

STAR NEWS



THE
ASCOTT
LIMITED

A Member of CapitaLand

ASCOTT INTERNATIONAL SIGNING

A New 5-Star Luxury Living
For Star Residences 3

五星级奢华生活新贵
雅诗阁国际正式签约



Star Development Bags

3 INTERNATIONAL PROPERTY AWARDS

囊括三大国际产业奖

Exclusive Retail
Consultant

独家零售顾问

LAB PROPERTIES

Now On Board

走马上任



A Few Words From The **CHIEF OPERATING OFFICER**

Welcome to our latest Star News edition!

I am pleased to say that within half a year, so much has happened and we have accomplished significant milestones. I'd like to take this opportunity to introduce our new partner, The Ascott Limited, which operates over 43,000 serviced residence units in key cities around the globe. The signing of Ascott as a serviced apartment brand for Star Residences Tower 3, known as Ascott Star KLCC Kuala Lumpur will significantly elevate every lifestyle with 5-star luxury living and world-class hospitality services.

We are also thrilled to announce that Star Development and Star Residences have recently won three international awards at the Asia Pacific Property Awards 2017. We would not have gotten this far without your continuous support. We have also appointed a niche exclusive retail consultant and property manager to further enhance and position our signature retail to be the best F&B and Entertainment Hub in Kuala Lumpur.

We look forward to sharing more good news with you in our upcoming issues!

ALAN KOH
Chief Operating Officer

首席运营员之金玉良言

最新一期《星闻》终于出版了，欢迎阅读！

过去半年间，可说是喜事不断，让我们能够将发展表现带向一个新高度。在此，我也要藉这个机会为您介绍我们的新伙伴：雅诗阁有限公司，它在全球各主要城市经营超过43,000套服务公寓。随着雅诗阁签约加入经营，Star Residences Tower 3将冠其名，并以Ascott Star KLCC Kuala Lumpur之品牌为全世界的商旅旅客提供五星级生活服务。

我们也无比欣喜向大家宣布，Star Development和Star Residences在较早前的2017年亚太产业奖颁奖典礼上大有斩获，一举夺得三项大奖。如果没有您的支持，我们也不可能创下如此佳绩。与此同时，我们亦委任了独家零售顾问与产业经理，以将小区内唯一的零售商圈打造成吉隆坡最炫目耀眼的饮食及娱乐中心。

最后，我也期待能在下一期的《星闻》和您分享更多喜讯！

ASCOTT INTERNATIONAL SIGNING

A New 5-Star Luxury Living For Star Residences 3

Star Residences has reached a new milestone in signing The Ascott Limited, a leading serviced residence owner-operator, to be a part of the Star Residences Tower 3 brand. This marks a significant shift of luxury living to the highest level for Star Residences next to the iconic Petronas Twin Towers in the heart of the city of Kuala Lumpur.



ASCOTT

STAR KLCC
KUALA LUMPUR

Managed by The Ascott Limited

雅诗阁有限公司正式签约 - 五星级奢华生活新贵

随着世界最大的服务公寓业主及运营商雅诗阁有限公司签约之后，它将冠名 Star Residences Tower 3，亦象征着与国油双峰塔并立于吉隆坡市中心的 Star Residences，也进入了另一个里程碑，并将奢华生活推向前所未有的新层次。



DEFINING EXCLUSIVE LIVING

重新定义
生活格调



ASCOTT

STAR KLCC
KUALA LUMPUR

Managed by The Ascott Limited

Featuring 5-star luxury living with world-class hospitality services, The Ascott Limited offers a wealth of value-added privileges for residents who expect no lesser than the highest standard of services combined with the cosmopolitan living of Ascott Star KLCC Kuala Lumpur.

