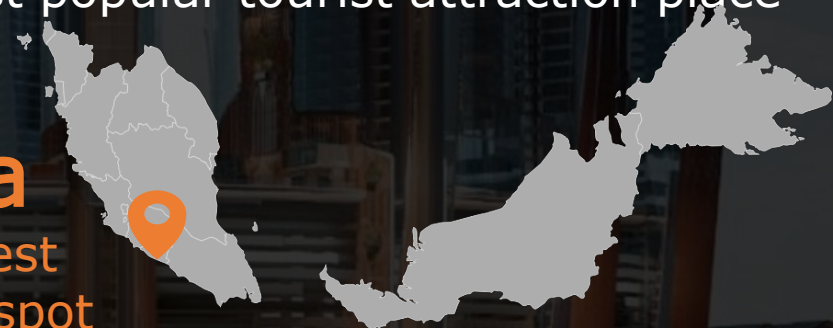




Why invest in Malacca ?

- Malacca was part of the Maritime Silk Road, founded in 1402 .
- Malacca is known for its international port and excellent location .
- By the 16th century, Malacca emerged as the supreme economic power in Southeast Asia and Indonesia .
- The Strait of Malacca, one of the world's busiest strait, is the hub connecting the East and the West
- Now, Malacca remains one of the busiest ports in Southeast Asia and the most popular tourist attraction place .

Malacca
Malaysia's latest
investment hotspot



Malacca's Potential

➤ Promoted by the state government **2035**

State Economic Plan.

➤ Has been identified as: **“(CBD)”**
development area

➤ High real estate development value.

➤ 5 development core areas

1) **Malacca Harbourfront**

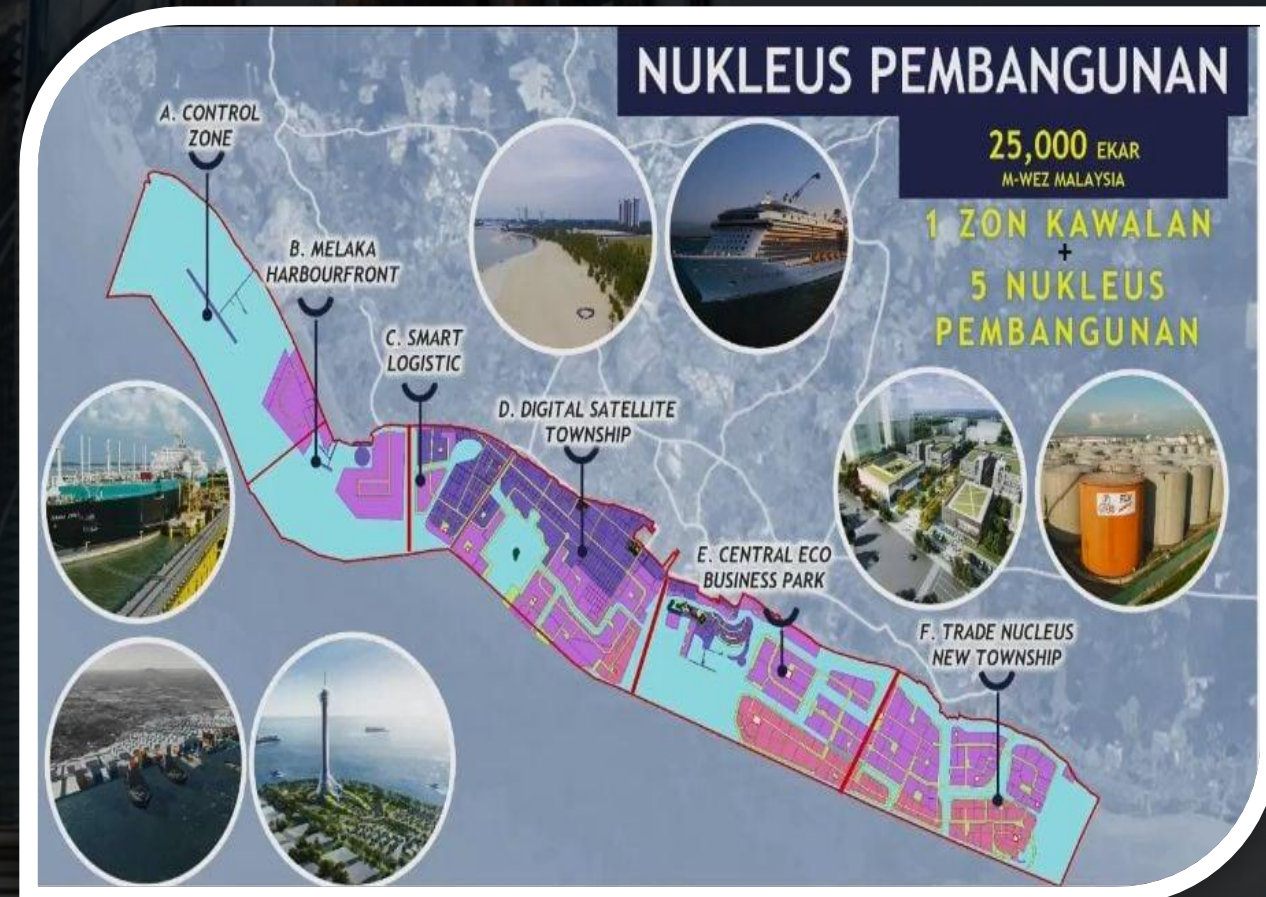
2) **Smart Logistic**

3) **Digital Satellite Township**

4) **Central Eco Business Park**

5) **Trade Nucleus New Township**

Malacca Waterfront Economic Zone(M-WEZ)



Excellent location



《The Sail》

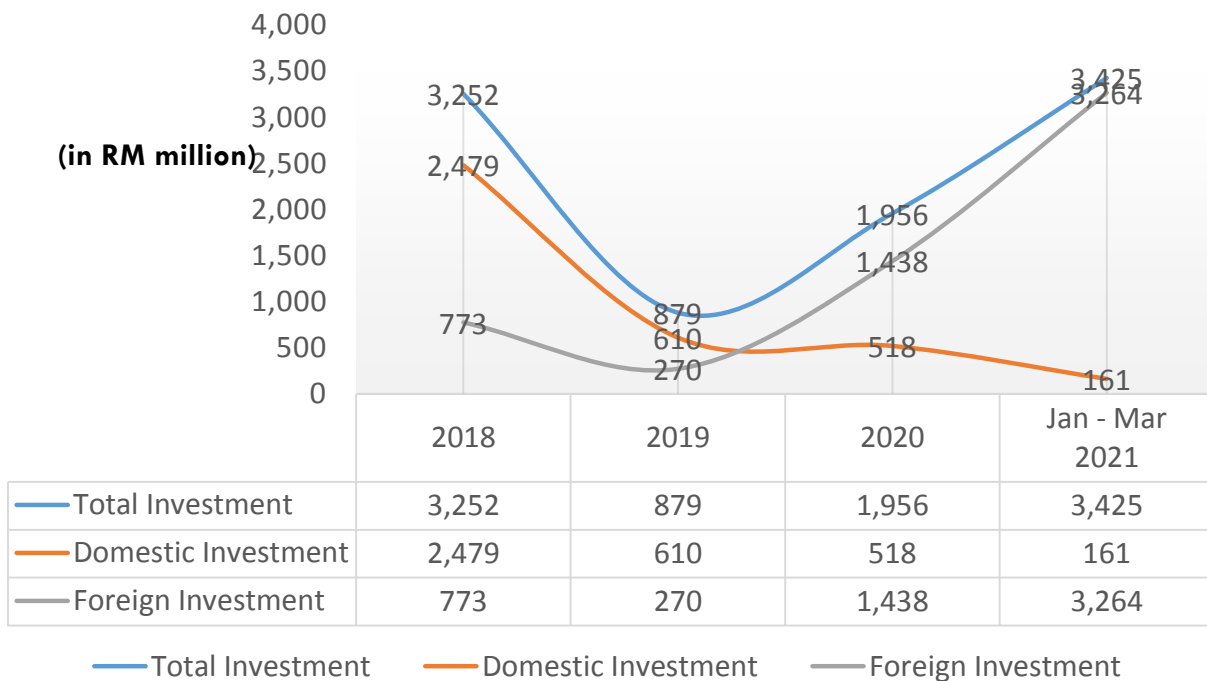
- ✓ Located next to the Strait of Malacca
- ✓ The area that state government focuses on the development (M-WEZ)



Growth of Investment



Total Investment in Melaka (2018 - Mar 2021)



Melaka has attracted foreign investors and had a growth of **75%** in total investment from FY2020 to March 2021

Source : The Star Online, Melaka.gov.my-M-WEZ

Melaka Tourism Recovery in 2022

Melaka has been ranked at 8th place in World's top 8 travel destinations to visit in 2022 based on survey done by travel platform Booking.com in November 2021.



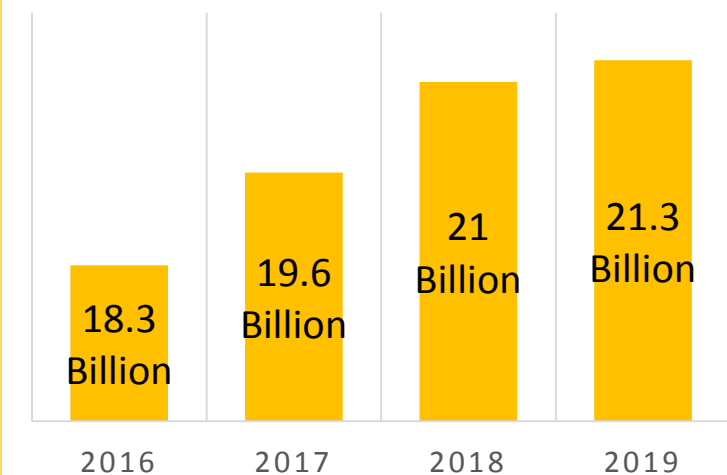
Melaka had a steady visitors growth of 11% from 2018 to 2019, a year before COVID-19 pandemic and Movement Control Order (MCO) imposed by Malaysia government

Tourist arrivals and receipts to Malaysia

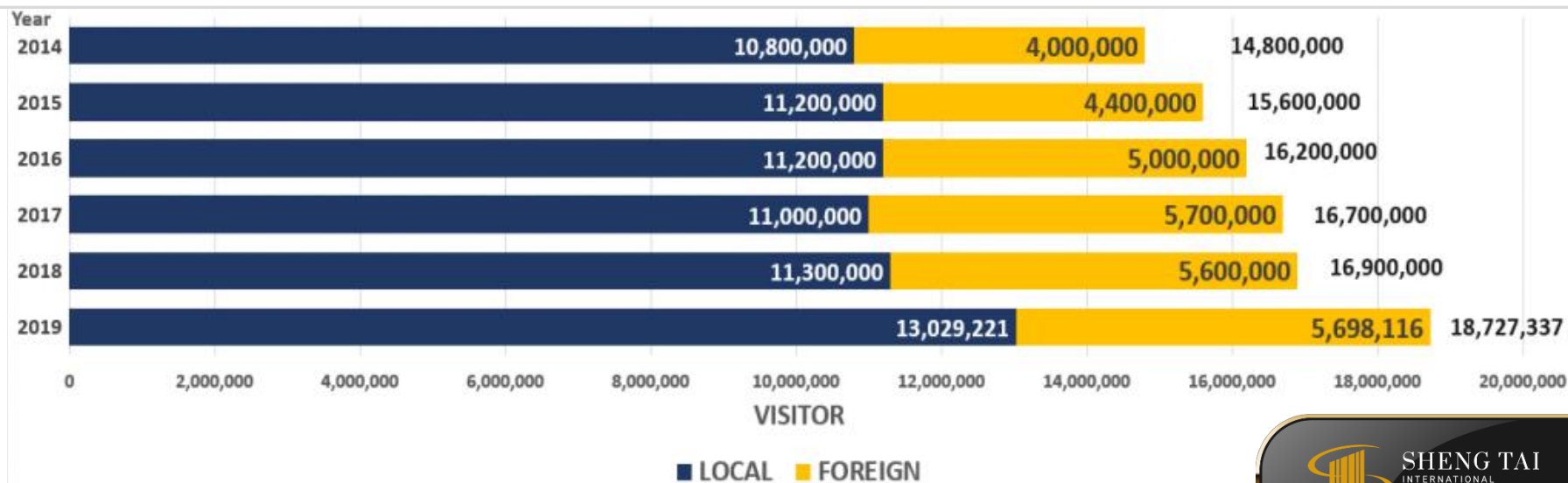
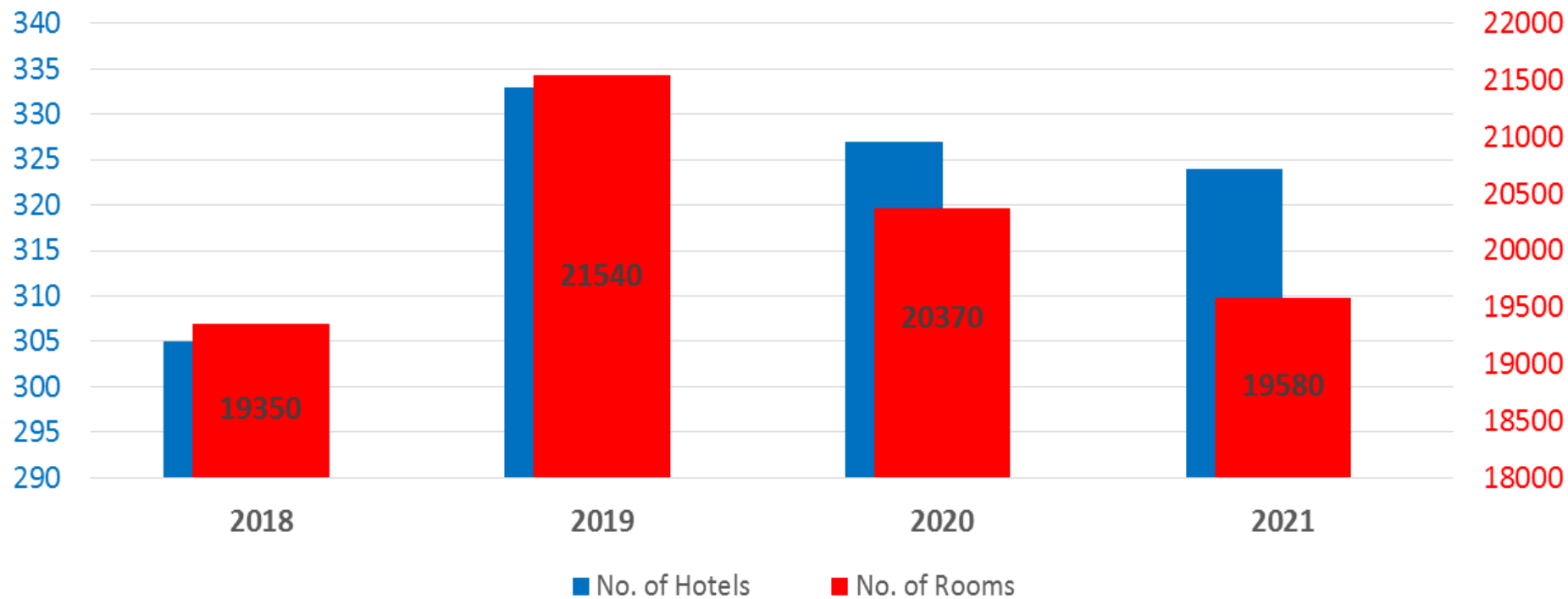
	ARRIVALS (MIL)	RECEIPTS (RM BIL)
2015	25.72	69.1
2016	26.76	82.1
2017	25.95	82.1
2018	25.83	84.1
2019	26.1	86.1
2020*	4.2	12.5

