



EXCHANGE 106

THE CORPORATE ADDRESS

LUXURY COMMERCIAL PROPERTY FOR LEASE IN KUALA LUMPUR'S WORLD CLASS
FINANCIAL DISTRICT



INSPIRING & ICONIC

In a highly competitive world, leaders are the ones with the foresight to grasp the opportunity today to set the benchmarks of tomorrow.

Recognized as the tallest building in Malaysia since its completion in 2019, **Exchange 106** represents Kuala Lumpur's best opportunity to set future benchmarks.





MALAYSIA'S INTERNATIONAL CENTRE FOR FINANCE AND BUSINESS

Located in the Golden Triangle at the Southern entry point to Kuala Lumpur, the Exchange 106 has carved its own place in the Kuala Lumpur skyline.

Exchange 106 is at the core of **Tun Razak Exchange (TRX)**, an iconic 70-acre integrated development in the heart of Kuala Lumpur that is set to become a leading centre for international finance and business.

TRX is a strategic enabler of the Malaysian government's Economic Transformation Programme (ETP) which will further strengthen Kuala Lumpur's role as the country's financial capital, by the creation of a seamless and central business environment for financial services firms, multinational companies (MNCs) and supporting ancillary businesses.

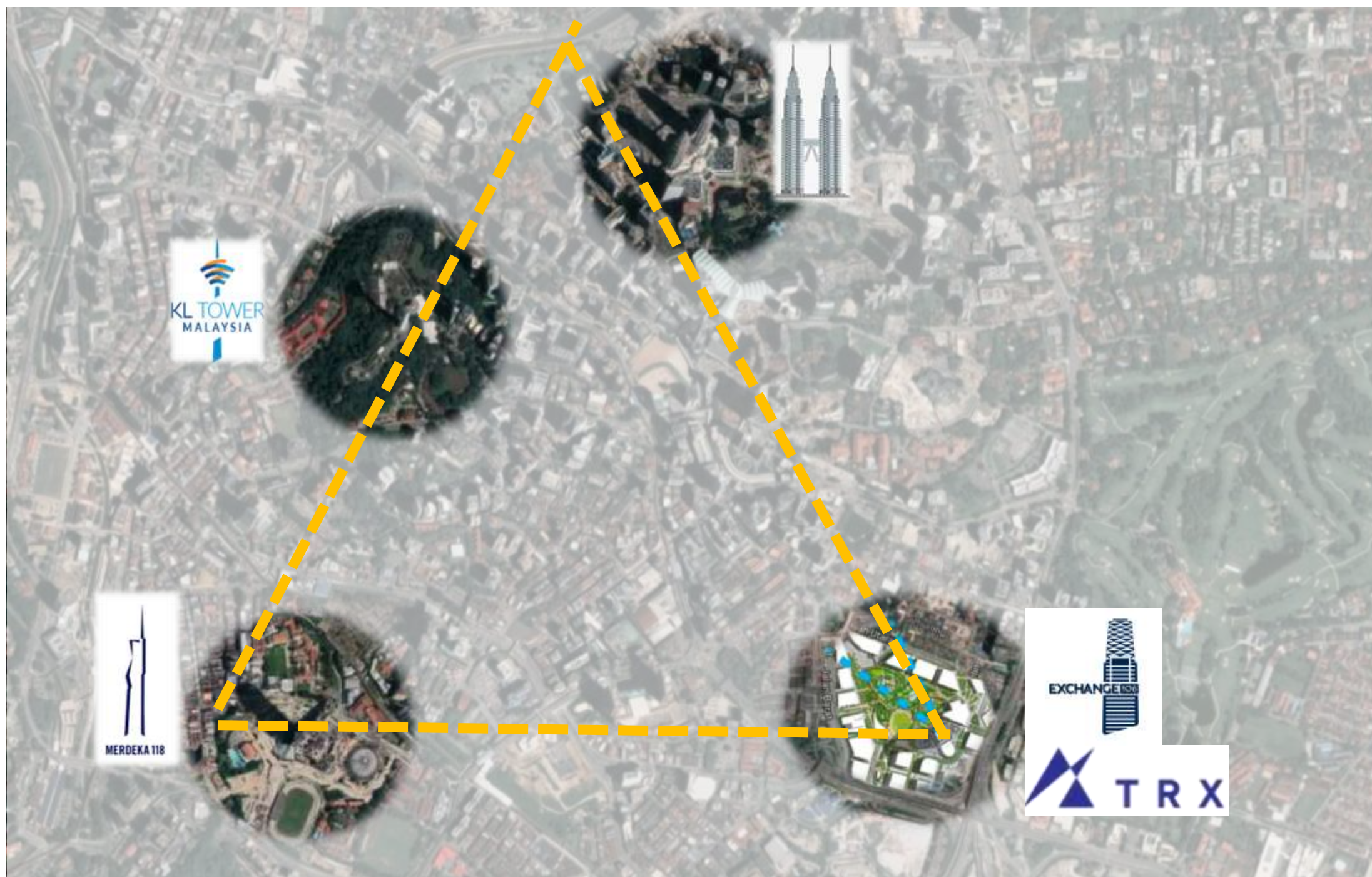
It is strongly supported by the Government of Malaysia in facilitating investments and setting up of business operations in TRX as demonstrated by the attractive incentives available to partners and investors.