Ascott Star KLCC Kuala Lumpur由世界闻名服务公寓业主与运营商经手经营，为商旅和休闲旅者及住客提供五星级生活品位，酒店式的服务寓居，让您的生活体验更加分。

OPEN FOR REGISTRATION
开始接受预售登记

471套豪宅奢华布局：
471 units with generous layouts:

- Type A1, 1 Bedroom: 700 sq.ft.
- Type A2, 1 Bedroom: 722 sq.ft.
- Type A3, 1 Bedroom: 679 sq.ft.
- Type B1, 1+1 Bedrooms: 797 sq.ft.
- Type B2, 1+1 Bedrooms: 808 sq.ft.
- Type B3, 1+1 Bedrooms: 851 sq.ft.
- Type C, 2 Bedrooms: 937 sq.ft. – 948 sq.ft.
- Type D, 2+1 Bedrooms: 1,206 sq.ft.
- Type E, 3 Bedrooms: 1,400 sq.ft.
- Type E1, 3 Bedrooms: 1,335 sq.ft.
- Type F1, 3+1 Bedrooms: 1,809 sq.ft.
- Type F2, 3+1 Bedrooms: 2,089 sq.ft.
- Type G, 4+1 Bedrooms: 2,972 sq.ft.



Ascott Star KLCC Kuala Lumpur - 冉冉升起的明日之星

Alpine Return首席运营员Alan Koh及雅诗阁国际管理（新加坡及马来西亚）的区域总经理Ervin Yeo日前代表各自公司签署了Star Residences Tower 3的服务公寓管理合约。

楼高58层的Ascott Star KLCC Kuala Lumpur是Star综合开发项目的三栋豪华住宅大楼之一，此项目还包含一个美食及娱乐商圈。项目中的Star Residences Tower 1与2已经发售，并分别取得100%及90%的销售。而最后一栋，也是最豪华的Star Residences Tower 3已经被定位为Ascott Star KLCC Kuala Lumpur，它一共拥有471套陈设豪华宅寓，户型由一室式（700平方尺）至1+1室式（851平方尺）。预料Ascott Star KLCC Kuala Lumpur可在2021年投入运营。

在双方签署的管理合约之下，雅诗阁有限公司将管理353套宅寓，Ascott Star KLCC Kuala Lumpur的住客也可全面享用管家式服务、客房服务、宅户整理及洗衣服务。

雅诗阁所管理的物业遍布超过30个国家的120多个城市。我们相信，凭借雅诗阁全球性的坚实品牌力量，无疑将可为Star开发项目加分。

ASCOTT STAR KLCC KUALA LUMPUR

Signing & Launching Ceremony

Alan Koh, Chief Operating Officer of Alpine Return and Ervin Yeo, Regional General Manager of Ascott Singapore & Malaysia recently held a signing ceremony to mark the completion of a Serviced Residence management agreement for Star Residences Tower 3.

The 58-storey Ascott Star KLCC Kuala Lumpur is part of the integrated Star Development comprising of 3 luxurious residential towers and a retail F&B and Entertainment Hub. Both Star Residences Tower 1 and 2 were successfully launched, achieving 100% and 90% sales rate respectively. Star Residences Tower 3, the final and most premium tower, will be branded as Ascott Star KLCC Kuala Lumpur. Ascott Star KLCC Kuala Lumpur consists of 471 luxuriously-furnished units with affordable bite-size types ranging from 1-bedroom (700 sq.ft.) to 1+1 bedroom (851 sq.ft.). Ascott Star KLCC Kuala Lumpur will commence operations in mid-2021.

Under the terms of the Management Agreement, The Ascott Limited will manage a total of 353 units. Residents of Ascott Star KLCC Kuala Lumpur will have complete access to concierge services, room services, daily housekeeping and laundry services.

Ascott's portfolio currently spans more than 120 cities across over 30 countries. We are confident that the current strong presence of the Ascott brand not just locally, but internationally, will bring significant value to Star Development.



From left to right: (bottom) Alan Koh, Chief Operating Officer of Alpine Return; Ervin Yeo, Regional General Manager of Ascott Singapore & Malaysia; (top) Hazurin Harun, Chief Financial Officer of Symphony Life; Dennis Ng, Group Managing Director of UM Land; Philip Lim, Country General Manager of Ascott International Management (Malaysia)

ONE OF THE LEADING INTERNATIONAL

Serviced Residence Owner-Operators

The Ascott Limited, a wholly owned subsidiary of CapitaLand Limited, pioneered Asia Pacific's first international-class serviced residence with the opening of The Ascott Singapore in 1984. CapitaLand is one of Asia's largest real estate companies, headquartered and listed in Singapore.