*As at end-March 2020

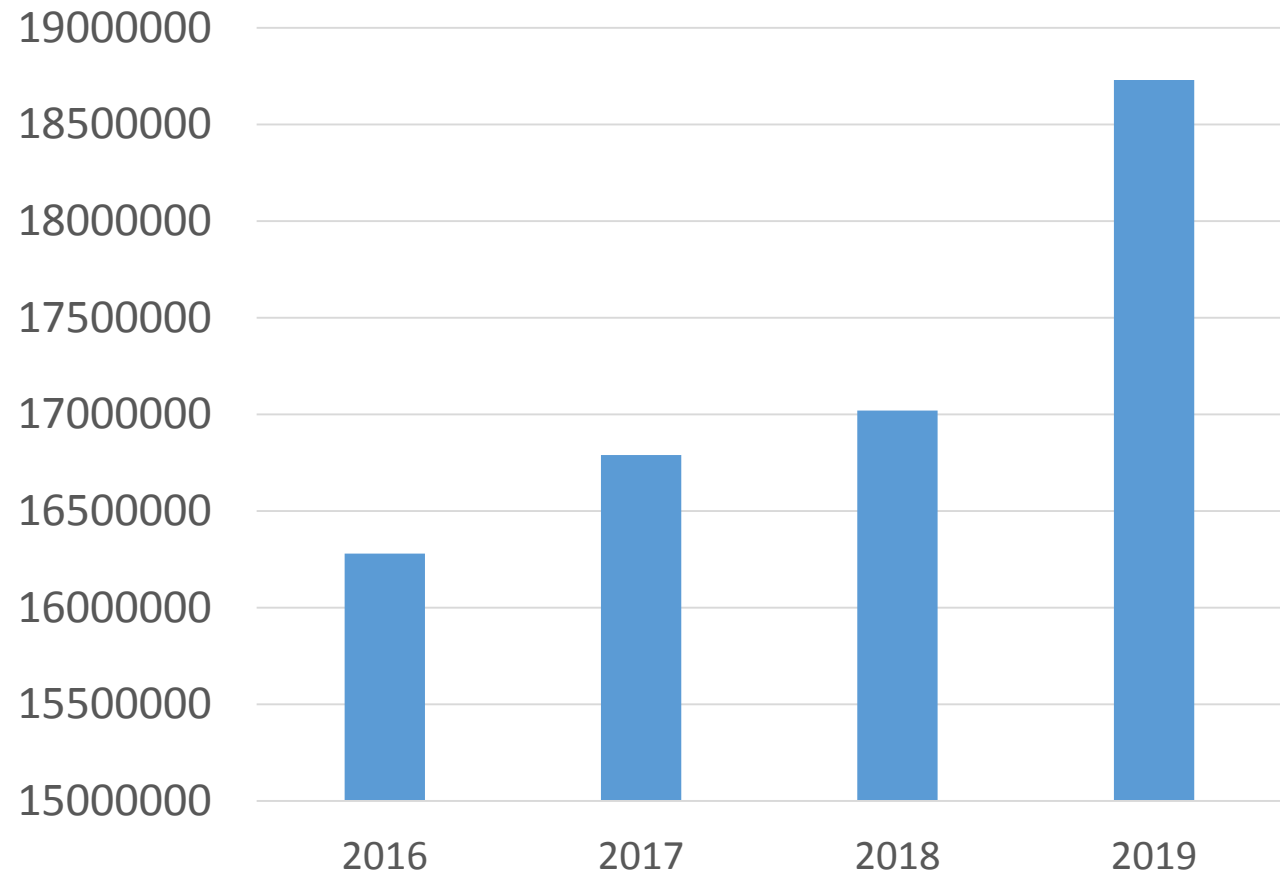
RECEIPTS TO MELAKA



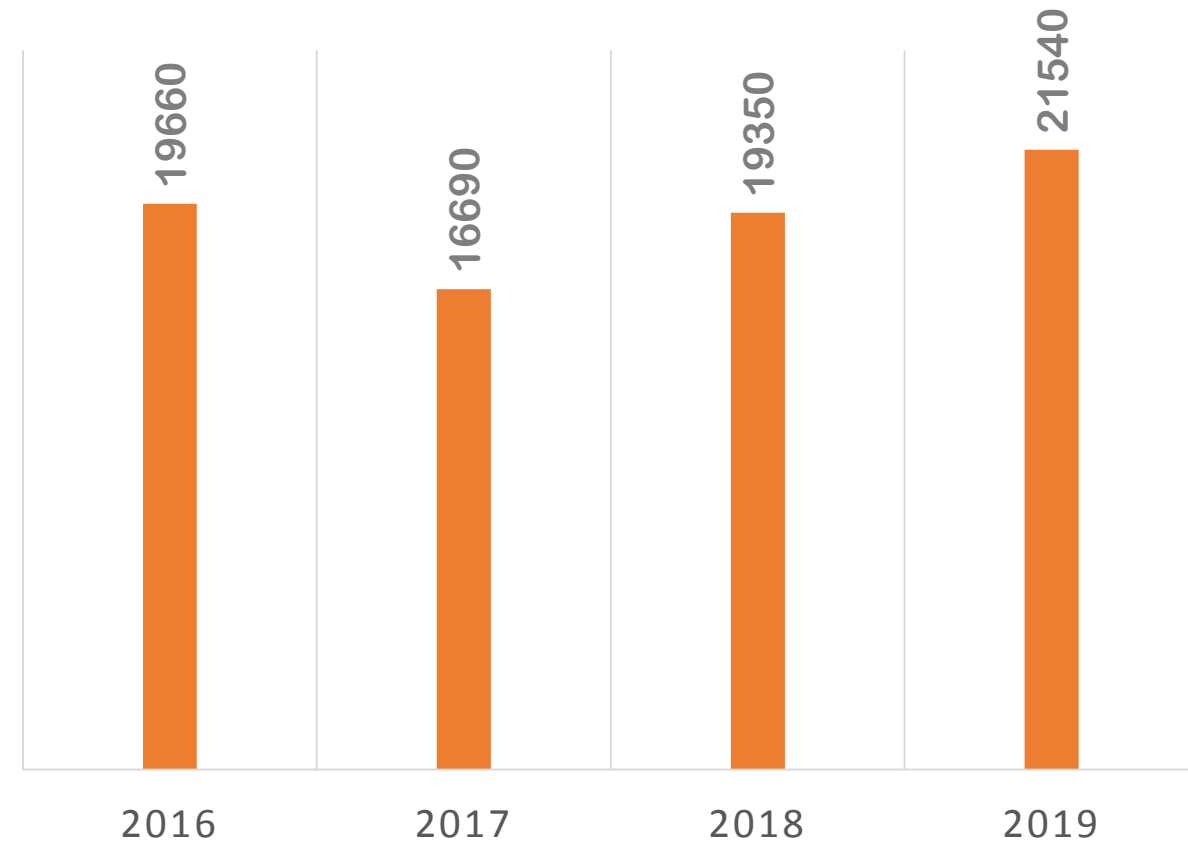
Melaka Hotel & Rooms Supply



Tourist Arrivals Melaka



MELAKA HOTEL ROOMS SUPPLY



Before the epidemic, the number of tourists in Malacca reached nearly 19 million and there were only 21,540 hotel rooms. The hotel demand still very high due the lack of hotel rooms supply in Malacca.

International Company in Melaka



Panasonic



maxell



Ansell

亚洲占美国 2 月进口芯片 83%

印度、柬埔寨、越南及泰国出现最大涨幅

	2023 年 2 月 (百万美元)	2022 年 2 月 (百万美元)	按年变化 (%)	占比 (%)
世界总计	4856.7	4139.8	17.3	100.0
大马	972.9	1319.6	-26.3	20.0
台湾	732.0	701.7	4.3	15.1
越南	562.5	321.7	74.9	11.6
泰国	421.6	259.7	62.3	8.7
韩国	365.5	255.0	43.3	7.5
中国大陆	225.5	244.6	-7.8	4.6
日本	169.5	191.5	-11.5	3.5
柬埔寨	166.3	20.8	697.9	3.4
印度	151.8	4.4	3400.0	3.1
菲律宾	146.4	154.6	-5.3	3.0

资料来源：美国普查局、彭博



Texas Instruments to expand in Malaysia, RM14.6bil in potential investments



Malaysian Investment Development Authority (MIDA) today announced that US semiconductor giant Texas Instruments Incorporated (TI) plans to expand its internal manufacturing footprint in Malaysia with two new assembly and test factories in Kuala Lumpur and Melaka with investments that could reach up to RM14.6 billion and create another 1,800 jobs.

KUALA LUMPUR : Malaysian Investment Development Authority (MIDA) today announced that US semiconductor giant Texas Instruments Incorporated (TI) plans to expand its internal manufacturing footprint in Malaysia with two new assembly and test factories in Kuala Lumpur and Melaka with investments that could reach up to RM14.6 billion and create another 1,800 jobs.

Together, these new investments will support TI's plan to bring 90 per cent of its assembly and test operations internal by 2030 to have greater control of supply.

TI recently purchased the building next to its existing assembly and test factory in Kuala Lumpur that sits on 18 acres of land.

With a potential investment of up to RM9.6 billion, the company plans to convert the building into an assembly and test factory with more than 1 million square feet of cleanroom space.



TI's RM9.6bil investment in Kuala Lumpur will create 1,300 local jobs, while RM5bil will be invested in Melaka to create 500 local jobs, said Tengku Zafrul.



Hong Kong Real Estate Tycoon Mr. Li Ka Shing Invested in Melaka



这不是李嘉诚第一次投资马来西亚。前两年，李嘉诚就已在马来西亚投资多处。总投资额已经超过30亿马币，约50亿人民币。

马来西亚投资物业	估值
怡保百利广场	
芙蓉百利广场	4.5亿马币
巴生百利广场	
TheCittaStripMall购物广场	2.45亿马币
梳邦再也高峰广场(TheSummitUSJ)	未知
马六甲AeonBandaraya广场	7.1亿马币
第一满家乐(1Mont Kiara)	

“马来西亚成为海外投资重点”

近几年来，李嘉诚对企业旗下多个国内项目进行抛售套现，卖掉了共计800亿港元的资产，转而进军海外投资市场，其中马来西亚就是一个非常重要的站点。

从2011年开始，李嘉诚把产业投资焦点转向马来西亚购物中心领域。几年时间，他分别以2.45亿马币、4.5亿马币、7.1亿马币的巨资收购了AEON Bandaraya Melaka 等多个购物广场。

香港首富李嘉诚又来马投资了!