TRX is an area destined to be an international centre for economic and financial activity.

THE IDEAL LOCATION

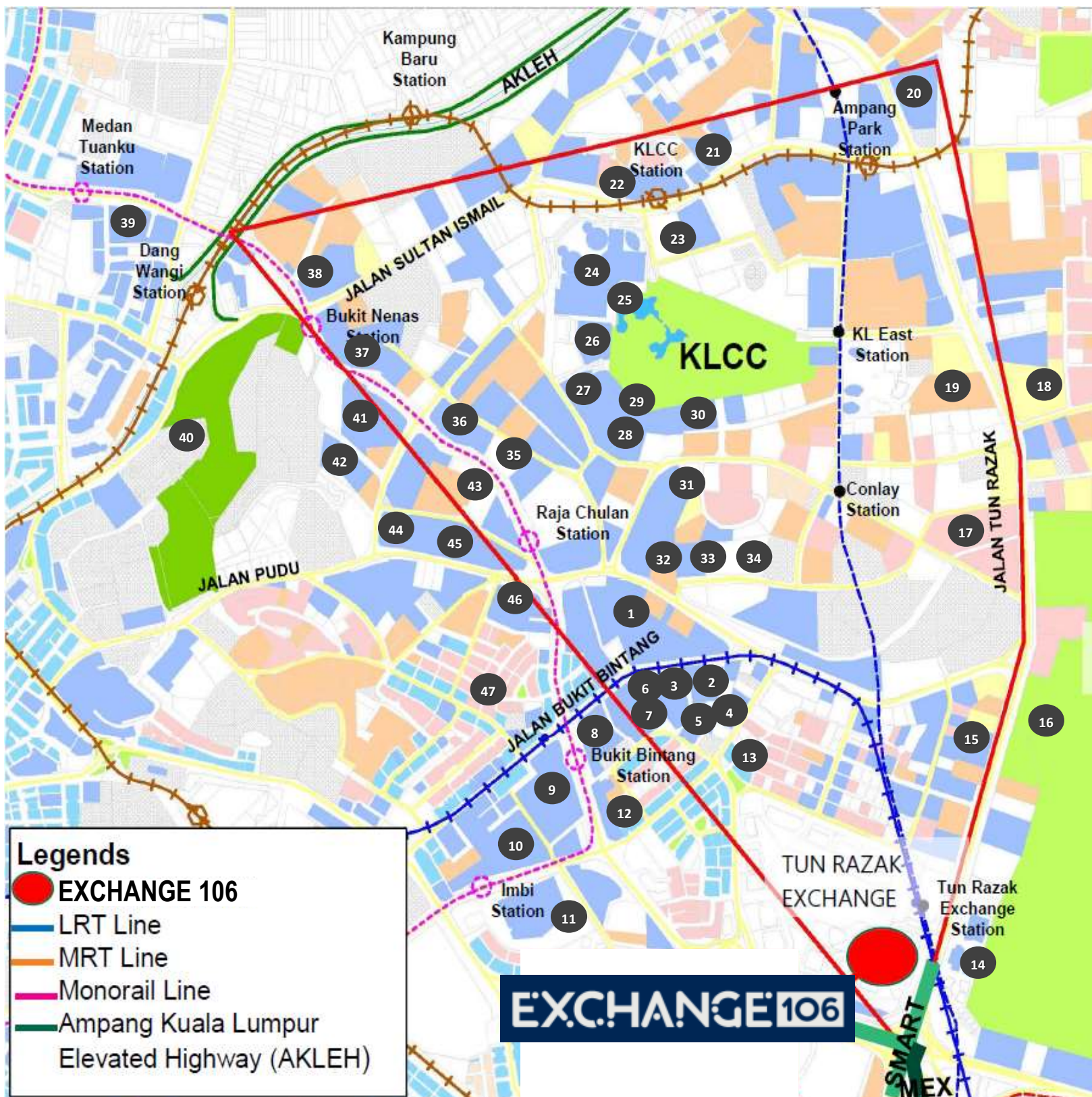
Exchange 106 is located at the prime location of the **Golden Triangle in Kuala Lumpur** with an excellent accessibility and transportation links such MRT, LRT, SMART tunnel and Jalan Sultan Ismail and Jalan Tun Razak arterial routes.

It is the centrepiece of the financial district and critical point of TRX. This premium Grade A office building offers a great visibility with a great accessibility to the major roads and other avenues. This tower with its prestigious address will offer the best in its class for its tenants in true Mulia hospitality and security of the very highest standards.



THE DYNAMIC CONNECTIONS

TRX and Exchange 106 are dynamically connected to **key transportation links** such MRT, LRT, SMART tunnel and the Jalan Sultan Ismail and Jalan Tun Razak arterial routes.



TRX – A WORLD CLASS MASTER PLAN

Excellent connectivity, iconic public realms and smart and sustainable design come together to create a true urban village. TRX combines office and commercial space with outdoor recreational and hospitality areas designed to create the perfect work/live/play balance.

The interlinking open spaces embrace an urban park and forest walkway that surpasses global standards.