Showcasing a stellar track record of over 30 years in the industry, the company boasts a global presence in key cities of the Americas, Asia Pacific, Europe and the Middle East with more than 500 properties spanning over 120 cities across 30 countries. Its portfolio of brands includes Ascott, Citadines, Somerset, Quest, The Crest Collection and lyf.

首屈一指国际服务公寓业主及运营商

凯德集团的独资成员公司之一的雅诗阁有限公司，于1984年推出了亚太地区的首个世界级服务公寓。总部设在新加坡并在该国上市的凯德集团，亦是亚洲首屈一指的房地产公司。

历经30年的发展，创下了辉煌的业绩，如今物业已经遍布欧美、亚太及中东地区的主要城市，在超过30个国家的120多个城市管理500多家物业。旗下品牌包括雅诗阁、馨乐庭、盛捷、Quest、The Crest Collection和lyf。



THE
ASCOTT
LIMITED

A Member of CapitaLand

Concierge Services
管家式服务

Room Services
客房服务

5-Star Hotel
Amenities
5星级酒店配套

Meeting Rooms
会议室

Laundry & Valet
Services
洗衣服务

Express Check-In
& Check-Out Services
快速入住与退房服务



WORLD OF ASCOTT
雅诗阁世界版图

ASCOTT THE RESIDENCE
IN CHINA
中国雅诗阁服务公寓



ASCOTT'S MILESTONE

Redefining Lifestyle Choices

Growing from strength to strength, China is Ascott's biggest market with close to 19,000 units in 104 properties. Its portfolio spans across 29 of the most vibrant city locations in China such as Beijing, Shanghai, Guangzhou, Hong Kong and many more, providing the ideal environment to keep both its business and leisure guests satisfied.

By 2020, The Ascott Limited will achieve its target of 20,000 units in China and its portfolio will exceed 80,000 units globally. The group has also achieved one of the largest serviced apartment listings on Alibaba's Fliggy with more than 15,000 units of serviced apartments. This includes properties located in more than 20 of the world's most popular destinations, such as Singapore, Bangkok, Tokyo, Paris and London.

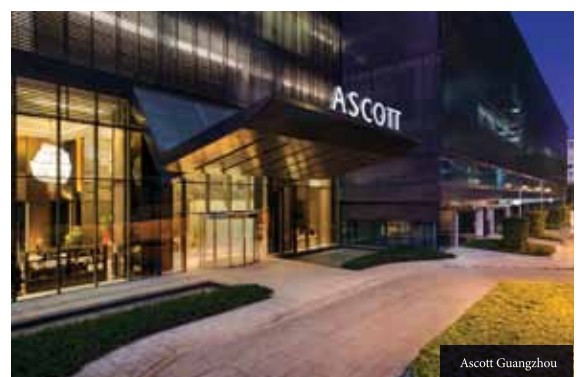
雅诗阁简史历程 - 诠释全球化生活

稳健增长的中国大陆已经成为雅诗阁最大的市场，一共拥有和管理着超过104个物业，逾19,000套服务公寓单位，遍布29个主要城市，包括北京、上海、广州、香港等，为商务旅者或休闲旅行者提供一流的舒适度和便利性。

至2020年，我们预料可在中国拥有及管理达20,000套物业，而全球的物业单位也将增至80,000套。除了传统的推广渠道，旅行者也可通过阿里巴巴的飞猪搜寻海外20个热门城市的15,000套服务公寓，当中包括中国旅客最爱的新加坡、曼谷、东京、巴黎及伦敦。



Ascott Shanghai Huai Hai Road



Ascott Guangzhou

STAR DEVELOPMENT

Bags 3 International Property Awards

Competing against the best property professionals across the Asia Pacific region, Star Development has recently won three awards at the International Property Awards 2017 – 5-star 'Best Apartment Malaysia' for Star Residences, as well as 5-star 'Best Mixed-Use Architecture Malaysia' and Award Winner of 'Mixed-Use Development Malaysia' for Star Development. The development is recognised for its outstanding quality and creative innovation, having achieved the highest scores in its region that ultimately determine the world's finest property. The event took place at The Marriott Marquis Queen's Park, Bangkok on 25th and 26th May 2017.