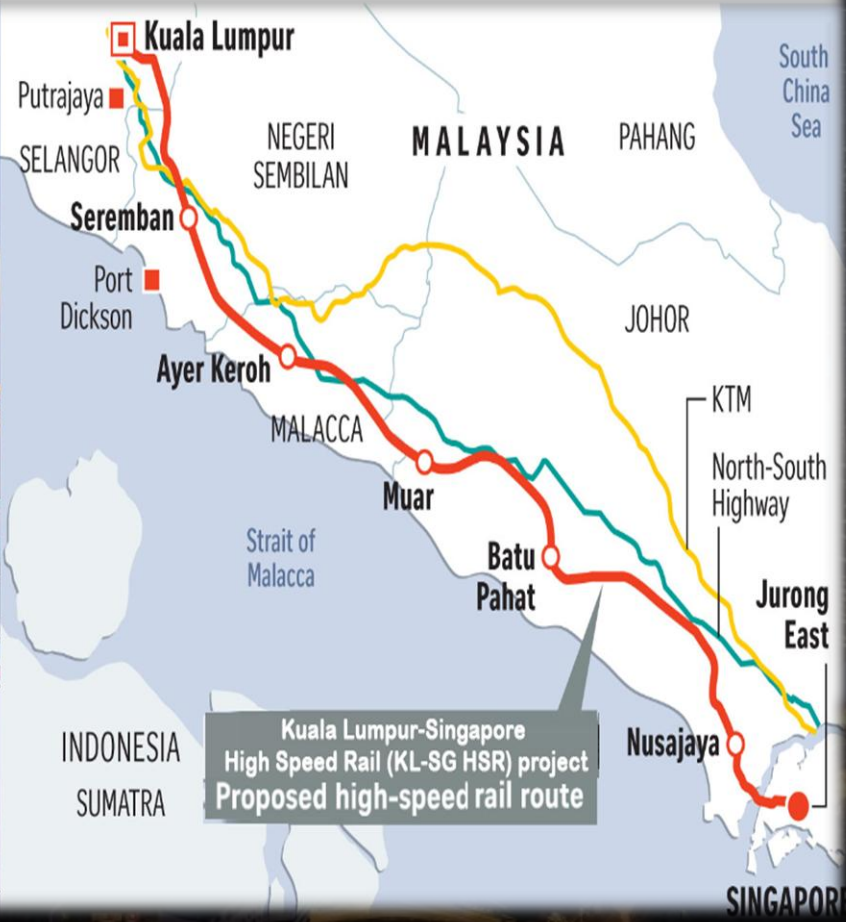


**打造全球最大船油气库存!
发展总值介于80亿至120亿!**



The Malaysian government gauge their interest in pursuing KL-Singapore high-speed rail project.

2023年05月06日



Consortiums, JVs to undertake KL-Singapore HSR taking shape

By Jose Barrock / The Edge Malaysia

16 May 2023, 02:00 pm

MOST of the five Malaysian companies the government has shortlisted to assess the feasibility of building a RM60 billion high-speed rail (HSR) network connecting Kuala Lumpur and Singapore are understood to be in talks with potential partners to undertake the infrastructure project, sources say.

It is understood that of the five — Tan Sri Syed Mokhtar Albukhary-controlled MMC Corp Bhd; WCT Holdings Bhd, controlled by Tan Sri Desmond Lim Siew Choon; YTL Group; Tan Sri Vincent Tan Chee Yioun-controlled Berjaya Group; and Malaysian Resources Corp Bhd (MRCB) — at least two are having high-level discussions for a potential partnership with Chinese state-owned enterprises, and one of the companies seems inclined to partner with a Japanese consortium. The remaining two are said to be waiting for the government to reveal more information on the project.

Berjaya Group is understood to have had high-level discussions with China-based Sinohydro Corp, while YTL is said to be in talks to rope in CRRC Corp Ltd, the world's largest rolling stock manufacturer, as its potential partner for the HSR project.

Emails to YTL, Berjaya and WCT requesting comment had not been answered at press time.



SHENG TAI INTERNATIONAL

Sheng Tai International Overview

Established in 2012, Sheng Tai International (STI) is a diversified development, real estate, investment management and hospitality company. STI is an award-winning developer who has branched out across Asia offering an extensive range of real property products, services and brands that cater to the luxury, upscale, and economy markets.

MAIN
REAL ESTATE
MARKET

10
countries

PROPERTY
TOURISM

400 – 500
investors
monthly

ASSETS UNDER
MANAGEMENT &
DEVELOPMENT

RM
8.9Billion

TOTAL PROJECT
DEVELOPED

12

ACKNOWLEDGED

White Knight



Sheng Tai International Founder & Chairman

DATO' LEONG SIR LEY DIMP

Dato' Leong Sir Ley is the founder and driving force behind Sheng Tai International (STI). In the 10 years of leading STI, Dato' Leong has successfully developed 12 projects with a combined GDV of MYR 8.9 billion.

Dato' Leong graduated from the University of London with a Bachelor of Law degree and she was admitted to the Malaysian Bar as an Advocate and Solicitor. This combination of legal expertise and real estate has allowed STI to undertake complex development projects, and thereby successfully turn around various failing projects into stellar success stories.

Having been awarded the honorific title of Dato' in 2015 for her contributions to the economy and society as an entrepreneur, Dato' Leong is now expanding and transforming STI into an integrated real estate business providing top-notch hospitality, retail and mixed use developments.



Key Milestones

● 2012 · STI establish

- STI was founded and HK branch established

● 2014, Cameron Highland

- Completed Cameron Square, Pahang

● 2017, White Knight Initiative

- Regalia Beachfront Residence (RBF) in Tanjung Kling
- MITC / Melaka Business Centre (MBC) in Ayer Keroh
- Partnership with GuocoLand Malaysia to sell DC Residensi

● 2018, Multi projects

- RBF under re-planning, with new hotel called Nyra in the pipeline
- Rebrand MITC and renamed as MetraSquare (Melaka Trade Square)
- Rebrand MBC and renamed as Ames Hotel
- Joint Venture with Alfranko to market Novo, Jalan Ampang



STI is an award-winning developer with over 10 years of experience in delivering successful projects

● 2019 , The Sail

- The Sail launched as Melaka's premier mixed use development project
- Set up branch in Shanghai

● 2020, establish branch

- Set up branch in Beijing
- Set up branch in Tokyo Ginza
- Extend Hong Kong branch with OSC center

● 2021, Hong Kong Sales Gallery

- Set up sales gallery in Hong Kong

● 2022 · China Culture Centre

- Sichuan Culture Festival
- Melaka China Culture Centre

● 2023, The Sail Experience Centre

- Strait Gala Event
- Asia Film Awards @ Hong Kong
- Set up branch in Osaka

STI Awards Recognition



Property Insight Prestigious Developer Awards (PIPDA) 2018
Niche Developer for Overseas Market

ASEAN Property Award 2019/2020
Best Innovative Developer

iProperty Development Excellence Awards (iDEA) 2021
Visionary Developer
Best Developer People' s Choice Award
Best Commercial Development (The Sail)

Star Property Awards 2020
The Wow Award – Excellence (Residences)
The Proximity Award – Merit (Best Integrated)





Media : Newspapers and Magazines

- REM property
- The Entrepreneur
- Entrepreneur Insight
- Business Space
- Asian Property
- Star Property
- Property Insight
- Sin Chew newspaper
- Nanyang newspaper
- Oriental
- Keshills
- Xin Hua



45亿「一帆风顺」带动甲发展

【本報吉隆坡14日专电】甲州工商界与商界界行最近以「一帆风顺」为主题，在甲州举行了一场大型活动，吸引了数千名投资者参与。这场活动不仅展示了甲州的发展潜力，还促进了当地经济的繁荣。

活动当天，多位知名企业家和投资者齐聚一堂，共同探讨甲州的发展机遇。他们表示，甲州地理位置优越，资源丰富，具有巨大的发展潜力。通过此次活动，他们希望能够吸引更多的投资者来到甲州，共同推动当地经济的发展。

此外，活动还展示了甲州在基础设施建设、教育、医疗等方面的成就。与会者对甲州的发展前景表示看好，并愿意在甲州进行投资。这场活动无疑为甲州的发展注入了新的动力，也为当地居民带来了更多的就业机会和财富。

将迎2810万游客 旅游业放眼进账922亿

【本報吉隆坡14日专电】根据马来西亚国家旅游局的数据，今年将迎来2810万名外国游客，为国家带来922亿令的旅游收入。这一数字创下了历史新高，显示了马来西亚旅游业的强劲增长。

旅游局表示，今年游客数量的增加主要得益于马来西亚不断提升的旅游服务质量和丰富的旅游资源。马来西亚美丽的海滩、悠久的历史遗迹和独特的文化体验吸引了众多游客前来观光。此外，马来西亚政府还推出了一系列优惠政策，进一步吸引了外国游客。

随着游客数量的增加，马来西亚的旅游收入也将大幅增长。这将对国家的经济产生积极影响，带动酒店、餐饮、交通等相关产业的发展。旅游业已成为马来西亚的重要支柱产业之一，为国家创造了大量的就业机会。



张杰豪（左起）、梁诗丽、哈斯那、拉希德与戴慧琪一同出席2019年新加坡马来西亚新年联欢会。

盛泰「一帆风顺」动土

【本報吉隆坡14日专电】盛泰集团在甲州启动了一个名为「一帆风顺」的大型项目。该项目旨在打造一个集休闲、娱乐、购物于一体的综合度假区，为当地居民和游客提供更多的选择和便利。

项目启动当天，盛泰集团的高层领导与当地官员共同出席了动土仪式。他们表示，这个项目是盛泰集团在甲州发展的一个重要里程碑，也是集团对甲州发展潜力的看好。项目建成后，将极大地提升甲州的城市形象和旅游吸引力。

此外，项目还将带动当地相关产业的发展，创造更多的就业机会。盛泰集团表示，他们将一如既往地支持甲州的发展，为当地居民和企业提供更好的服务和产品。

DATA: LEONG SIR LEY'S VISION MAKES SHENG TAI'S TOUR & PRODUCT A HIT

【本報吉隆坡14日专电】梁诗丽（Leong Sir Ley）的愿景使盛泰的旅游业和产品大受欢迎。她的独特眼光和执行力，为盛泰带来了巨大的成功和影响力。

梁诗丽在接受采访时表示，她对旅游业充满热情，并相信通过不断创新和优质服务，可以为游客提供更好的体验。她领导的团队在产品开发、市场推广等方面做出了巨大的努力，使得盛泰的产品在市场上脱颖而出。

此外，她还提到，盛泰一直秉承着诚信经营、合作共赢的理念，与各方建立了良好的合作关系。她相信，在未来的发展中，盛泰将继续保持领先地位，为投资者和消费者创造更多的价值。

Business & Space

Sheng Tai creates memorable experience for its investors

【本報吉隆坡14日专电】盛泰为投资者创造了难忘的体验。通过提供优质的服务和个性化的解决方案，盛泰赢得了投资者的信任和忠诚。

投资者表示，他们在盛泰的投资过程中感受到了专业和贴心的服务。盛泰的团队能够深入了解他们的需求，并提供切实可行的建议和方案。这种以客户为中心的服务理念，使得投资者在投资过程中更加安心和放心。

此外，盛泰还通过举办各种形式的活动和会议，为投资者提供了学习和交流的机会。这些活动不仅增进了投资者之间的了解，也帮助他们更好地把握市场动态和行业发展趋势。

大馬路 房地产 REM

合作出现新格局 房产投资迎来大转变

【本報吉隆坡14日专电】大馬路（The Big Road）与马来西亚房地产行业合作，开启了新的合作模式。这一合作将推动马来西亚房产投资市场的快速发展，为投资者提供更多的选择和机会。

大馬路表示，他们将与马来西亚的合作伙伴共同努力，提升马来西亚房产投资市场的透明度和规范性。通过引入先进的管理经验和运营模式，他们将致力于打造一个更加公平、公正、公开的投资环境。

此外，大馬路还将加大对马来西亚市场的投入，提供更多的优质产品和服务。他们相信，通过双方的合作，马来西亚的房产投资市场将迎来更加繁荣和发展的未来。

梁诗丽

【本報吉隆坡14日专电】梁诗丽在采访中分享了她对未来的规划和愿景。她表示，她将继续努力，为盛泰的发展和当地经济的繁荣做出更大的贡献。

梁诗丽提到，她对未来充满信心和期待。她相信，在各方的大力支持下，盛泰一定能够实现她的宏伟蓝图。她也将继续秉承着初心，不断提升自己的专业素养和领导能力，为团队和投资者创造更大的价值。

