots. Repurposed century-old shop lots and warehouses now play host to boutique fashion stores, shopping centres and F&B outlets that lure young professionals and hipsters from across the Big Apple.

A key attraction in the vicinity is the High Line linear park, a placemaking effort for the community that innovatively transformed a disused elevated freight railroad into a striking greenway modelled after the Promenade Plantée in Paris. The suspended treelined "living system" provides 2.33km of green public space that offers views of the city and regularly draws crowds with the inclusion of cultural attractions such as music and creative art performances.

Globally, the High Line park has become an icon of contemporary landscape architecture, while in the United States, the greening of disused railway spurs has become a symbol and catalyst for gentrifying old neighbourhoods.

At both Coal Drops Yard and the Meat Packing District, community attachment is considered a vital element to long-term and sustainable placemaking. A strong sense of attachment generates pride-of-place, which inspires residents to be committed to the growth and success of their community.

Drivers of attachment include gathering places that encourage face-to-face interactions and creating opportunities for the community to bond. This includes a sense of common welfare, shared culture and shared experiences through community and social events.

Inclusiveness also plays a strong role, as placemaking is about creating experiences in a collaborative environment that can be enjoyed by people of all ages, races and economic backgrounds. Bringing this together, is the aesthetic appeal of revitalised surroundings that can be appreciated by all those who belong, integrating good architecture and natural greenery to form an appealing shared habitat that provides a common sense of belonging.

It is with this outlook and purpose that YTL Land approaches the revitalisation of Sentul East and Sentul West. Adding to the landscape wherever there is opportunity to enhance its appeal, it is also vital that we embrace its strong sense of identity by preserving its culture, history and natural beauty. By building around the existing community, not over it, YTL Land's purpose is to create a symbiotic relationship between old and new that supports social and economic evolution, while retaining Sentul's unique character and heritage.

Key to achieving this is a placemaking endeavour that is focused on the revival and rejuvenation of the once-disused Central Railway Workshop vicinity. Because of Sentul's origins as a railway community, there remains a strong attachment to the colonial-era engineering hub, and this existing affinity makes it an ideal candidate to be a social and cultural focal point for the community.

Already the transformation of an old sawmill into The Kuala Lumpur Performing Arts Centre has brought cultural highlight to the area, while the rejuvenation of similar heritage buildings, such as Sentul Works, into chic office addresses will bring young and hip professionals to the landscape.

At the heart of it, however, is Sentul Depot, the massive 200,000sq ft main engineering warehouse which has been repurposed into a lifestyle and event destination. Large enough to hold multiple events simultaneously, Sentul Depot has already hosted concerts, product launches and fashion shows, while also serving as a home for local community events.

Adding to its purpose as a social focal point for the area, the inclusion of F&B attraction will soon take shape. Dubbed Tiffin At The Yard, this new food and drink hub will not just lure a