The inaugural of International Property Awards were presented in 1995, covering 10 different residential categories with the first gala event held at the Park Lane Hotel in London. As the reputation of the awards grew over the years, attracting more publicity and entrants from a wider range of countries, the awards are split into regions covering Africa, Asia Pacific, Arabia, Canada, Caribbean, Central & South America, Europe, UK and USA.

Today, International Property Awards are established as the premier programme that recognises and rewards excellence in their field and gala dinners have become essential dates on the property industry calendar. Judged by a highly experienced team of professionals who cover the whole range of property disciplines, a panel of more than 50 well-respected experts are involved in the meticulous selection and judging process. Every award is given for the quality of design, construction and presentation of individual properties and property developments, interiors, architecture and marketing.

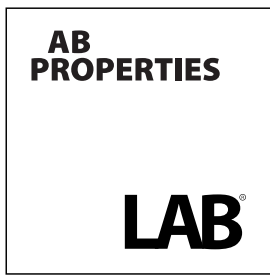
The International Property Awards celebrate the highest levels of achievement by companies operating in all sectors of the property and real estate industry around the world. It gives winners an edge over their competition to assure clients they are associating with the industry's best. Attaining an International Property Award is a world-renowned mark of excellence.

Star Development 囊括三大国际产业奖

尽管面对区域产业巨头的竞争，Star Development最终凭藉其质量和创意，成功在2017年亚太产业奖颁奖典礼中脱颖而出，一举拿下三项大奖，计有Star Residences夺得五星级‘马来西亚最佳公寓’、Star Development拿下‘马来西亚最佳综合发展’，同时本项目也被评为世界的精品物业。该颁奖典礼于2017年5月25日及26日在曼谷The Marriot Marquis Queen's Park举行。这项覆盖10个不同房地产组别的国际房地产大奖颁奖典礼，首次于1995年在伦敦的Park Lane酒店举行，声誉日隆，信誉卓越，招引了广大关注以及来自更多国家的参加，最终还得分区为非洲、亚太、阿拉伯、加拿大、加勒比海、中南美洲、欧洲、英国及美国。今天，它已是业界公认最重要和辉煌的奖项，而其庆祝晚会也备受期待。各组别奖项皆由经验丰富的专业人士评判，总共有超过50位专家参与筛选，并根据设计、建筑质量、个别产业与开发项目的呈献、室内陈设、建筑学及行销来评判。这项国际产业大奖是旨在表彰世界各地房地产公司的各项成就，它让得奖者占有超越竞争对手的优势，让置业者认识并与世界最佳公司交易。能在国际大奖中报捷，就是象征更进一步迈向世界一流的里程碑。



Founder of International Property Awards, Stuart Shield presenting award to Alan Koh



LAB PROPERTIES APPOINTED AS RETAIL CONSULTANT FOR STAR BOULEVARD

Industry Expertise At Its Finest



Star Development recently appointed LAB Properties as the exclusive retail consultant and property management firm for Star Boulevard.

LAB Properties is a boutique consultancy, bridging all aspects of property investment, management and development to embrace disruption and provide customised solutions for their clients that range from developers to real estate fund managers. With its management team's experience in projects such as Bangsar Shopping Centre (BSC), The Intermark, Troika, Marks & Spencer UK, to name a few, LAB Properties' strategy is to approach Star Boulevard from a real estate fund management perspective without compromising the premium positioning of the development.

LAB Properties will be curating breakthrough retail and experiential dining concepts as well as providing international standards of property management services for Star Boulevard to form a point of differentiation from other surrounding malls.

This would be achieved by working very closely with international and homegrown operators from the initial design stage through to the implementation, to provide a "first in market" experience at Star Boulevard. LAB Properties will be there at every step of the journey to ensure a smooth operational implementation process for operators, as LAB Properties will be the only party that operators will be dealing with throughout the tenure.