A pedestrian boulevard will connect TRX with the Bukit Bintang shopping belt, creating a seamless lifestyle destination that is vibrant, lively and inclusive. At the heart of TRX is the TRX Central Park, located on the rooftop of the mall, a 10-acre public green nexus.



TRX MARQUEE INCENTIVES

Government support for TRX presents in several forms, most evidently in tax incentive more formally known as TRX Marquee Incentives. In particular, for tenants of commercial buildings in TRX qualifying for TRX Marquee Status. TRX Marquee Status is prioritized to companies undertaking the following activities:

- Retail and/or merchant banking
- Islamic Banking
- Insurance
- Takaful operators
- Capital Market Services
(company licensed under the Capital Markets and Services Act 2007 [Act 671] or registered person under Section 76 or 76A).

TRX Marquee Incentives for leasing are as follow:

- Additional 50% deduction for cost of rental of office space for a period of 10 years.
- Accelerated capital allowance (to be claimed over a period of 2 years) on renovation costs on office space.
- Deduction for relocation costs to relocate business operations.

In consideration of the TRX Marquee Incentives, overall rental is estimated to reduce by more than 20%.

TRX Marquee Incentives are valid until 31 December 2025



BREATHTAKING VIEWS

Exchange 106 is the centrepiece and the focal point TRX. It is designed on an axis that is diagonal to the TRX master plan, emphasizing and setting it apart and resulting in 360° views of the city and beyond.

Views from Level 70



North



South



East



West

A MOST DISTINGUISHED DESIGN

Designed by world acclaimed Architects and Designers, Exchange 106 has been conferred **two** international **Awards of Excellence for Best Skyscraper (400m and above) and MEP Engineering** by the **Council of Tall Buildings and Urban Habitat (CTBUH)** for **2021**. Exchange 106 has become the most desired corporate address in Kuala Lumpur.





A MOST DISTINGUISHED DESIGN

The Exchange 106 is envisioned to be simple, rational, and timeless. The plan of the tower is comprised of a square, representing equality, and a circle, representing strength, the very essence of Islamic architecture. The 3-dimensional shape of the tower, gradually tapering to the top, is a simple and elegant form, complimenting the TRX park setting at its doorstep.

With its own retail and F&B components at the podium and Sky Lobby, combined with the brilliant value-add of other commercial and lifestyle components of the fully integrated master development, TRX, Exchange 106 lends new meaning to the “work, live, play” concept.

THE CROWNING GLORY

At the very top, the tower is crowned, not unlike the Chrysler building and other equally significant buildings of the same era, finishing with class, with no other like it.

This **LED illuminated crown** is constructed with best-in-class materials, with customized laminated low-iron clear glass panels. It is the defining element for the building and the TRX development, etching its place in the city's new and elite skyline. The panels are triangulated and folded to create dramatic and effective reflections of light during the daytime and having a distinctive glow at the night time.



THE ARRIVAL

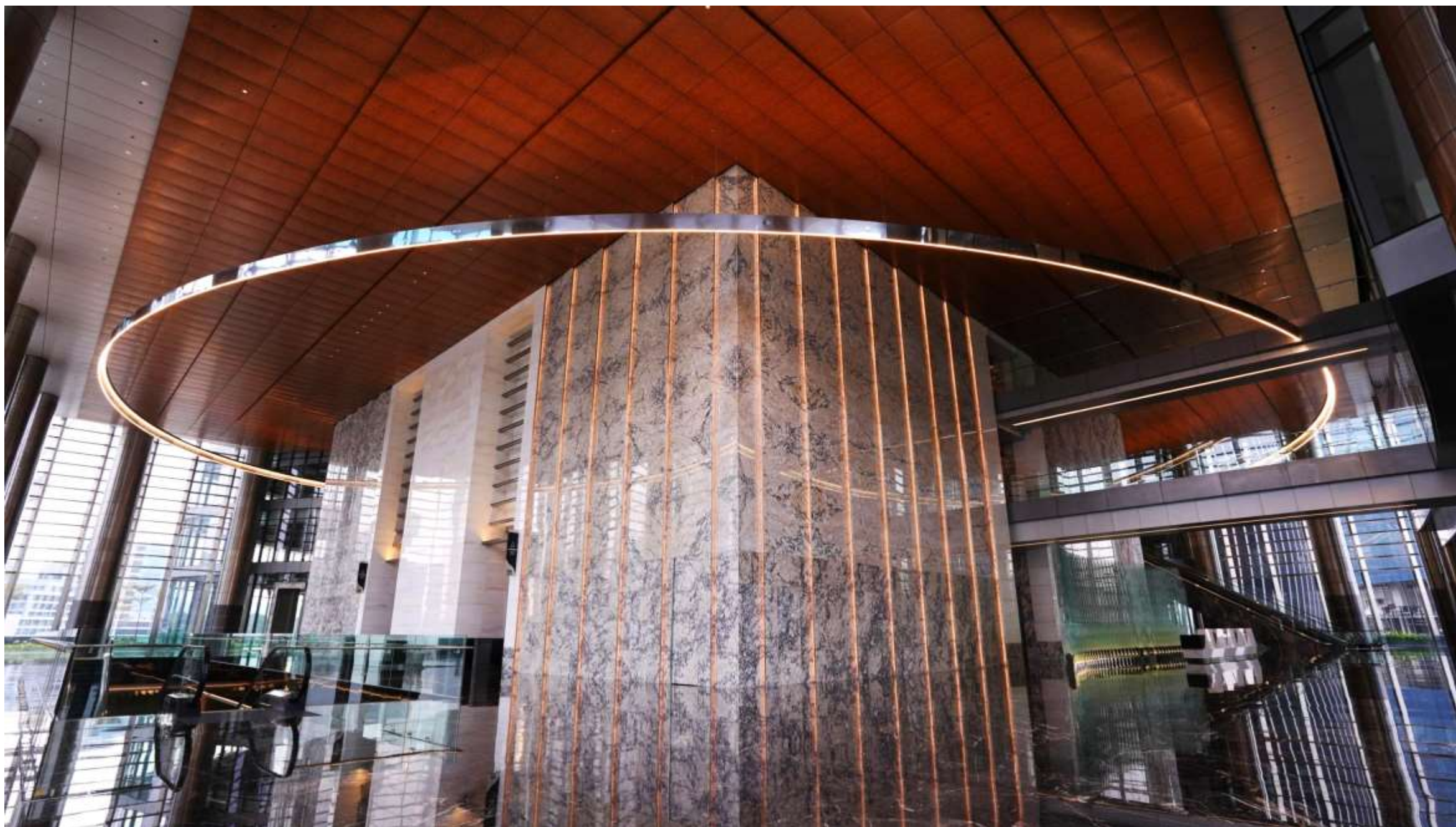
A **grand arrival** statement that leaves tenants and visitors truly inspired.