此外，她还提到，她非常关注当地的社会公益事业，并愿意通过自己的努力和影响力，为改善当地民生、促进社会和谐做出自己的贡献。她相信，只有大家共同努力，才能建设一个更加美好的家园。

封面故事

跨国养老成趋势 古城有望成世界级退休天堂

【本報吉隆坡14日专电】随着全球老龄化趋势的加剧，跨国养老已成为一种新的生活方式。马来西亚的古城有望成为世界级的退休天堂，吸引越来越多的外国老人前来定居。

古城拥有丰富的历史文化底蕴和优美的自然风光，为老年人提供了理想的养老环境。这里气候宜人、生活节奏缓慢，非常适合老年人的生活需求。此外，古城还不断完善养老基础设施，提升养老服务水平，为老年人提供更加舒适和便捷的生活体验。

随着越来越多的外国老人来到古城养老，古城的旅游业和服务业也将得到快速发展。这将为当地居民带来更多的经济收益和就业机会，推动古城的繁荣和进步。古城有望成为世界级的退休天堂，为全球老年人提供更好的养老选择。

A new tourism hub emerging in Melaka

【本報吉隆坡14日专电】马来西亚的麻坡（Melaka）正在成为一个新的旅游枢纽。随着基础设施的完善和旅游资源的开发，麻坡吸引了越来越多的游客前来观光和度假。

麻坡拥有丰富的历史遗迹和文化景观，是马来西亚的重要旅游目的地之一。近年来，麻坡政府加大了对旅游基础设施的投入，提升了旅游服务的质量和水平。这使得麻坡的旅游吸引力不断增强，游客数量持续增长。

此外，麻坡还积极开发新的旅游项目和产品，为游客提供更加丰富和多样化的旅游体验。随着旅游业的快速发展，麻坡有望成为马来西亚乃至东南亚地区的重要旅游枢纽，为当地经济和社会的发展做出更大的贡献。

STI Recognition : Hotel Management Ratings



agoda
2021 CUSTOMER REVIEW AWARDS
AMES Hotel
9.1

Booking.com
Traveller Review Awards 2021
9
out of 10
Ames Hotel

Expedia
Travelers rated
Ames Hotel
Exceptional 4.8^{1/5}
Expedia Verified Reviews

2020
Our guests rated
Ames Hotel
Superb 9.0
Hotels.com™

Certificate Serial Number: 0124 MaTEx Membership Number: MEV000027

MALAYSIA TOURISM Excellence
BUSINESS CERTIFICATION

Certificate of Excellence
2021 - 2022

This Certificate of Excellence is awarded to
HOTEL AMES – PLENTIFIELD MARKETING SDN BHD
for the achievement in excellent quality service and delivery for category
MICE AND EVENT VENUES (TPN INDUSTRY STANDARD MEV: 2019)

MPC
DATO' ABDUL LATIF HAJI ABU SEMAN
Director General
Malaysia Productivity Corporation (MPC)

TOURISM PRODUCTIVITY NEXUS
UZAI'DI UDANIS
Champion
Tourism Productivity Nexus (TPN)

**Ames Hotel,
Ayer Keroh Melaka**

agoda
2020
GOLD CIRCLE
AWARD WINNER
Hotel MetraSquare
JOHN BROWN | ERIQAL COOKE

agoda
2021 CUSTOMER REVIEW AWARDS
Hotel MetraSquare
8.4

agoda
2020 CUSTOMER REVIEW AWARDS
Hotel MetraSquare
8.2

Booking.com
Traveller Review Awards 2021
Hotel MetraSquare
8.1
out of 10

2020
Our guests rated
Hotel MetraSquare
Very Good 8.0
Hotels.com™

Expedia
Travelers rated
Hotel MetraSquare
Very Good 4.1^{1/5}
Expedia Verified Reviews

**MetraSquare Hotel & Service Suites
Ayer Keroh, Melaka**



Pirogov Russian National
Research Medical University



PUSAT PERUBATAN
PRINCE COURT
MEDICAL CENTRE.



OLDTOWN
WHITE COFFEE



fashiontv



萬希泉



International Workplace Group



INTEGRATED PUBLICITY SERVICES LTD.



中国中铁



Pioneer Fort



STI Brands Collaboration



"China Cultural Centre Malacca " set up in THE SAIL

Launching Ceremony
(November 9, 2022)

Meeting
with
Government

The First
Fashion TV
Academy in
Southeast Asia
《F Academy》

MOU Signing

The Sail



Supportively from the governments of Malaysia and Malacca

Launching Ceremony
(November 9, 2022)

Meeting
with
Government

The First
Fashion TV
Academy in
Southeast Asia
《F Academy》

MOU Signing

The Sail



TYT Tun Seri Setia(DR.) Haji Mohd Ali Bin Mohd Rustam



Sheng Tai International Exclusive Partner of "Fashion TV" from Paris in Southeast Asia

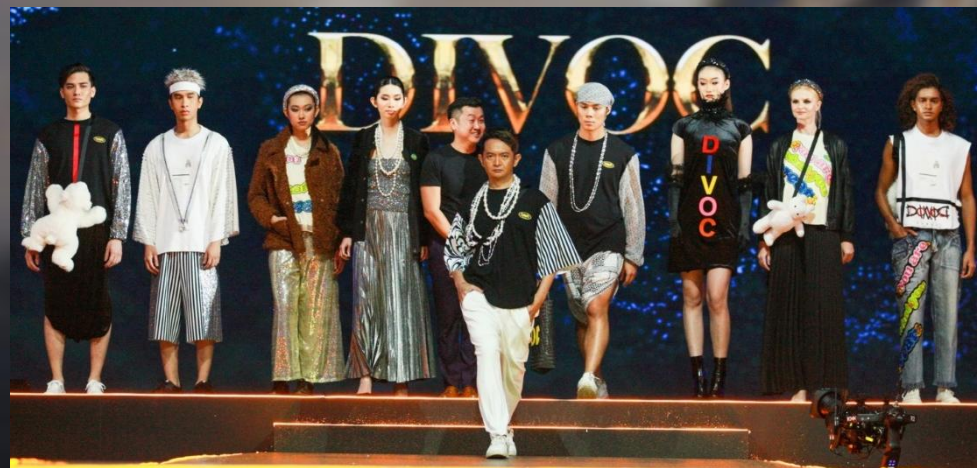
Launching Fashion TV
(November 22, 2021)

Meeting
with
Government

The First
Fashion TV
Academy in
Southeast Asia
《F Academy》

MOU Signing

The Sail





MOU Signing Ceremony



日本大阪餐厅



欧洲健康生物医学



新纪元学院

Launching Ceremony
(November 9, 2022)

Meeting
with
Government

The First
Fashion TV
Academy in
Southeast Asia
《F Academy》

MOU Signing

The Sail



马六甲的国际金融中心 (IFC) 免税购物胜地 (DUTY FREE ZONE)

Launching Sheng Tai
(November 22, 2021)

Meeting
with
Government

The First
Fashion TV
Academy in
Southeast Asia
《F Academy》

MOU Signing

The Sail



The signing of memorandum of agreement. (From left): Melaka chief minister Datuk Seri Utama Sulaiman Md Ali witnessing the signing between Sheng Tai International founder and chairman Datuk Leong Sir Ley (middle) and KenTeam chief executive officer Datuk Seri Justin

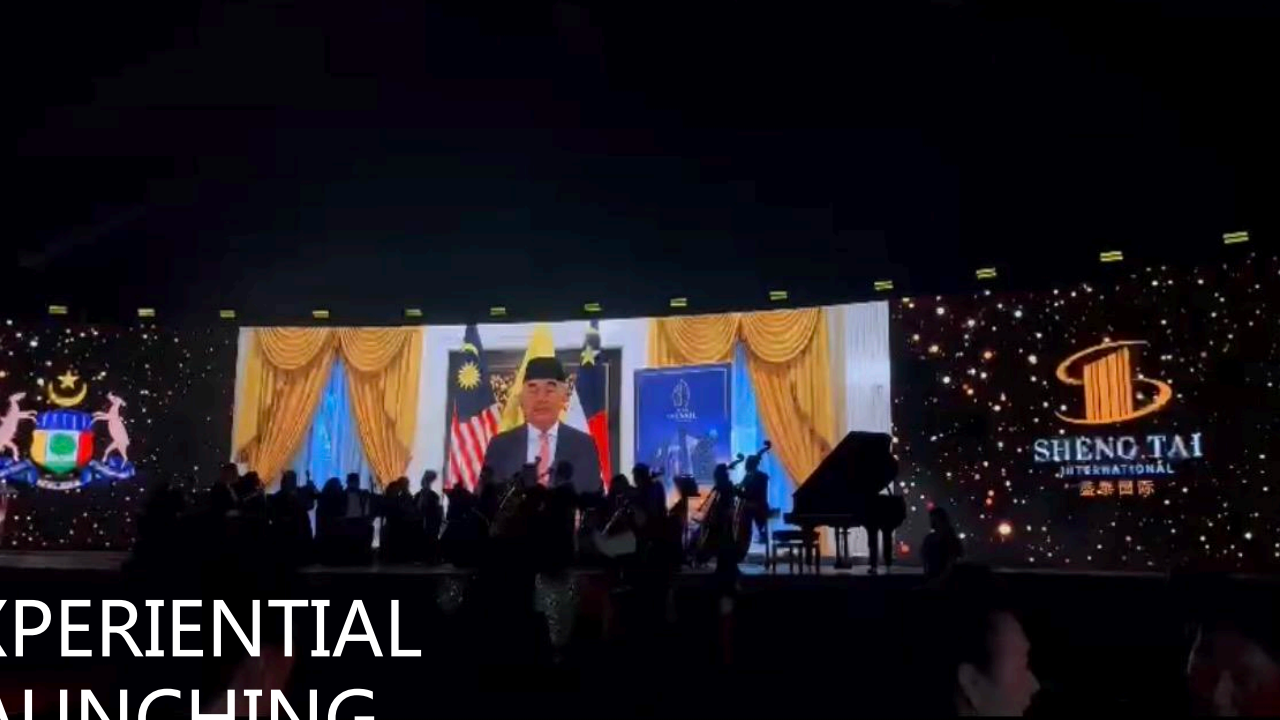


Congratulations
THE SAIL MELAKA
EXPERIENTIAL CENTRE
GRAND LAUNCHING

THE SAIL EXPERIENTIAL CENTRE
LAUNCHING CEREMONY

PRESENTED BY

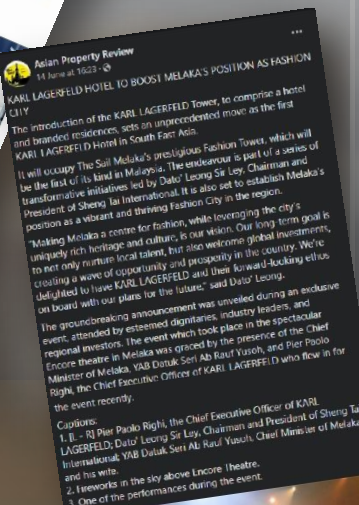
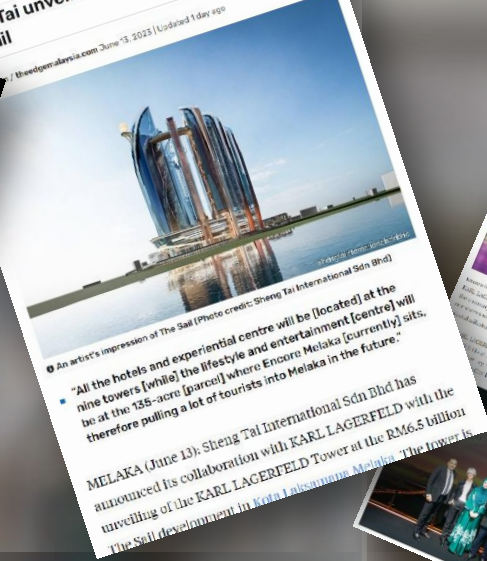
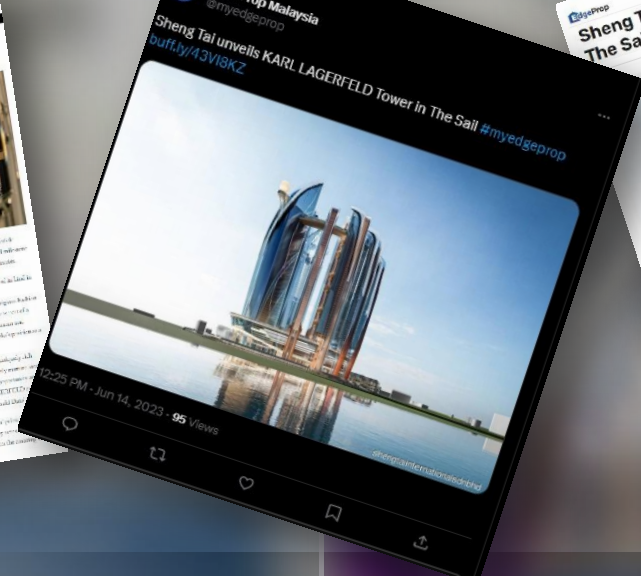




THE SAIL EXPERIENTIAL CENTRE LAUNCHING CEREMONY



Signing Ceremony



CELEBRATION
The first fashion tower in
South East Asia



Karl Lagerfeld Tower At The Sail Melaka



Melaka Launches KARL LAGERFELD Tower & 1st KARL LAGERFELD Hotel In Southeast Asia!