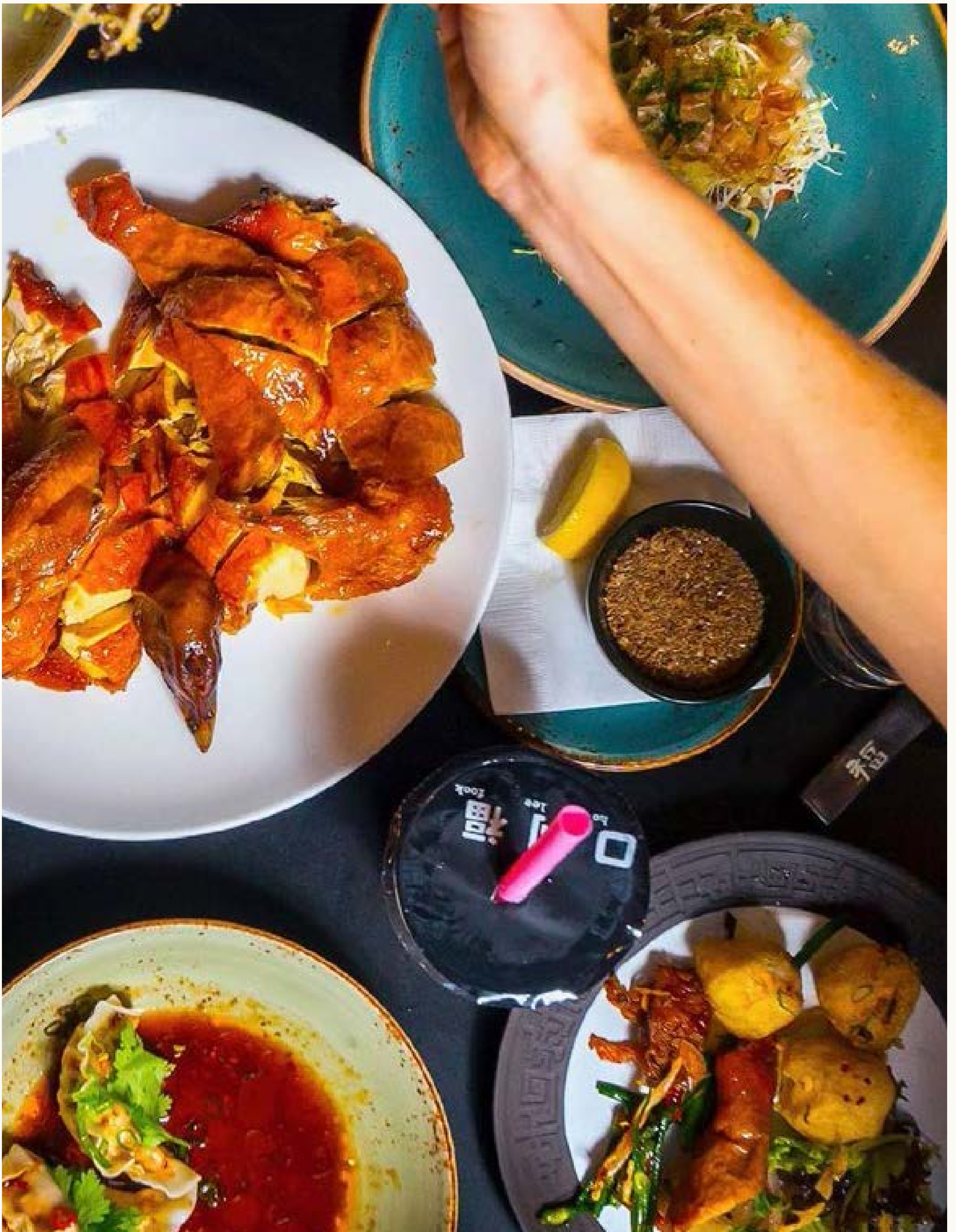
Sentul Depot's capacity to host a diverse range of events, from large concerts to local community functions, positions it to be both a major attraction for Kuala Lumpur as well as a social nucleus for the Sentul community.

daily crowd of residents, workers and visitors to Sentul Depot, it will also serve as a social gathering point for the community, providing a place where they can mingle, bond and create shared experiences.

As with all successful examples of effective placemaking, creating an environment where the local living and working population can engage and connect with is key to creating the pulse and appeal that will ultimately entice the larger Kuala Lumpur community to share in the unique culture, environment and experience that is Sentul.

As a catalyst for evolution, the success of Sentul East and Sentul West can only be measured when it is synonymous with the economic growth and improved social well-being of the Sentul community. And that begins with creating a living, working, social and collaborative environment that we can collectively be proud of to call home.

A CELEBRATION OF CULINARY EXCELLENCE AT SENTUL DEPOT



Something deliciously exciting is making its way to Sentul Depot, promising to enliven the already popular event destination with the perpetual lure of food and beverage delights. Tasked with bringing this new social hotspot to life is Tiffin, a brand that is known for bridging the culinary and creative worlds with delectable creations that appeal to adventurous palates.

Just like the eponymous food carrier, Tiffin is a multi-layered platform for a variety of dining experiences and activities that is spurred by the unparalleled Malaysian love affair with food and drink. It will be dishing out innovative new culinary adventures with Tiffin At The Yard, its largest F&B concept yet, with over 20,000sq ft to celebrate creative expression.

Those who live and work in Sentul, as well as those who visit from near and far, are in for a treat as with previous Tiffin Food Courts that reimaged the quintessential food court experience, Tiffin At The Yard will be no different—pushing boundaries in the F&B scene and offering a creative hub for established chefs and rising talents to collaborate in one culinary playground.

Leveraging on the sense of place that Sentul Depot provides for the surrounding community, which is also intrinsically woven into Tiffin's DNA, its rich heritage and unique architecture set the stage for Tiffin At The Yard to become a creative platform to serve the community.



Home to an exquisite mix of kitchens and bars in a rustic setting, an evening at Tiffin At The Yard will be more than a memorable dining experience, it will be a culinary showcase you can enjoy with friends and family.

With a gorgeous park and a 4km running track nearby, and The Kuala Lumpur Performing Arts Centre as a neighbour, visitors can expect programmes such as farmer's markets, wellness weekends, art festivals in the park, and much, much more.

For more information, visit sentuldepot.com.my or call +603 4041 0822.

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