This is an incomparable arrival, the whole approach of which is artfully choreographed, sweeping and rising along the drive, the lawns, water and sculptures all come to life – reflecting on the building's outer glass, creating an unbreakable bond with its parkgreen surroundings.



A LASTING IMPRESSION

Timeless architecture aside, the Exchange106 is elegantly finished with the **most luxurious materials**. The **main lobby** is 15-meter high with English Burl wood ceilings, and imported marble floor and wall cladding with elegant lighting and contemporary signage. An elliptical light feature provides a perpetual ambient halo throughout the space.



CHARACTER WITH FUNCTION

The sophisticated and elegantly finished **main lobby** serves many functions.

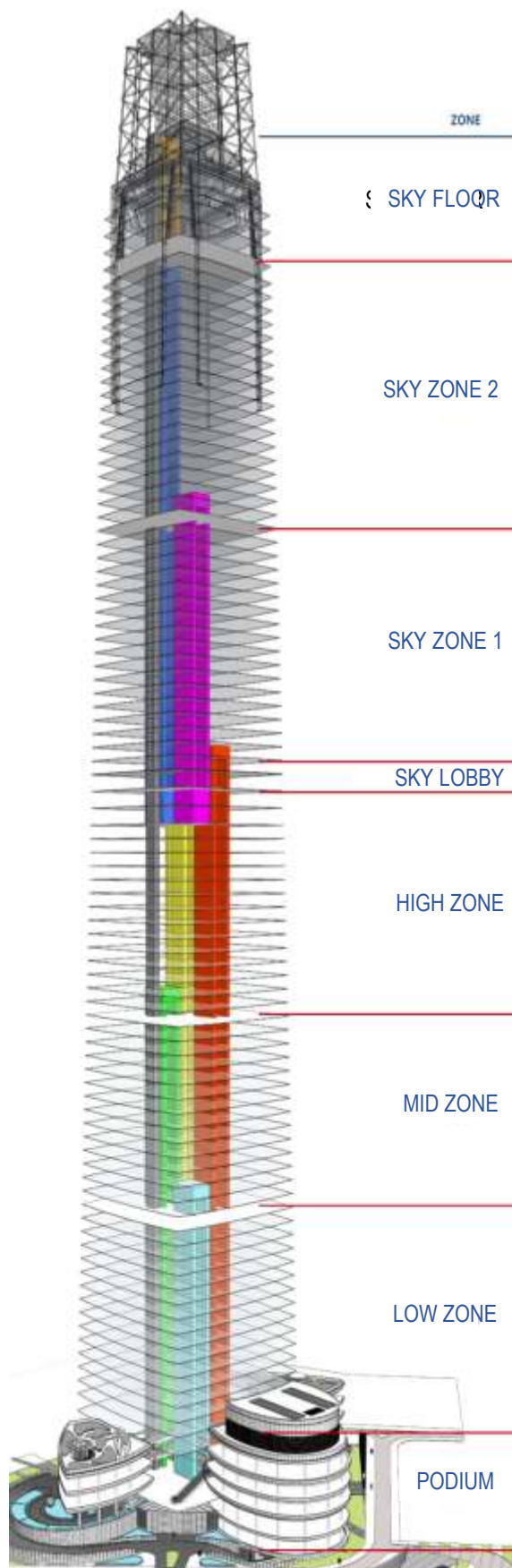
It provides access to the main drop-off, park, and surrounding buildings. It is also a threshold to the different lift zones serving tenants, express high speed lifts serving the sky lobby, escalator connections to the retail mall, MRT station.