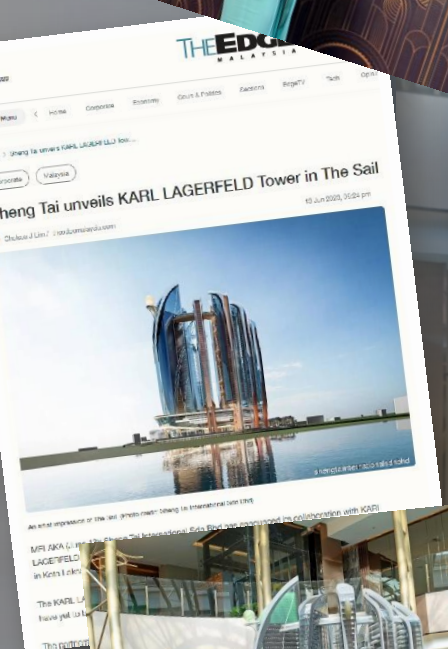


Sheng Tai International has informed that it will be having the Karl Lagerfeld Hotel and branded residences at The Sail Melaka which marks a pivotal milestone for the heritage city as well as the country's fashion and hospitality industries.

The introduction of the KARL LAGERFELD Tower will be the first of its kind in South East Asia. The iconic fashion house's developments will be situated within The Sail Melaka's prestigious Fashion Tower, which will be the first of its kind in Malaysia. The endeavour is part of a series of transformative initiatives led by Dato' Leong Sir Ley, Chairman and President of Sheng Tai International. It is also set to establish Melaka's position as a vibrant and thriving Fashion City in the region.

"Making Melaka a centre for fashion, while leveraging the city's uniquely rich heritage and culture, is our vision. Our long-term goal is to not only nurture local talent, but also welcome global investments, creating a wave of opportunity and prosperity in the country. We're delighted to have KARL LAGERFELD and their forward-looking ethos on board with our plans for the future," said Dato' Leong.





M Tower Launch Ceremony



The Masterclass Meets Maestro made waves to celebrate the 60th Malaysia Day at Encore Melaka.

Sheng Tai International
2023-09-18 14:54

English

Another spectacular event by Sheng Tai International to Increase the momentum of its iconic project at The Sail Melaka with the Launch of the Magnificent M Tower, jointly designed by Dato' Leong Sir Ley and Michele Reis.

MALACCA, Malaysia, Sept. 18, 2023 /PRNewswire/ -- Sheng Tai International celebrated the 60th Malaysia Day this year in a very meaningful way with Magnificent, Magical, Momentous Moments, Memories and all at Encore Theatre Melaka with the Sheng Tai International's Founder, Chairman & CEO Dato' Leong Sir Ley and

The Masterclass Meets Maestro made waves to celebrate the 60th Malaysia Day at Encore Melaka.

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Sheng Tai International Founder, Chairman, President & CEO as well as Yong Tai Berhad's single largest shareholder, MD & CEO, Dato' Leong Sir Ley also shared her vision to transform Melaka into an International City as well as her latest brainchild masterplan development of 'City of Hope' and the excitement for the launch of M Tower. She also thanked Michele Reis for her input, creativity and involvement with conceptualizing M Tower.



The Launch of M Tower The Sail at Melaka





Sheng Tai International Sales Gallery



MALAYSIA(HQ)

103, Block A,
Phileo Damansara
II,
No 15, Jalan PJU
16/11, 46350 Petaling
Jaya,
Selangor Darul Ehsan,
Malaysia



HONG KONG

9-11, 9/F, Ashley
Nine, Ashley
Road, Tsim Sha
Tsui, Hong Kong



BEI JING

506, 5th Floor,
Hopson Fortune
Plaza,
23 Xidawang Road,
Chaoyang District,
Beijing



SHANGHAI

Unit 1805, 18/F
Tower 1,
Jing'an Kerry
Center,
1515 West Nanjing
Road, Shanghai
200040 PRC



JAPAN

TOKYO, GINZA
Tsuyuki Bld, 5F, 8-11-3,
Ginza, Chuo Ku, Tokyo To,
104-0061, Japan

OSAKA

3 Chome-6-11 BADGE, BADGE
Nagahori BLD Shinmachi,
Nishi Ward, Osaka City,
550-0013, Japan



STI PROJECTS



BerCham Nova华庭&Greentown Nova



Nova Highlands Hotel

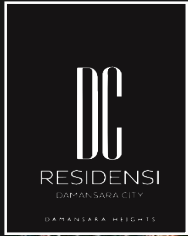


Cameron Square, Pahang

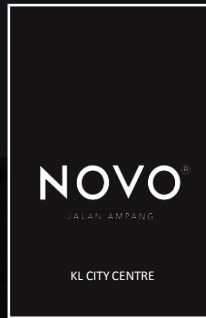


Nova Highland Serviced Apartment

**WHITE
KNIGHT**



DC Residensi, Damansara KL



NOVO Serviced Apartment, KL



Regalia Beachfront Residence, Melaka



Redevelopment And Rebranding

Redevelopment and rebranding of MITC and MBC buildings to a 5-Star AMES Hotel and MetraSquare Hotel & Service Suites in Melaka



"The largest integrated development in the Ayer Keroh"

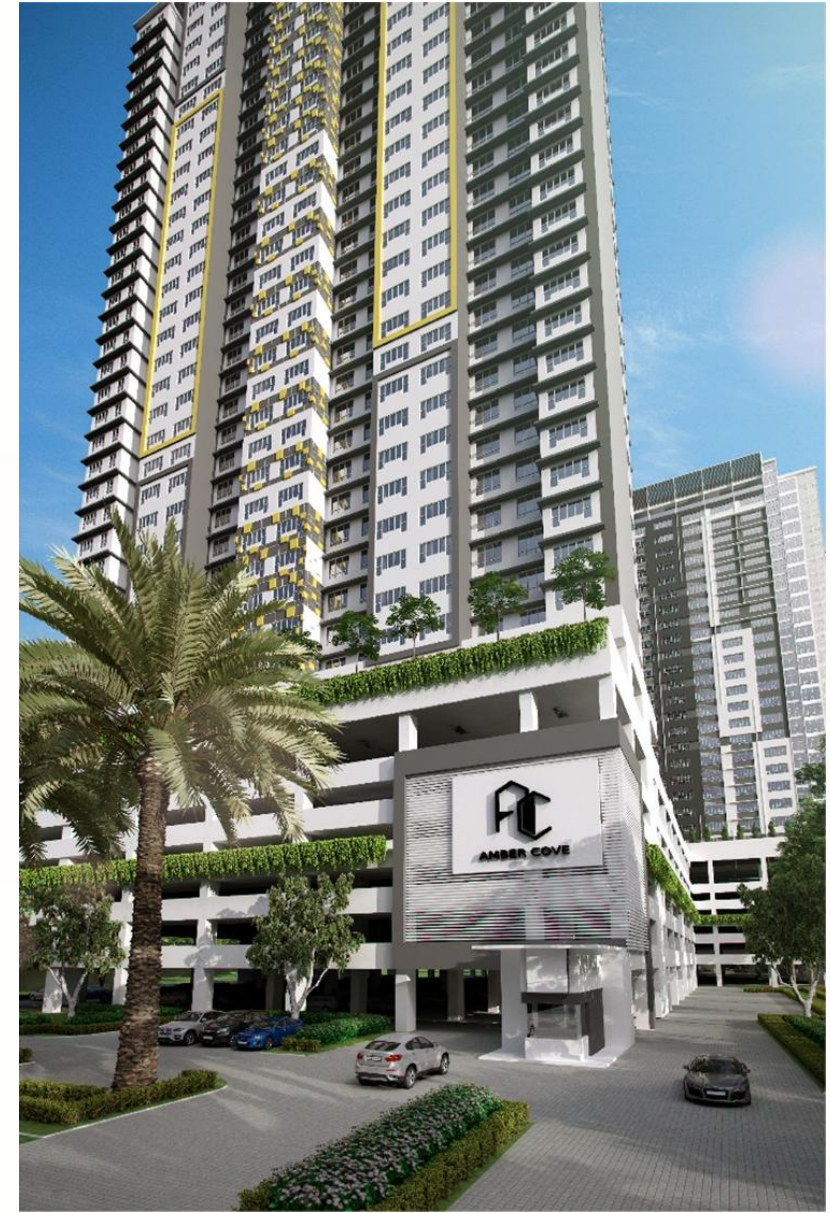




Impression U-Thant



COURTYARD BY MARRIOTT



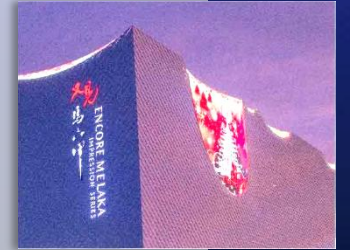
AMBER COVE



《Encore Melaka》

The Longest Stages in
Southeast Asia; 4 Main Stages

A total of 4 main stages comprising of water & stage, lifting platforms stage, multi-storey stage and kampung stage that is ever changing through projection mapping and lightings provide Encore Melaka a dynamic space and atmosphere for an immersive performance.





WORLD HERITAGE CITY

Impression City

THE SAIL







STI MAIN PROJECT

樓價
爆炸性



Melaka State Government
built CBD area

Integrated with hotel,
residential, commercial.

Your Best Choice for
Investment/own stay ! !



一帆風順

THE SAIL

MELAKA 馬六甲

馬六甲
地標

LANDMARK OF MELAKA

馬來西亞
MALAYSIA

印尼
INDONESIA

新加坡
SINGAPORE

香港
HONGKONG

馬來西亞
MALAYSIA

日本
JAPAN

中國
CHINA

台灣
TAIWAN

韓國
KOREA

《一帆风顺》 THE SAIL



The Sail, Melaka

Project Location	:	Kota Laksamana, Melaka
Developer	:	Sheng Tai Impression Sdn Bhd
Components	:	Integrated Development
Development Area	:	27.52 Acres
GDV	:	More than RM6.7 billion
Land Tenure	:	Leasehold
Land Development	:	Commercial
Development Details	:	3 Blocks Luxury Condotel 3 Blocks 5 to 6 Star Hotel and Residence 3 Blocks International Business Suite Luxury Shopping Mall of 1 mil sqft Convention Centre Cultural Square Retail Lots
Completion Status	:	2033

“Nine Iconic Towers with first phase GDV of RM6.7 billion”

The Sail : Unique Value Proposition



The Sail is a **highly unique, 27.52 acre, master planned, mixed use development, that will transform Melaka's residential, retail, commercial and hospitality markets**

The Sail will have **the longest rooftop pool in Malaysia and the largest luxury shopping mall in Melaka**, thereby drawing not only tourists but also local residents

A central collage of images showcasing the development's features, arranged around a central hexagonal graphic. The hexagonal graphic consists of seven interconnected hexagons, each containing a feature name. The background images include: a modern interior space with people; a large, curved architectural structure; a night view of a city with a prominent circular structure; a large, curved shopping mall interior; a view of a long rooftop pool; a street scene with traditional Chinese architecture; and a view of a long rooftop pool at sunset.