Not only will Star Boulevard be a destination positioned to offer exclusive dining concepts, Michelin-Star restaurants and unique experiences crafted for tourists and discerning individuals within the vicinity, it will also feature South East Asia's very first "Walk Of Fame" to celebrate and commemorate local and international iconic celebrities as well as influential personalities, by marking their achievements along the 'Star Walk Of Fame' to provide an absolute star-studded experience at Star Boulevard.

If you know of any suitable innovative and game-changing operators that fit the profile of Star Boulevard, please contact LAB Properties at +6012 7722 050 or drop them an email at leasing@lab.com.my

Star Boulevard不仅是一个高格调餐厅、米其林星级餐厅林立的餐坊，它也将带给人们定制化的服务和环境，加上区内首设东南亚独一无二的“名人星光大道”，它势必成为众游人和旅客的焦点。“名人星光大道”是一条沿着Star Boulevard延伸的特色街道，路面镶有星型纪念章，追敬国内外名人的成就，踏上它仿佛置身于名人之中。如果您熟知任何适合Star Boulevard氛围、充满新意的业者，欢迎联络LAB Properties，电话 +6012 7722 050，或发电子邮件至leasing@lab.com.my。



LAB Properties走马上任Star Boulevard 顾问-堪称业界的才俊

Star Development重金延聘LAB Properties作为Star Boulevard的独家零售及产业管理顾问。

LAB Properties是一家专业咨询公司，协助发展商及房地产基金经理弥补产业投资、管理级发展等各方面的不足，并为他们量身定做方案。LAB Properties管理团队曾经手计划计有孟沙购物中心 (BSC)、The Intermark、Troika、英国Marks & Spencer等，积累了丰富的经验。至于Star Boulevard，该公司将从房地产基金管理角度着手，但绝不损害项目的精品定位。

LAB Properties将为Star Boulevard带来突破性的零售与餐饮概念，并注入国际水平的物业管理服务，让它从众多中心中脱颖而出，一枝独秀。

Star Boulevard从设计到实际落实，都是由本地与国际经营者紧密合作，联手打造的结晶，缔造了“市场第一”的体验。LAB Properties也将是Star Boulevard唯一可与业者交涉的一方，因此该公司将确保每一阶段顺利进行，以保障业者能够顺利营业。



From left to right: Vincent Tan, Managing Director of LAB Properties and Alan Koh, Chief Operating Officer of Alpine Return
由左至右为LAB Properties董事经理Vincent Tan及Alpine Return首席运营员Alan Koh



“ They have showcased in-depth understanding of the retail landscape in Malaysia and are completely aligned with our positioning of Star Boulevard. ”

“他们深知马来西亚零售市场的生态，并将会全面配合Star Boulevard的定位。”

- Alan Koh, COO of Alpine Return
Alpine Return首席运营员 Alan Koh



*Discover The Brand
New Show Unit Of*
**ASCOTT STAR
KLCC KUALA
LUMPUR**

欢迎窥探 Ascott Star KLCC
Kuala Lumpur 全新样板房
贵族气质，细节体现



CONSTRUCTION IS WELL UNDERWAY

The method of construction for this high-rise development is moving fast in parallel with up-down sequence to ensure the project completion date meets the target to achieve high quality standard. The overall sub-structure, super structure and earthwork are 35% completed as scheduled.

建筑进度

这项高楼建筑的施工方式，是按预定时间与起伏次序神速俱进，不但准时完工，亦可保持高素质水平。其整体地下建筑、上部建筑及土方工程已如期完成35%。



Trusted Builder:



A Joint Venture Development:



Alpine Return Sdn Bhd (645750-M)

A-11-01, 11th Floor Wisma HB, Megan Avenue II
Jalan Yap Kwan Seng, 50450 Kuala Lumpur
General Line: +603 7490 2266 | Sales Line: +603 7490 2211
Fax: +603 2181 8308 | Email: enquiry@star-residences.com

+603 7490 2211
www.star-residences.com

All pictures and illustrations contained are artist's impressions only. All statements and illustrations are subject to change without prior notice, as may be required by the developer's consultants and / or the relevant authorities. Whilst every care has been taken in providing this information, the developer shall not be held responsible for variations. For avoidance of doubt, please refer to the Sales and Purchase Agreement for the actual specifications and descriptions.

For internal circulation only.