There are special buildings annexed to east, south, and the west with customized functions. All have urban views of the surrounding park setting and rooftops that function as places of relaxation and energizing of the soul.

There are eight parking levels, connected to the master developer's ample and robust infrastructure, providing up to 3,000 parking spaces. At the various Ground and Upper Ground levels, there are also amenities such as VIP parking, commercial banking spaces, restaurants, and MRT connections.



STATE-OF-THE-ART ELEVATORS



There are five distinctive lift zones (Low, Mid, High, Sky Zones 1 and 2).

Each zone will be served with eight generously sized, **state-of-the-art high speed lifts**. An additional eight lifts dedicated as an express connection from the lobby nonstop to the Sky Lobby at Level 57. This will ensure exclusivity for those in the Sky Zones.



BUILDING OVERVIEW

Number of Floors

✓ 106 floors

Total Net Lettable Area

✓ 2.67 mil sq ft

Car Park

- ✓ 6 floors
- ✓ 2 VIP parking floors
- ✓ Up to 3,000 bays

Projected Working Population

✓ 15,000

F&B Facilities

- ✓ Retail podium
- ✓ 2 Sky Bars
- ✓ Sky Lobby

Accessibility

- ✓ Direct connection to SMART and MEX

Nexus

- ✓ Direct pedestrian link to neighbouring offices, adjacent park, and retail center.

Public Transport

- ✓ Direct connection to MRT

Uninterrupted Power Supply

Tenant Controlled Fan Coil Air Conditioning Units

Fibre Optic Backbone with 3 Tel/Data Providers

Mobile In-Building Coverage with Major Mobile Operators

World Class Housekeeping Services

Premier Security Services with Auxiliary Police





A NEW STANDARD OF LUXURY

With reflective ceilings integrating the city into the indoor setting, the Sky Lobby at Levels 56 and 57, offers viewing decks with high quality dining options.

Sheer glass walls with cool-light coating technology, softens the daylight, balances function and form.

Sweeping atriums with feature escalators carve out epic visual connection between levels.



RE-DEFINING MODERN BUSINESS

The Exchange 106 is an ideal shape for its function as a financial centre. The **column-free** and long span office floors are designed for flexible layouts and open plan interior configurations.

The thoughtful design with enhanced security features, has been created with one aim: to provide the environment, the peace of mind and the opportunities for modern, forward-thinking businesses to succeed for the benefit of all.

The most important part of the design of this tower is the protection the environment, with efficient energy consumption, water usage, lighting and electrical demands, waste management, use of proper materials with recycled content, construction methods, recycling program for waste removal, altogether achieving the **Gold Standard on the Green Building Index**.

Infrastructure has also been built in to the tower to facilitate Exchange 106's certification as a **Malaysia Digital Cybercentre**.





WORLD CLASS FACILITIES

Common facilities at a typical floor would not look out of place in a world class five star luxury hotel.

Correspondingly, the in-house housekeeping, security and technical services deployed to maintain these areas are drawn from world class hospitality experiences.





WORLD CLASS SETTING

At the podium, are retail floors offering banking services, dining and retail in a gorgeous setting with extensive varieties of local and international outlets to satisfy everyone.

As part of a comprehensive integrated development there is also direct connection to world class facilities like the public park, retail mall and hotels.

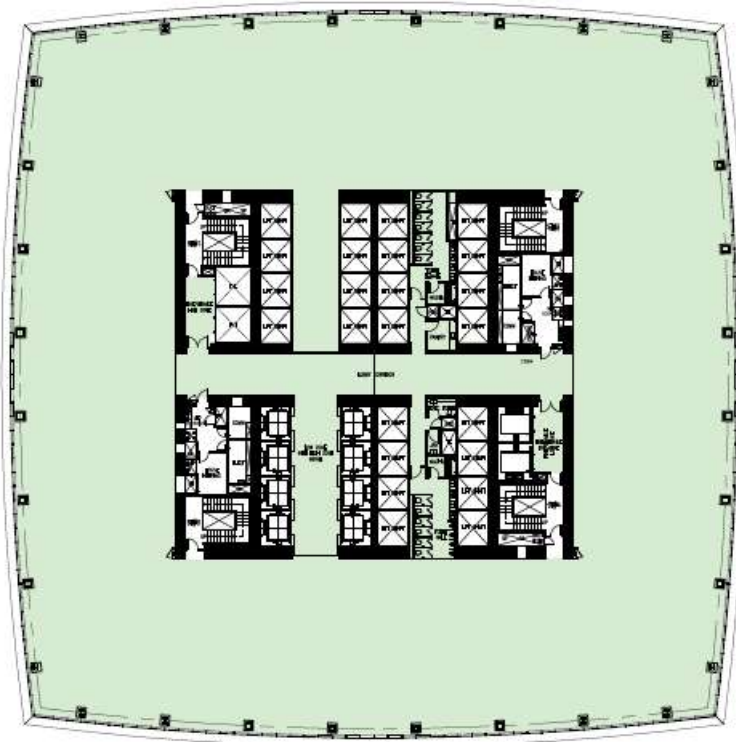


A GLOBAL ADDRESS

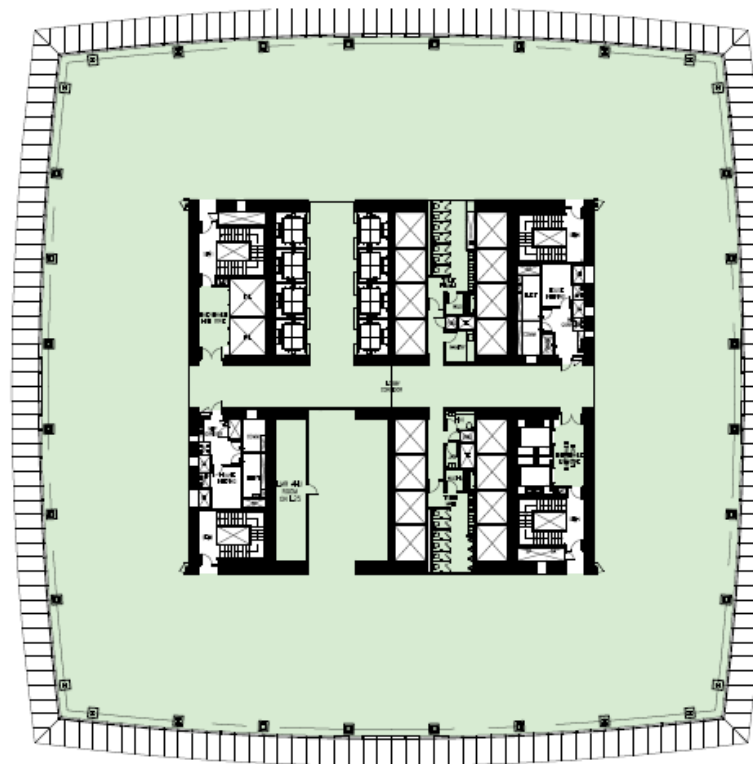
The Exchange 106 has combined all the necessities, connectivity to major accesses and public transport, with all the requisites of a luxury commercial address, including GBI certification and MD cybercentre status. It is now poised to become **the most desirable corporate and financial address in Malaysia and globally.**



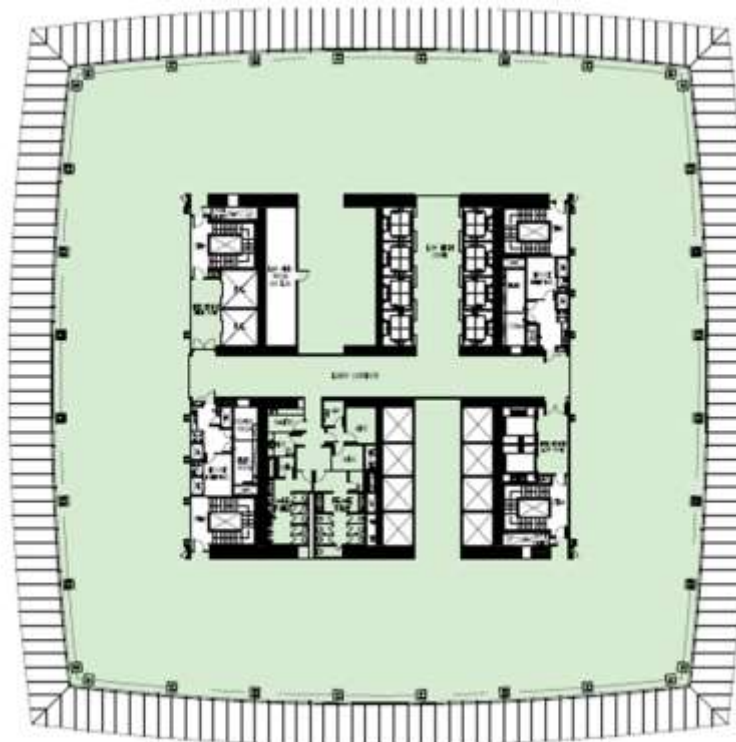
EXPANSIVE FLOORPLATES



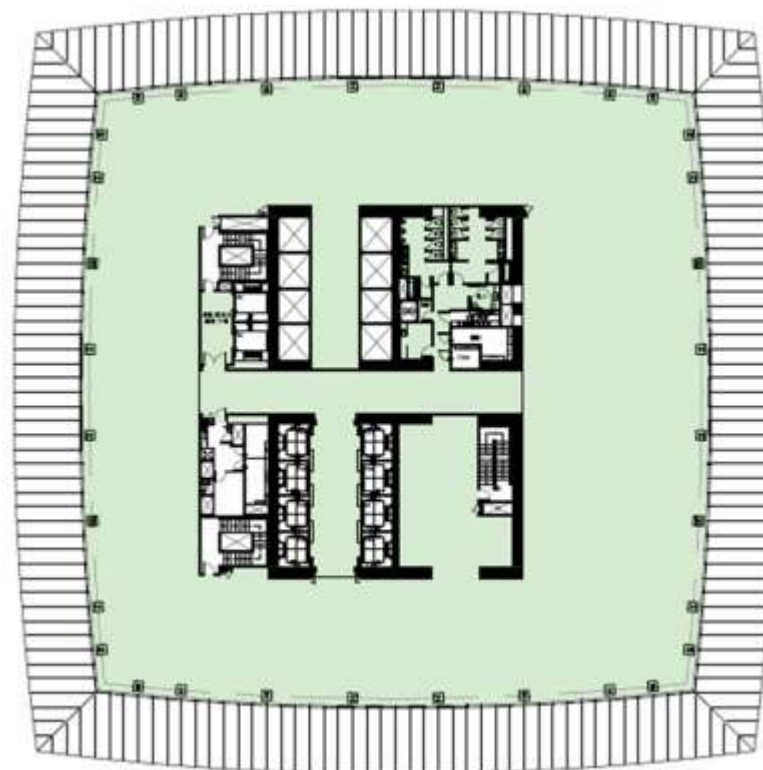
**TYPICAL LOW ZONE
LEVELS 6 TO 21**
31,390 Sqft – 34,535 Sqft



**TYPICAL MID ZONE
LEVELS 22 TO 37**
28,897 Sqft – 31,205 Sqft



**TYPICAL HIGH ZONE
LEVELS 38 TO 53**
27,036 Sqft – 29,221 Sqft



**TYPICAL SKY ZONE 1
LEVELS 58 TO 77**
23,638 Sqft – 26,508 Sqft

THE RECOGNITION

“Exchange 106 is a reflection of Mulia Group’s philosophy of ‘going further’, with engineering, technology and amenities to inspire wonder and a legacy of excellence.” -- The Robb Report



The Exchange 106, Kuala Lumpur
2021 Audience Award Winner
MEP Engineering Award



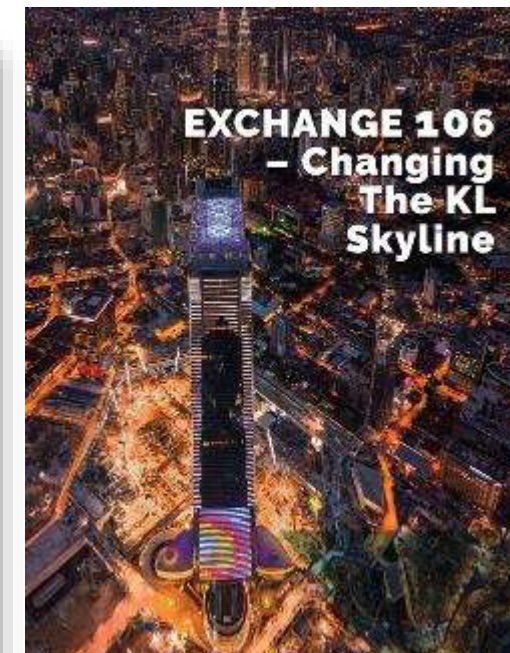
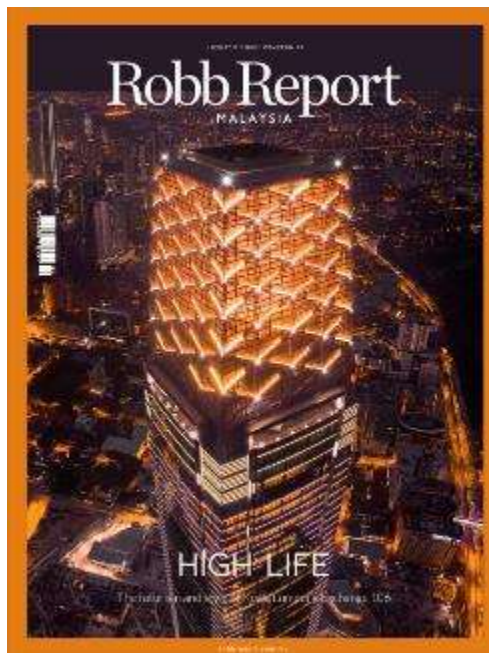
The Exchange 106, Kuala Lumpur
2021 Award of Excellence Winner
Best Tall Building 400m+



★★★★★
Best Commercial High-Rise
Architecture Malaysia
Exchange 106



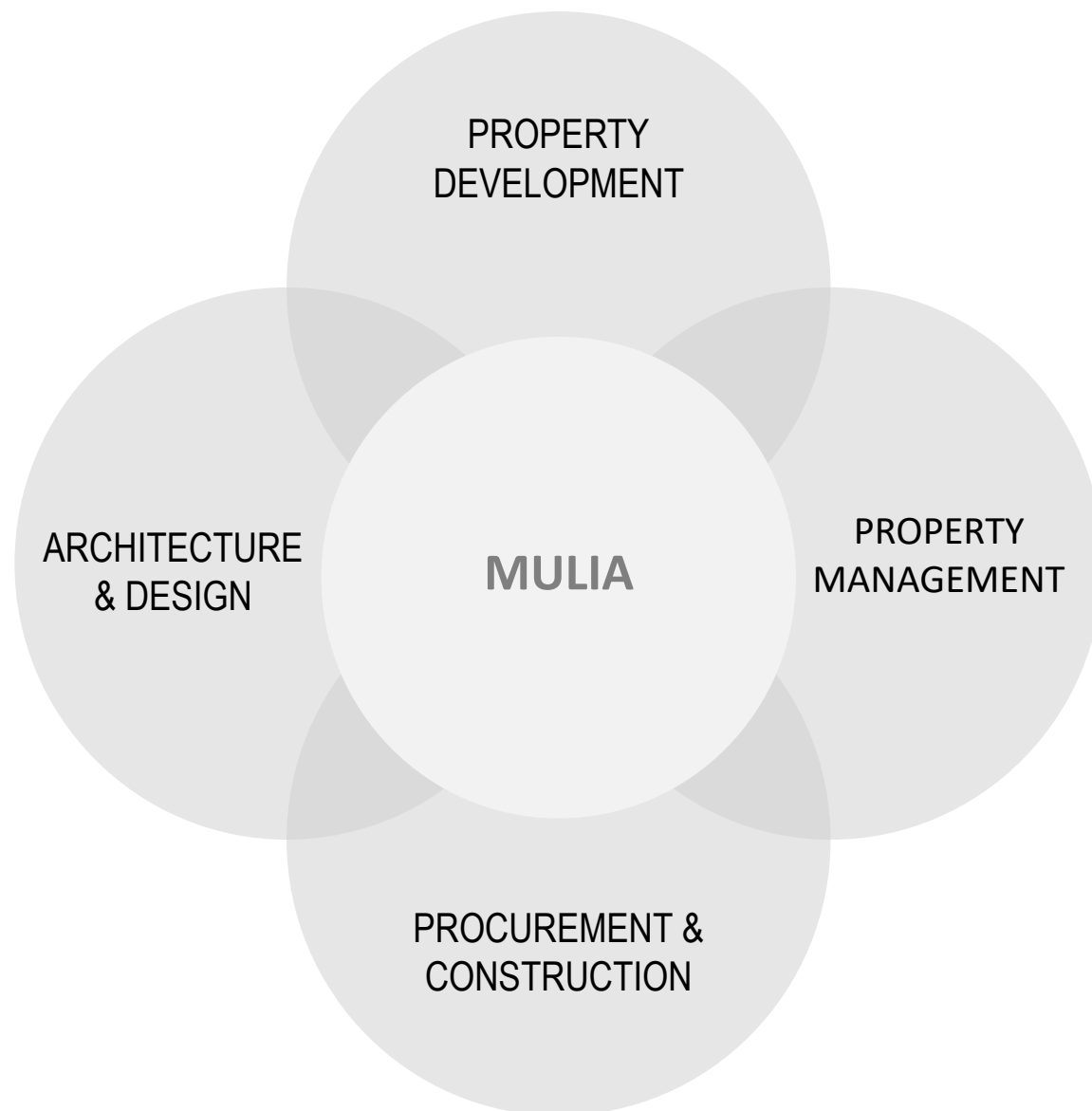
★★★★★
Best Commercial High-Rise
Development Malaysia
Exchange 106



Accolades have been bestowed on Exchange 106, with both local and international, industry and lifestyle publications, featuring the building prominently on their covers with superlative descriptions.

Amongst the highest honours are two Awards of Excellence for ‘Best Tall Building 400 metres and above’ and “MEP Engineering’ by the Council on Tall Buildings and Urban Habitat (“CTBUH”). The CTBUH is the world's leading resource on the inception, design, construction, and operation of tall buildings and future cities, and the award honours projects that have made extraordinary and noteworthy contributions to the advancement of tall buildings and the environment while achieving sustainability at the highest and broadest levels.

THE MULIA PRIDE



Proven to deliver and proud to present world-class property developments

Established in 1970, Mulia is one of Asia's most respected global Property Developers with operations in Jakarta, Bali, Kuala Lumpur, Singapore and Shanghai. Mulia's international portfolio covers all major sectors and has been honoured with over 100 awards. Dedicated to the deepest level of involvement in the design of their buildings, Mulia delivers projects which meet the highest possible standards of excellence.

The company's work is characterised by a rigorous approach to detailing with a focus on customer service and a dedication to every element of the development process from master-planning and design, through to the construction and operation.

The relationship of business with Mulia spans from the pre-commitment leasing stage to construction and final leasing, from start to finish. It is a cohesive, seamless and cooperative process with one line of communication that simplifies and improves tenant's experience.

Mulia is an in-house construction, development, finance and property management company.

MULIA ICONS & LANDMARKS



MIXED-USE
The Exchange 106
Kuala Lumpur

2018



COMMERCIAL
Wisma Mulia 2
Jakarta

2015

MULIA ICONS & LANDMARKS

HOSPITALITY
The Mulia, Mulia Resort and Villas
Nusa Dua Bali

2011



HOSPITALITY
Hotel Mulia Senayan
Jakarta

1998



COMMERCIAL
Wisma Mulia
Jakarta

2004



COMMERCIAL & RESIDENTIAL
Taman Anggrek Mall & Condominium
Jakarta

1997





MULIA GROUP

MULIA PROPERTY DEVELOPMENT SDN BHD (1139949-R)

Level 105, Exchange 106, 45188 Tun Razak Exchange, Kuala Lumpur, Malaysia
Tel : +60 3 2630 8989; Email : info@exchange106.my; Website: www.exchange106.my