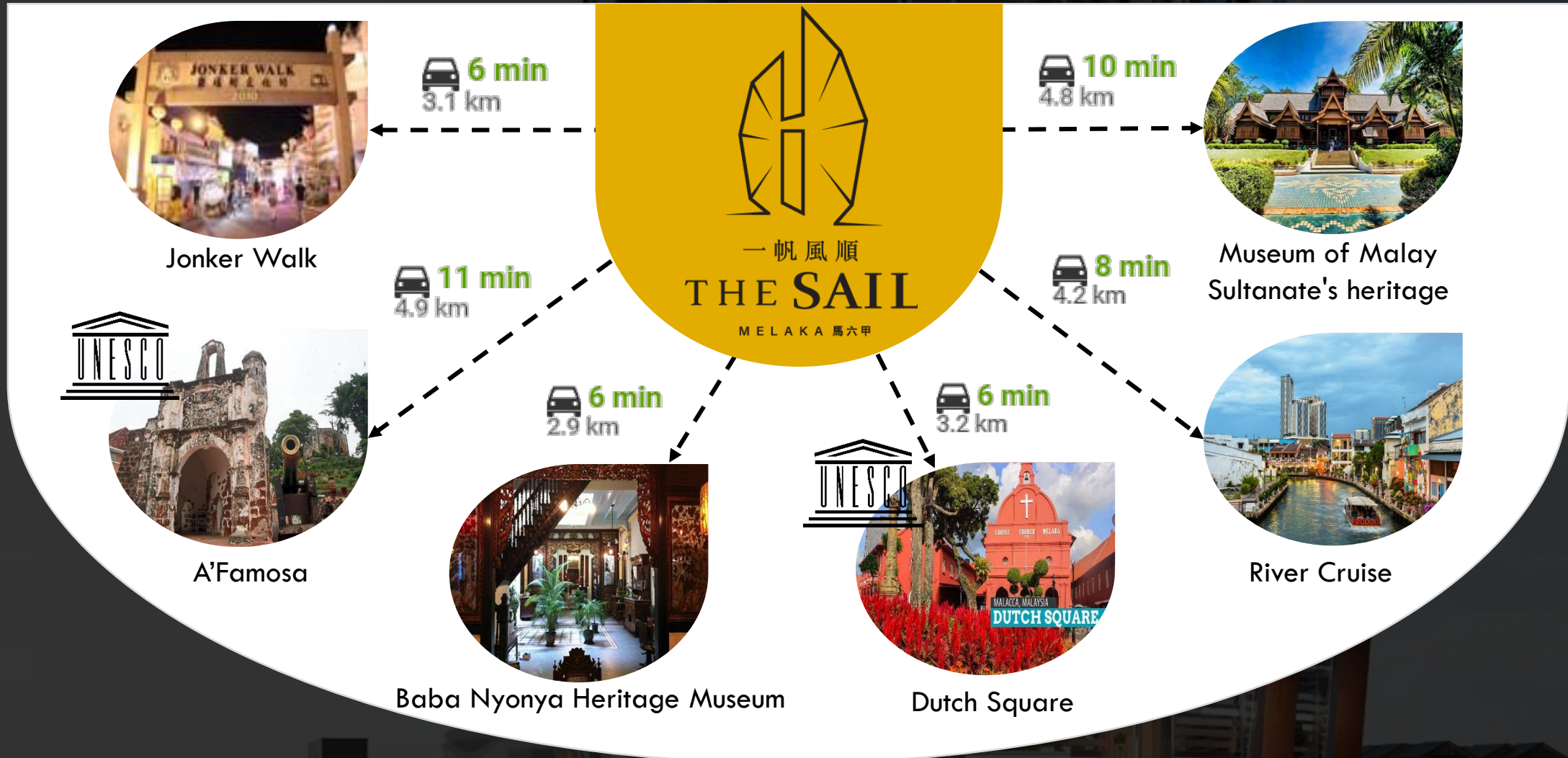
- HOTEL, OFFICE & CONDOTELS
- SALES & EXPERIENCE CENTER
- THE LARGEST SHOPPING MALL
- CELESTIAL SKY RING
- THE LONGEST ROOFTOP POOL
- CULTURAL SHOP LOTS

MALAYSIA'S LONGEST ROOFTOP POOL
386M OF FRESHNESS

The Sail : Melaka Nearby Viewpoints



The Sail is close to the heart of Melaka city that is surrounded by main tourist attractions



STI Shuttle Bus



Sheng Tai provides bus service for owners, hotel tourists.

- Route Map :
- 1) Ames & Metrasquare Hotel
 - 2) Jonker Walk
 - 3) The Sail
 - 4) Regalia Beachfront Residence



The Sail : Melaka' s Largest Mixed Development



- MAIN TOWER
- Malaysia 1st Fashion Brand Hotel
- Fashion Tower



Karl Lagerfeld Tower At The Sail Melaka

The Sail : Melaka' s Largest Mixed Development



Bay2

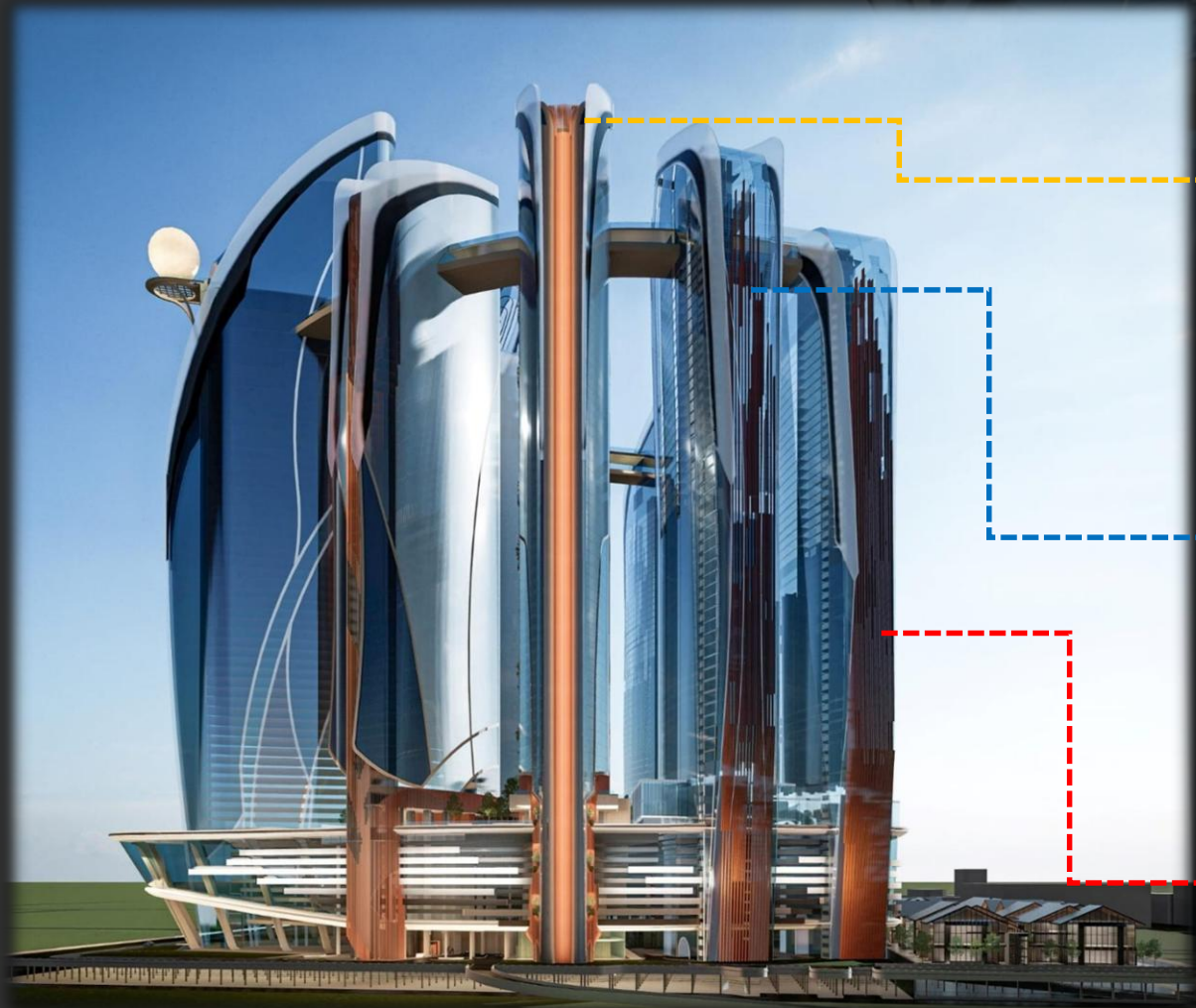
5 STAR
HOTEL
(ORIENTAL)

Bay 3

HOTEL
&
RESIDENCE
(ZEN)



The Sail : Melaka' s Largest Mixed Development

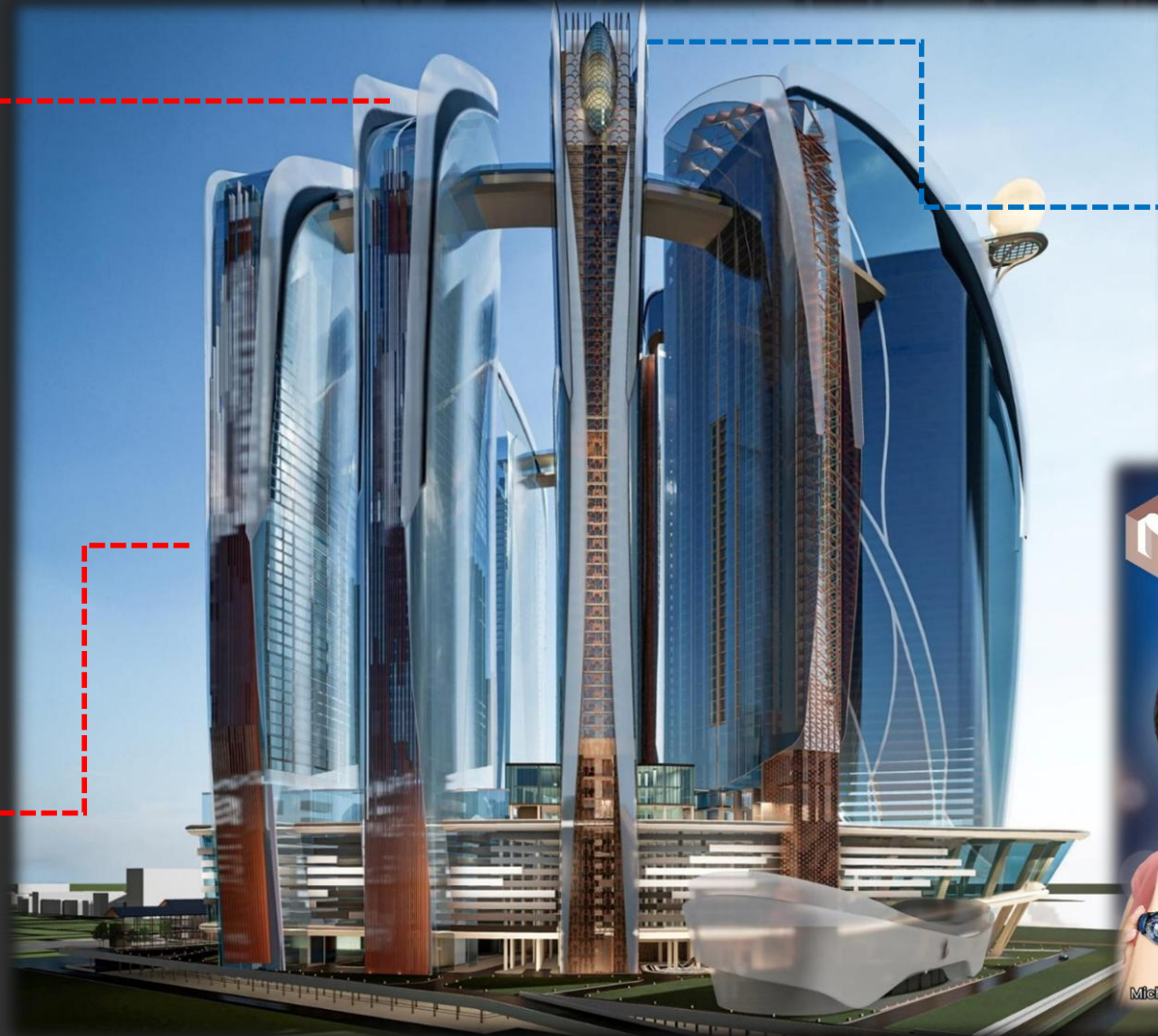


Future 1: Wellness Tower

Future 2: AI Tower

Future 3: Cultural Tower

The Sail : Melaka' s Largest Mixed Development



Park 2 & 3
• CONDOTEL

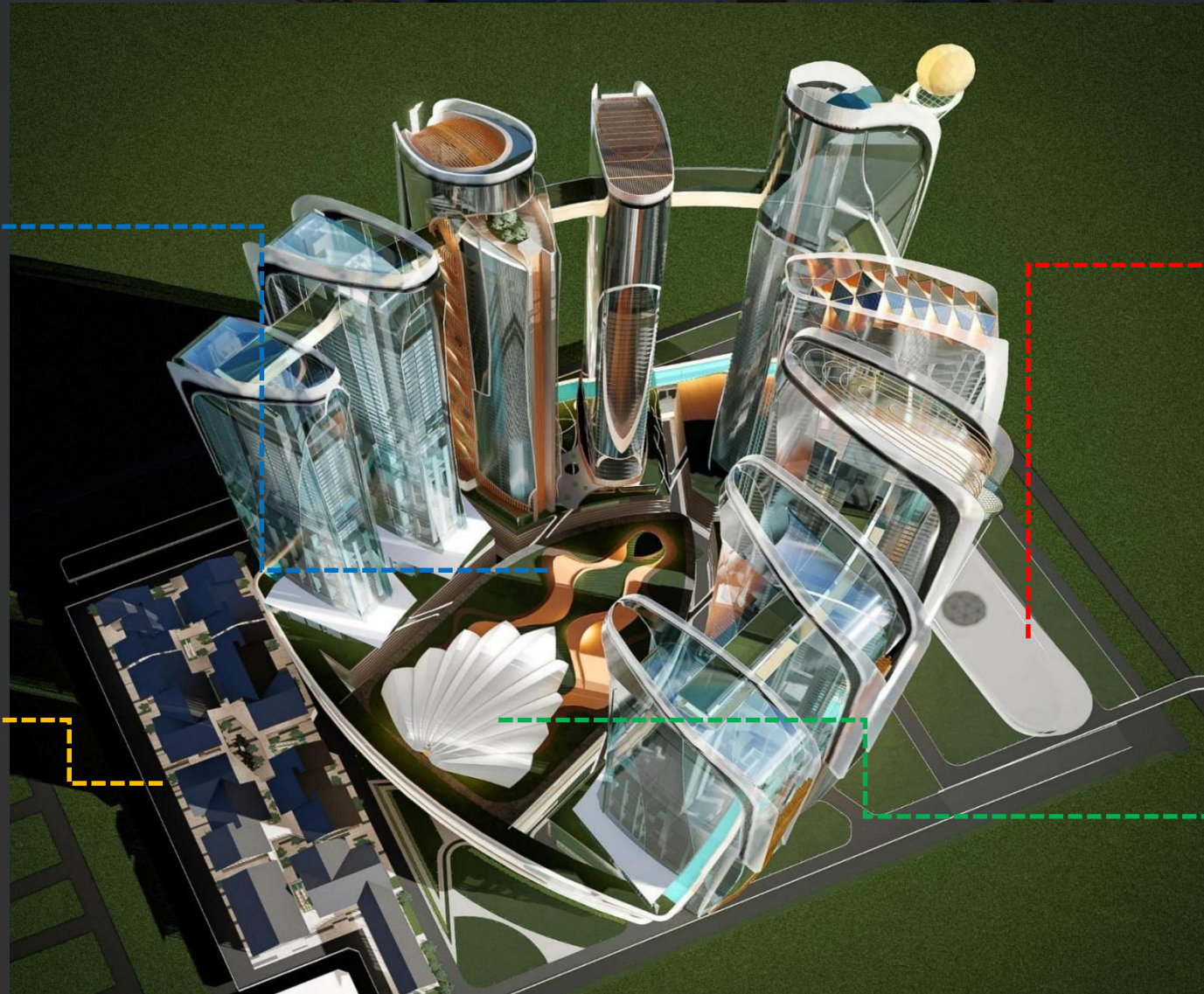
M 大楼 (李嘉欣)
Park 1: M Tower
• HOTEL
• RESIDENCE
(INDOCHINE)

一帆風順
M TOWER
THE SAIL MELAKA

A PIECE OF LANDMARK YOU CAN OWN

Michele Reis 李嘉欣

The Sail : Melaka' s Largest Mixed Development



Luxury Shopping Mall

- 1 million sqft
- Luxury Brand Shop
- Retail
- F&B
- Entertainmen

Welcome Centre & Sales Gallery

- The Sail Experience Centre
- Retails
- F&B

Cultural Square

- Baba Nyonya Street
- Japanese Street
- Western Street
- Outlet/Retail

Convention & Exhibition Centre

The Sail : High End Shopping Mall Concept



High end retail concept for leisure experience and sustainability through modern design of Melaka



Waterfall Through Void
A large event space will be developed under the main void space which connects all 5 retail floors.



**Grand Canal:
Time Travel of Melaka**
Indoor canal will be developed as a must-see attraction of the mall with a modern concept of Melaka.



Floating Rain Forest
Public space centered around the water fall is designed as a rain forest and space is open towards Straits of Melaka.

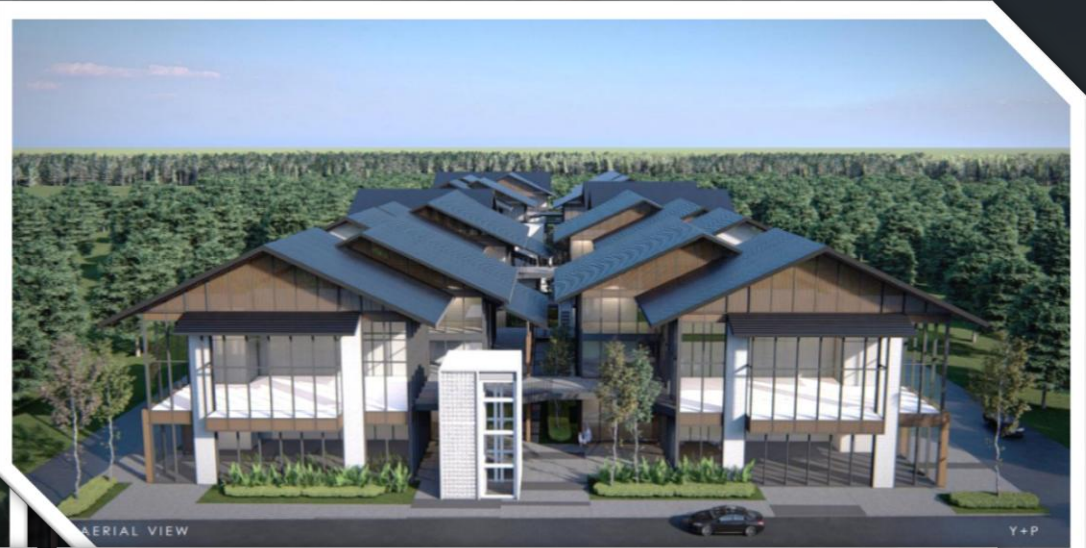


**Grand Canal:
Melaka Experience Centre**
experiential component will provide opportunities for visitors to learn and interact with the heritage and culture of Melaka.

The Sail : Outlet/Retail Street Concept



The Sail : Outlet/Retail Street Views



THE SAIL Bay 3



Bay 3

- Luxury Condotel
- 5 Star Hotel

Architecture : Yean Ng Architect Yellow Pact

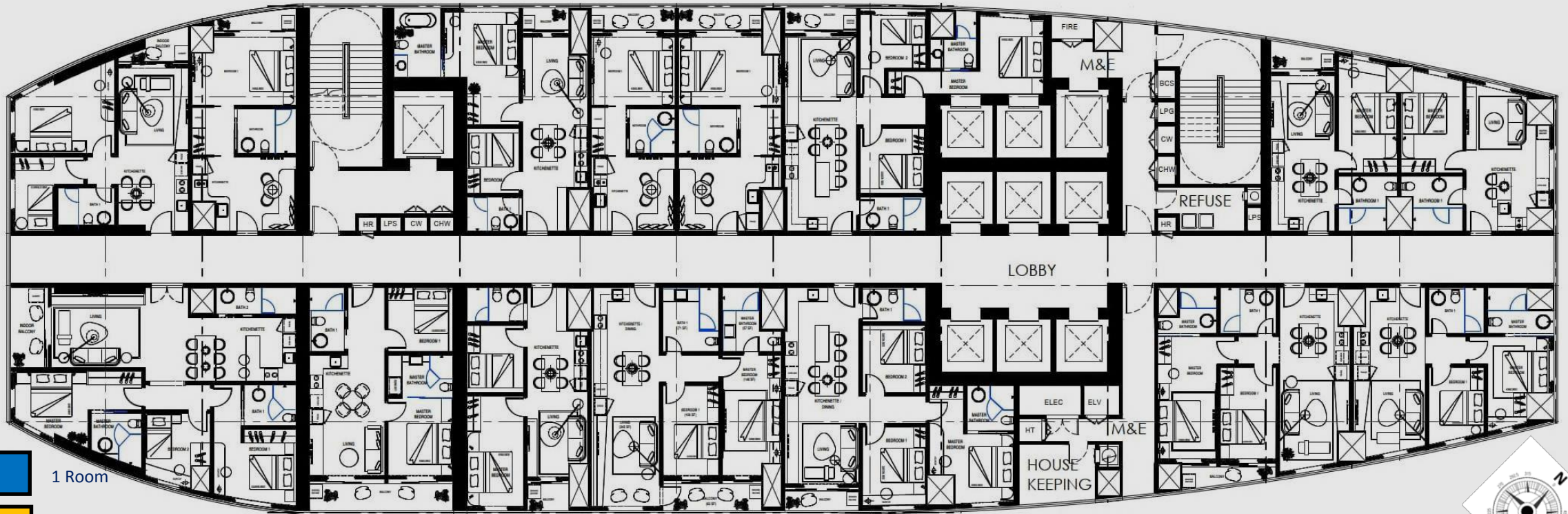
- Estimated complete by 2028
- 61 Floor
- Condotel : 18F-43F
- Unit size (40-110 sqM)
- Hotel : 44F-60F
- Total 629 units
- 574 carparks



Floor Plan

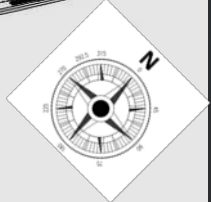


- Unit 1
63.04 m²
- Unit 2
44.24 m²
- Unit 3
63.17 m²
- Unit 3A
39.84 m²
- Unit 5
44.94 m²
- Unit 6
84.76 m²
- Unit 7
46.16 m²
- Unit 8
46.68 m²

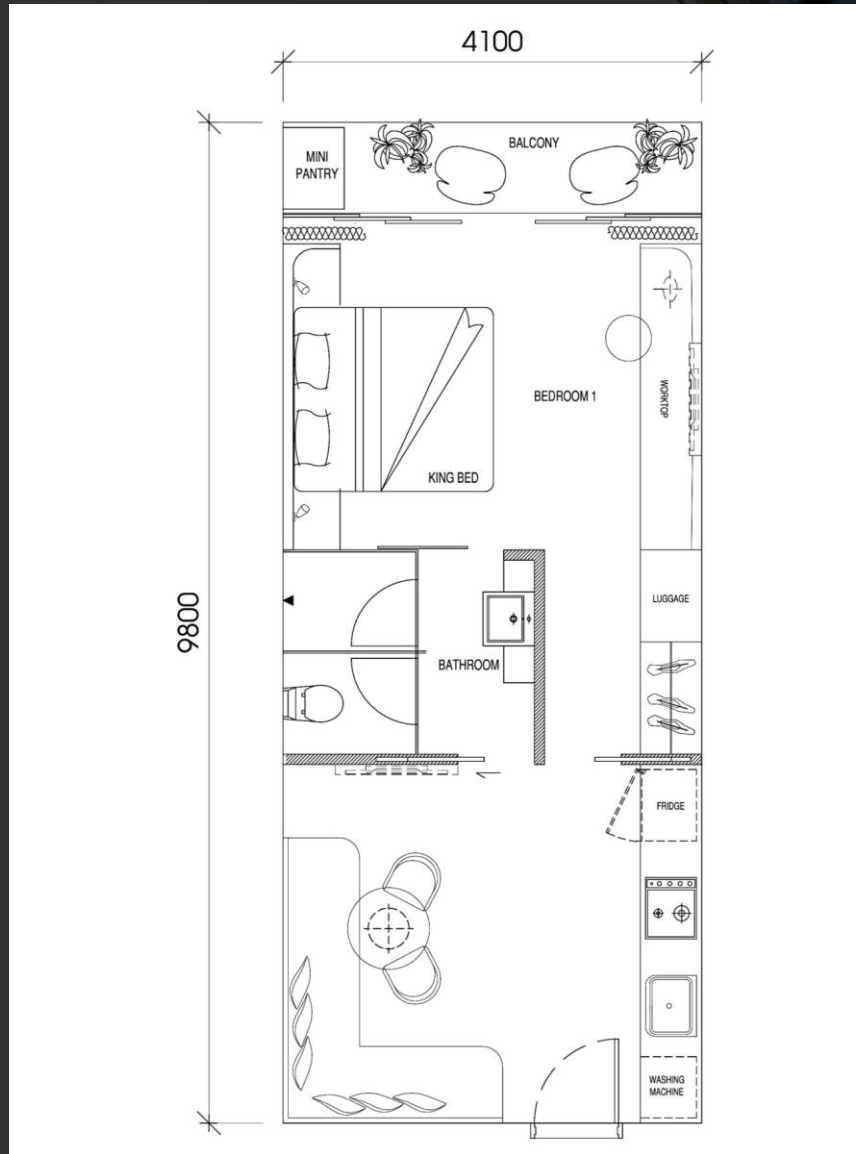


-
- 1 Room
-
- 2 Room
-
- 3 Room

- Unit 15
109.51 m²
- Unit 14
68.81 m²
- Unit 13
55.17 m²
- Unit 12
84.79 m²
- Unit 11
86.52 m²
- Unit 10
72.81 m²
- Unit 9
62.94 m²



Layout Bay 3 One Bedroom : 42.5 sqM



Bathroom and toiletries

- Bathrobes
- Mirror
- Towels
- Hair dryer
- Toiletries

Entertainment

- DVD/CD player
- iPod docking station
- Satellite/cable channels
- Free Wi-Fi in all rooms!
- On-demand movies
- Telephone

Comforts

- Air conditioning
- Heating
- Slippers
- Wake-up service
- Alarm clock
- Linens
- Soundproofing

Dining, drinking, and snacking

- Coffee/tea maker
- Kitchenware
- Mini bar
- Dishwasher
- Microwave
- Refrigerator

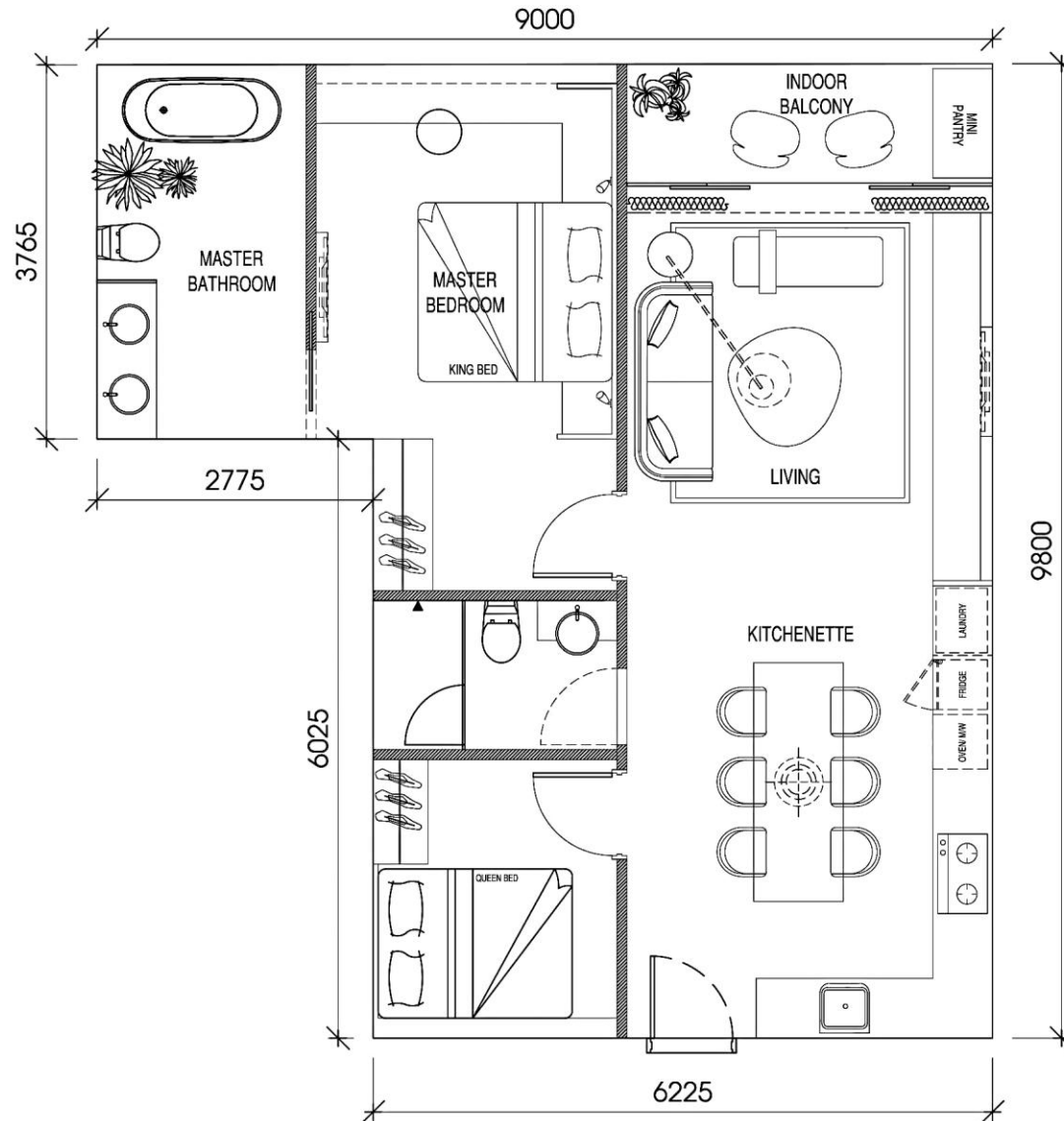
Services and conveniences

- Daily housekeeping

Layout and furnishings

- Carpeting
- Desk

Layout Bay 3 Two Bedroom : 73.1 sqM



Bathroom and toiletries

- Bathrobes
- Mirror
- Towels
- Hair dryer
- Toiletries

Entertainment

- DVD/CD player
- iPod docking station
- Satellite/cable channels
- Free Wi-Fi in all rooms!
- On-demand movies
- Telephone

Comforts

- Air conditioning
- Heating
- Slippers
- Wake-up service
- Alarm clock
- Linens
- Soundproofing

Dining, drinking, and snacking

- Coffee/tea maker
- Kitchenware
- Mini bar
- Dishwasher
- Microwave
- Refrigerator

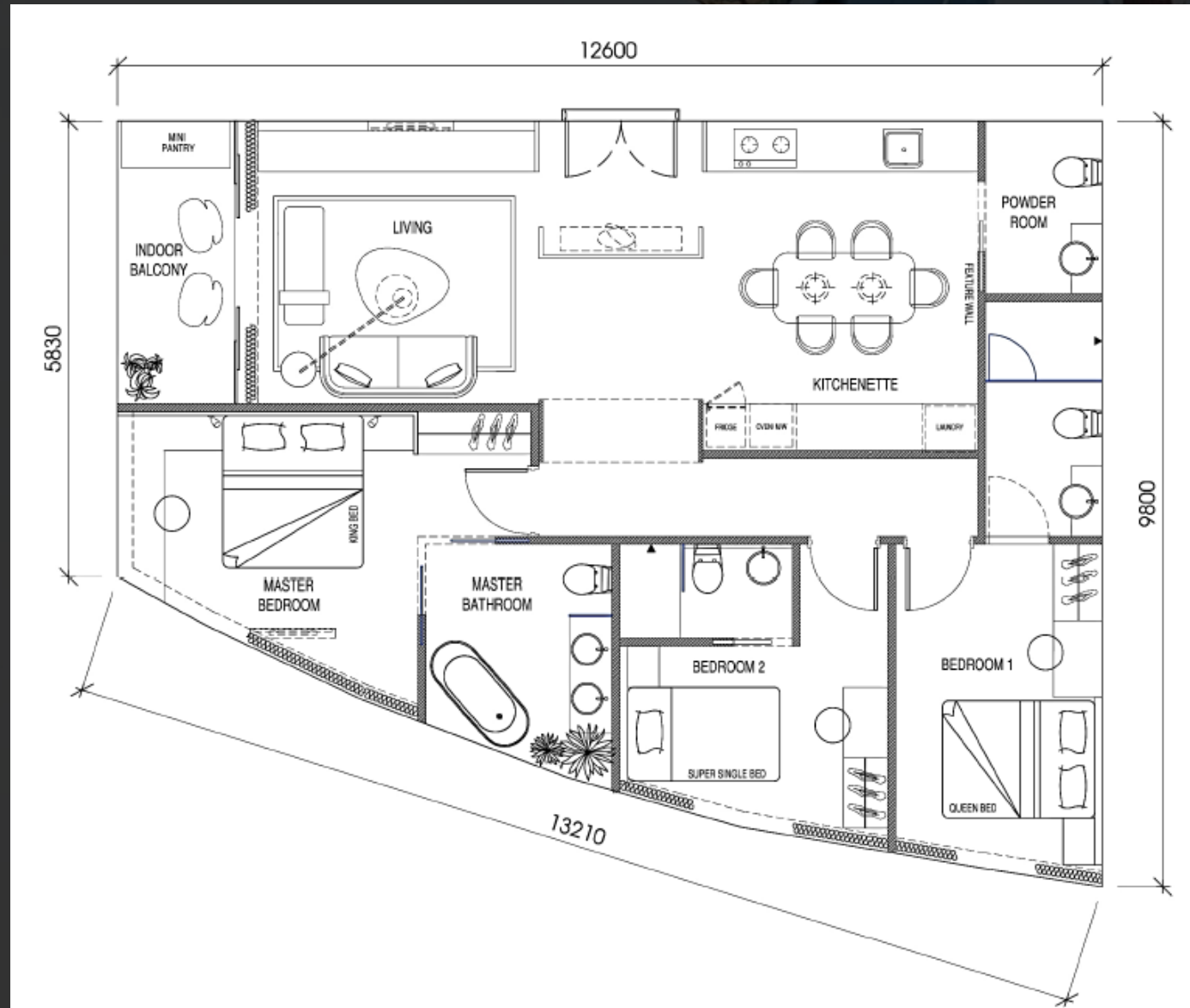
Services and conveniences

- Daily housekeeping

Layout and furnishings

- Carpeting
- Desk

Layout Bay 3 Three Bedroom : 108.6 sqM



Bathroom and toiletries

- Bathrobes
- Mirror
- Towels
- Hair dryer
- Toiletries

Entertainment

- DVD/CD player
- iPod docking station
- Satellite/cable channels
- Free Wi-Fi in all rooms!
- On-demand movies
- Telephone

Comforts

- Air conditioning
- Heating
- Slippers
- Wake-up service
- Alarm clock
- Linens
- Soundproofing

Dining, drinking, and snacking

- Coffee/tea maker
- Kitchenware
- Mini bar
- Dishwasher
- Microwave
- Refrigerator

Services and conveniences

- Daily housekeeping

Layout and furnishings

- Carpeting
- Desk

Payment Method

Deposit :
5%

21days SPA signing :
25%/95%



THE SAIL Bay 3 Luxury Condotel

(Singapore Pre-Launch Package)



The Sail PROGRESSIVE PAYMENT SCHEDULE

Installments Payable	%		
1 Earnest Deposit Upon Booking	5	RM	75,646.35
2 Immediately upon the signing of this Agreement	25	RM	378,231.75
3 Within twenty one (21) working days after receipt by the Purchaser of the Vendor's written notice of the commencement of:	20	RM	302,585.40
(a) the work below ground level of the said Building comprising the said Parcel including foundation of the said Building			
(b) the structural framework of the said Parcel	20	RM	302,585.40
(c) the walls of the said Parcel with door and window frames placed in position	10	RM	151,292.70
(d) the roofing, electrical wiring, plumbing (without fittings), gas piping (if any) and internal telephone trunking and cabling to the said parcel	5	RM	75,646.35
(e) the internal and external finishes of the said Parcel including the wall finishes	5	RM	75,646.35
(f) the roads and drains serving the said Building	5	RM	75,646.35
4 The Building Consultant of the Developer has issued the Certificate of Practical Completion in respect of the said Building	5	RM	75,646.35
Total	100	RM	1,512,927.00

PROGRESSIVE PAYMENT GRR CALCULATION

UNIT: 1915

TYPE: 3 BEDROOM Size: 109.51 Sqm

PURCHASE PRICE: RM1,512,927

YEAR	GRR	YEARLY	MONTHLY
1ST		PROGRESSIVE PAYMENT PERIOD	
2ND			
3RD			
4TH			
5TH			
6TH	6%	RM90,775.62	RM7,564.64
7TH	6%	RM90,775.62	RM7,564.64
8TH	6%	RM90,775.62	RM7,564.64
9TH	6%	RM90,775.62	RM7,564.64
10TH	6%	RM90,775.62	RM7,564.64
11TH	6%	RM90,775.62	RM7,564.64
TOTAL	36%	RM544,653.72	

**ABOVE IS NETT INCOME

THE SAIL BAY 3: LUXURY CONDOTEL

SINGAPORE PRE LAUNCH PACKAGE

FULL CASH BUYER GRR CALCULATION

UNIT: 1915

TYPE: 3 BEDROOM Size: 109.51 Sqm

PURCHASE PRICE: RM1,512,927



YEAR	GRR	YEARLY	MONTHLY
1ST	5%	RM75,646.35	RM6,303.86
2ND	5%	RM75,646.35	RM6,303.86
3RD	5%	RM75,646.35	RM6,303.86
4TH	5%	RM75,646.35	RM6,303.86
5TH	5%	RM75,646.35	RM6,303.86
6TH	6%	RM90,775.62	RM7,564.64
7TH	6%	RM90,775.62	RM7,564.64
8TH	6%	RM90,775.62	RM7,564.64
9TH	7%	RM105,904.89	RM8,825.41
10TH	7%	RM105,904.89	RM8,825.41
11TH	7%	RM105,904.89	RM8,825.41
TOTAL	64%	RM968,273.28	

VVIP Special Package

- Free 1 parking lot (RM100,000)
- Luxurious fully furnished (RM300/SQF)
- Free legal fee for Sale And Purchase Agreement (RM10,000)
- Free foreigner consent fee (RM20,000)
- Free management fee (RM1.50/SQF)
- Free utility bills
- Free refurbishment (RM30/SQF)
- Free accommodation for 14 days/13nights per year (RM6500)
- Assist in opening Malaysia bank account
- After sales leaseback package

*Please check with our staff for more details



SHENG TAI
INTERNATIONAL
盛泰国际

CITY of HOPE



一帆风顺
THE SAIL
MELAKA 马六甲



THANK YOU

Supported by:

