

TRITERRA Journal

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TRIVIA

TRITERRA LIFE

TRIBUTE

ZERO IS HERO

ESG:
THE WAY FORWARD

TRIBUNE

ASPIRATIONS
TURNED
INTO A
STATEMENT

MEETING THE DYNAMIC
TEAM BEHIND THE MET

WELCOME TO THE MET:
Q&A WITH THE COO

3RD SPACE: REDEFINING RETAIL





TRITERRA

Warmest Greetings to our distinguished stakeholders and esteemed members of The MET Owner's Club.

It always gives us great pleasure to connect with you through our Journal. Your undivided support and trust have fuelled our passion and commitment throughout the years.

The 9th edition of our Journal holds a special emotional significance for everyone associated with The MET Corporate Towers. As we embark on a new and exciting chapter with you, we are excited to unveil The MET Corporate Towers. At Triterra, our team is fully committed to bringing this visionary project to life, creating a space that fosters positive energy, abundant yields, and a vibrant network of meaningful connections.

Hence, it is our honour and privilege to share with you in this edition of the Journal, The MET's novelty features. Its hardware and software form the essential foundation for catering to the market's ever-evolving needs and to adapt to new technologies as we embrace the changes brought on in a post-pandemic world.

Thank you as always for your trust and support throughout this incredible journey. We look forward to connecting with you in our upcoming handover of The MET Corporate Towers very soon.

Signing off with our warmest 66th Merdeka and 60th Malaysia Day wishes. Take good care, God Bless and Salam!

Christopher Lim
CEO, Triterra



THE MET
CORPORATE TOWERS



3



4

1

The MET Corporate Towers, viewed from the north-east - Jalan Kuching & Jalan Ipoh.

2

View of KLCC and KL Metropolis from The MET's paddock.

3

The MET Corporate Towers, viewed from the east - Sentul & Titiwangsa.

4

The MET Corporate Towers, viewed from the north - Jinjang & Selayang.

5

The MET Corporate Towers, viewed from the north-east - Segambut & Kepong.

6

The MET Corporate Towers, viewed from the south-east - KL Metropolis & Bukit Tunku.



1

ASPIRATIONS TURNED INTO A STATEMENT



Unlocking Spaces, Enriching Communities.

**OUR STRATEGIC APPROACH TO OPTIMISE
OCCUPANCY RATES AND CREATE
THRIVING SPACES**

Along with The MET Corporate Towers having obtained the Certificate of Practical Completion (CPC) on 19 May 2023, Triterra has made a steadfast commitment to ensure that the visionary aspirations of The MET and 3rd Space are recognised in the public sphere. These include concentrated efforts with attention-grabbing marketing initiatives such as an impactful cover wrap in The Edge Malaysia and a strategically placed billboard ad along Jalan Duta Kiara and Persiaran Dutamas. The ad placements sparked significant interest, resulting in a surge of inquiries and immense engagement from the public.



THE EDGE FULL-PAGE
COVER WRAP (ISSUE:
APRIL 10-16, 2023)



**Triterra endeavours to build robust
real estate ecosystems that
deliver growth and sustainability.**

- Christopher Lim
CEO, TRITERRA



THE 3RD SPACE WAS FEATURED ON A 3-PANEL BILLBOARD ALONG JALAN DUTA KIARA AND PERSIARAN DUTAMAS. REFER TO PAGE 5 & 6 FOR MORE INFORMATION ABOUT 3RD SPACE.

MEET OUR DYNAMIC MARKETING AND

TRITERRA OWNER'S CLUB (TOC) TEAM

MOBILE LINE: +6010-229 2882

OLIVIA LEE

This lady has been synonymous with The Owners' Club as long as we can recall. Yes, Olivia has been working behind the scenes on a flexi work arrangement, supporting Carrin.

IRENE LIM

As Head of Marketing, Irene sets the tempo and pace for the Sales and Leasing team.

CARRIN YONG

Carrin is tasked with spearheading the TOC Concierge, supported by Olivia.

RICHARD KHOO

As the Chief Operating Officer (COO) of Triterra, amongst other roles, Richard also oversees the Marketing and Client Experience (MCE) division.



THE ART OF MALAYSIAN MAKAN CULTURE

It has been said that “givers of great dinners know few enemies.” When we reflect on what makes us Malaysians, our food culture takes centre stage. Hence, it is no surprise that a significant amount of business is conducted not in the boardroom but at restaurants. We had the opportunity to sit down with Richard Khoo, the Chief Operating Officer of Triterra, and a food connoisseur from Penang, on the art of mixing **business** and **food**.



Q & A



DO YOU HAVE A LIST OF YOUR FAVOURITE GO-TO-RESTAURANTS THAT IS A MUST FOR ANY NEW BUSINESS MEETINGS?

“As a Penangite, Penang food always hits close to home and it brings me joy to introduce people to the dishes from home in restaurants such as Little Penang Café, Lorong Seratus Tahun at SS2 and Yong Len Kopitiam at TTDI. For quick lunch discussion, JAMA & Seng Kee at Solaris Mont Kiara will be my preference.”
Whereas for business lunch or dinner meetings, “my preferred venues would be Grand Imperial, The Regent and G Private Dining, whereas for pork free it would be Halley at Mandarin Palace.”



IN YOUR OPINION, WHY DO YOU THINK OUR MALAYSIAN FOOD CULTURE IS UNIQUE?

“I believe that as Malaysians, an appreciation for food runs through our veins, and we take great joy in sharing good food spots with good company. There are countless hidden food gems all around the country and many are shared through word of mouth. I think that’s the most unique thing about our food culture: the best places are most often found through fellowship and personal recommendations.”



WHERE IS YOUR FAVOURITE SPOT THAT YOU FIND BRINGS OUT YOUR BEST DISCUSSION?

“I find that meeting with clients in cafes and casual dining venues are the best way to engage with them in an environment which stimulates ideas over coffee, drinks and snacks. Actually, I work best in a cafe ambience, and I can be found most often at establishments like Hoh Coffee at Solaris Mont Kiara or Coffee Stain at Publika. Other great places to chill and unwind would be The Social, Healy Mac’s, Brew House and Uncle Don’s.”

CLIENT EXPERIENCE TEAM!

MARKETING & CLIENT EXPERIENCE TEAM

PHONE: +603-6205 8999 | WHATSAPP: +6010-362 8028 | EMAIL: SALESADMIN@TRITERRA.COM.MY



In anticipation of the forthcoming announcement of the VP (Vacant Possession), we recognise the curiosity surrounding the subsequent steps. Therefore, we would like to introduce the team members of the **Sales Administration Team** and the **Handover Team**, who will oversee the upcoming processes.

The **Sales Administration Team (Angie and Nur)** will promptly establish written communication with all purchasers and provide instructions to the banks regarding the final settlement process upon issuing VP for The MET. Once all payments have been successfully cleared, the Handover Team will be granted a Release Letter.

Upon receipt of instructions through the Release Letter, the **Handover Team (Jonathan, Nadiah, and Nadhirah)** will promptly coordinate and confirm appointments with purchasers. These appointments will facilitate physical inspections of the office units and the subsequent handover of keys. Do take note that appointments will be scheduled on a first-come-first-served basis, upon completion of the final settlement process.



We are no longer just developing. It's all about concepts, it's all about features, it's all about creating a conducive and integrated community.

- Richard Khoo

CHIEF OPERATING OFFICER, TRITERRA

WELCOME TO THE MET!

CHIEF OPERATING OFFICER, RICHARD KHOO SHARES WITH US THE AREA'S CULINARY OFFERINGS, PUBLIC TRANSPORTATION OPTIONS, AND INFORMATION ON RENOVATION PROCESSES.

WHERE ARE THE NEAREST F&B ESTABLISHMENTS?

At The MET Corporate Towers, you can explore a diverse selection of culinary options at the Food Garden located at Level 9, which is a food hall that offers a range of local varieties. You can also find a selection of Malaysian fusion, Nyonya cuisine, Western dishes, and cafes to choose from, offering a diverse selection to satisfy every palate.

Moreover, The MET is surrounded by an abundance of dining destinations. To the South, you'll find food havens such as Publika, Solaris Mont Kiara, Plaza Damas, Plaza Mont Kiara, Arcoris and Desa Sri Hartamas. To the North-West, there is Segambut, Kepong and Jinjang, while to the East, you can explore Jalan Ipoh and Sentul. All these options are conveniently located within a 5km drive from The MET.

WHAT ARE THE PUBLIC TRANSPORTATION SERVICES AVAILABLE?

There are 2 existing public bus transport services: GoKL and MRT Feeder Bus.

GoKL is currently a free bus service provided by DBKL. The 'Magenta' line which links the Jinjang MRT Station to Publika passes by The MET daily from 7 am to 8 pm including public holidays with frequency varying from 15 minutes per bus to 30 minutes based on peak and non-peak hours respectively. Less than a 5-minute walk away, the nearest bus stop is 'Duta Kensington' and 'Kwarters Kerajaan Jalan

Duta'. We recommend using the mobile app 'GoKL' available on Android and iOS for the latest updates and changes.

The MRT Feeder Bus T852 connects the 'Pusat Bandar Damansara' MRT Station (Entrance B) to Solaris Mont Kiara (nearest stop to The MET). The fare starts from RM1 with a frequency of 15 to 30 minutes depending on traffic conditions. Senior citizens, students and disabled persons enjoy a 50% discount on rides while children under 7 years old ride for free. We hope to engage with Prasarana to extend the T852 route to include The MET.

WHEN CAN I START FIT-OUT / RENOVATION?

You may submit your ID plan to the appointed building management company, Henry Butcher Mont Kiara Sdn Bhd (HBMK) for review. HBMK will carefully review the ID plan in accordance with The MET House Rules and Deed of Mutual Covenant (DMC) to ensure full compliance.

HBMK Contact Details:

Building Manager: Anthea Yip | Building Executive: Justin Eu
Telephone: +6 03-7890 3638

Email: management@themet.com.my

Operation Hours: Monday to Friday (9am-5pm) | Saturday (9am-1pm)

Upon Vacant Possession (VP), your contractor may then submit to DBKL for authorities' approval. DBKL will evaluate the safety aspects of fire (Bomba) and building structure (engineering) before granting final approval.



3RD SPACE
REDEFINING RETAIL

REDEFINING RETAIL

THE NEW EPICENTER OF COMMUNITY

Nestled within The MET Corporate Towers is a unique haven known as 3RD SPACE. This visionary establishment aims to create an inviting sanctuary where the boundaries between our professional and personal lives effortlessly dissolve. As you step into this remarkable venue, prepare to embark on a journey where work and leisure intertwine seamlessly, all within the warm embrace of a cosy atmosphere.

At the heart of 3RD SPACE lies its exceptional dining experience. Immerse yourself in a culinary adventure curated with meticulous care, designed to cater to the diverse palates and preferences of its discerning clientele. From casual and laid-back fare to avant-garde gastronomic marvels, the carefully selected dining options promise to captivate even the most refined tastes.

Not only will you be treated to a delectable dining experience, but you'll also have access to a range of facilities that cater to both personal and professional growth. With spacious common areas and spectacular event spaces, 3RD SPACE has become the new hub of the community, combining business, lifestyle, and culture.

Inspired by the Third Space theory, 3RD SPACE aims to create a balanced lifestyle in the heart of the city. You'll feel right at home with the warmth and hospitality of Malaysian culture, making every visit a memorable one.

Discover how this innovative concept can enhance your work-life balance and take your socialising to the next level.

FOR LEASING: +6016-360 0828

“

The 3RD SPACE is all about creating memories, curating connections and celebrating achievements.”

- Daniel Lim

DEPUTY CHAIRMAN, TRITERRA



FIVE ELEMENTS OF 3RD SPACE



TEMU KIARA @ STREETFRONT

WHERE THE WORLD MEETS

Temu Kiara connects local and international communities in Mont Kiara. Enjoy curated food concepts for an enlivened daily experience. The name combines "met" with "Mont Kiara," and the kite-flying activity "wau" symbolises vibrant community coming together, embodying the spirit of Temu Kiara.

Located on the lower ground floor, this captivating space with a streetfront presence showcases more than 8,200 square feet Net Lettable Area (NLA). With 6 available retail units, this venue creates a vibrant atmosphere and provides exceptional dining and coffee experiences for all.



DIPLOMET @ GRAND LOBBY

THE ART OF BUSINESS

DiploMET combines "Diplomat" and "The MET" and boasts a grandiose lobby adorned with class and finesse, offering exceptional dining experiences to elevate your business dealings. Like the majestic hornbill, DiploMET personifies the grandeur of 3RD SPACE.

Found on the ground floor within the magnificent lobby of the MET, DiploMET occupies a generous space of more than 15,400 square feet of Net Lettable Area (NLA). This remarkable space comprises 5 retail units that provide unparalleled dining experiences, complete with a private outdoor patio for alfresco dining. Additionally, DiploMET offers dedicated concierge services to enhance the overall experience.



AKARIA @ LEVEL 9

ROOTED IN AMBITION

Akaria is a space where all generations converge for various experiences. The name represents the heart and soul of 3RD SPACE with a focus on lifestyle needs and a connection to Malaysian roots. Come together with our communities to enjoy connectivity and togetherness.

Situated on Level 9, this expansive space encompasses approximately 32,000 square feet of Net Lettable Area (NLA). With 8 retail units available, it features a remarkable cantilevered event space with open terrace rooftop. Within this versatile establishment, you can enjoy exceptional dining options, access various event spaces, and even relax in a sophisticated business lounge.



TIRANGKAI @ LEVEL 10

TRILOGY OF LIFE

Tirangkai originates from 'tiga serangkai', representing the trilogy of life and the essence of 3RD SPACE. Much like a blooming hibiscus, it nurtures the mind, body, and soul. As a hub for three generations, Tirangkai fosters personal and professional development for all ages.

Nestled on Level 10, this remarkable space spans approximately 14,400 square feet of Net Lettable Area (NLA) and comprises 12 indoor retail units. It offers a diverse range of amenities, including co-working spaces, wellness areas, and more, catering to various needs and interests.



LAGENDA @ LEVEL 40

THE CROWN JEWEL OF THE MET

Journey to Lagenda for excitement and anticipation. At 235m above sea level, enjoy stunning views of Kuala Lumpur's skyline and specially curated dining concepts. Capture life's moments and celebrations at this pinnacle, symbolised by Malaysia's highest peak, Mount Kinabalu.

Perched on the rooftop at Level 40, this exceptional venue covers over 14,700 square feet of Net Lettable Area (NLA) and offers an unmatched rooftop dining experience alongside an upscale lounge. Lagenda is the place where you want to be to feel elated at the end of the day.

“

The 3RD SPACE aims to redefine retail by blending and blurring the lines between work and play providing spaces that foster collaborations.”

- Ung Yu Meng

HEAD OF BUSINESS DEVELOPMENT, TRITERRA



LEVEL 40



LEVEL 10



LEVEL 9



GRAND LOBBY



STREETFRONT

TRIBUTE



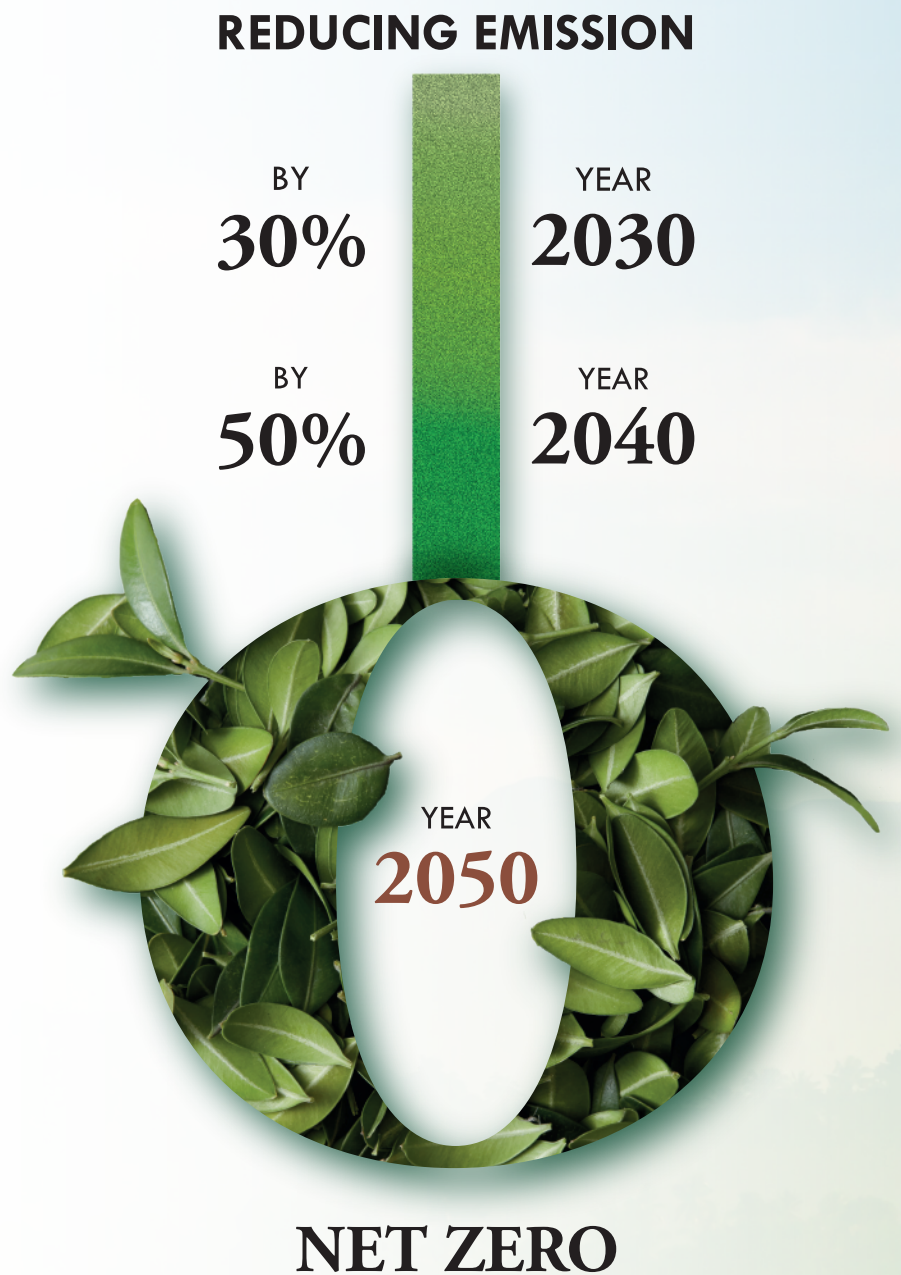
I have the privilege of being the first Malaysian to hold the position as president of the Chartered Institute of Building (CIOB) for 2022 and 2023. The appointment gives me the opportunity to bring the issues of sustainability to the forefront and focus on how greater innovation and new skills can be developed by the built environment sector in the quest to achieve sustainability commitments. While the government has specified goals to achieving the sustainable development goals listed by the United Nations, the road map to achieving this is vague.

We can make a difference in the journey to making the planet a better, safer and a more conducive place to live. The path is, however, not without costs but it is essential for us to decide whether this is a ‘need’ or a ‘want.’ Not recognising and accepting it as a ‘need’ can lead to disastrous consequences for future generations.

Datuk Seri Dr. Michael Yam
Chairman, Triterra

ZERO IS HERO

MALAYSIA'S ROADMAP TO NET ZERO



The right to “a clean, healthy and sustainable environment” is now a human right as declared by the United Nations (UN). In welcoming the move, UN Secretary General Antonio Guterres said the resolution reflects the fact that member nations can now band together to fight against the triple planetary crisis of climate change, biodiversity loss and pollution. This, however, is just the beginning and that it is the duty of member nations to make this new “right” a reality.

A look at the news headlines and it is apparent that the kinds of environmental issues faced today are unlike those faced in previous decades. Future generations will have to cope with issues like climate change and the over-use of natural resources. The threat of pollution and deforestation continue to hover over communities. Rising sea levels, erratic temperatures and devastating storms are just some of the consequences of recent threats to the environment.

Now, with the resolution, it means that communities are empowered to demand better conditions for themselves.

THE MALAYSIAN SITUATION

According to the Sustainable Development Report 2021, Malaysia ranked 65 out of 165 countries with an SDG Index at 70.9. In 2021, Malaysia was reported to have achieved one of the 17 goals set by the UN, that of poverty eradication. The nation is also reportedly on track in terms of the goals of affordable and clean energy while scoring moderate on sustainable cities and communities. In terms of climate action, however, Malaysia received a stagnating score.

The Malaysian government, however, remains committed to reducing 30% emissions by 2030 and 50% by 2040, compared to those seen in 2005. While the 12th Malaysia Plan has

also specified a net zero target for GHG emissions by 2050.

Datuk Seri Michael Yam calls for a holistic approach involving regulators, NGOs, institutions and stakeholders to enable a more sustainable industry. These include specifying minimum standards for heat gain, water consumption, recycling performance and setting a minimum percentage of local products to be used. The role of clients and institutions is to raise the bar in terms of adopting best practices in sustainability by specifying that buildings need to be green-rated. This, in turn, will ensure that consultants incorporate latest technological innovations in their design.



Just as the growth of Building Information Model (BIM) has created a new generation of digital construction specialists, sustainability will be the catalyst for new innovation and skills.

- Datuk Seri Dr. Michael Yam

ESG: THE WAY FORWARD

THOUGHTS FOR THE FUTURE

Christopher Lim, the CEO of Triterra, had the privilege of serving as a moderator in a panel discussion titled "Corporate Leadership: Purpose, ESG, and Stakeholder Capitalism" at the Asian Leadership Conference in Seoul from 13 July to 14 July 2022. The panelists explored the ways in which companies could meet economic expectations while integrating social and environmental values into their corporate practices. In the wake of the COVID-19 pandemic, there has been a growing demand for sustainable practices and responsible corporate management to ensure a better future for generations to come.



*Asian Leadership Conference
2022*

TRIVIA



1, 2 & 3. Team Triterra looking their best at the National Real Estate Awards 2022 to celebrate the success and triumphs of our friends in the industry. | 4 & 5. Team Triterra at the Malaysia Retail Chain Association (MRCA)'s 30th Anniversary celebration. | 6. "Stretch to Success" workout class for the team.



A JOYOUS MEET & GREET

TEAM TRITERRA MADE A TRIP TO ALOR SETAR, KEDAH TO MEET WITH THE MEMBERS OF THE TRITERRA OWNER'S CLUB, SHARING PROJECT UPDATES AND PROGRESSES.



1. Team Triterra with the members of the Triterra's Owners Club in Kedah.

2 & 3. Chris and Richard shared latest initiatives and construction updates of The MET Corporate Towers with the members of the Triterra's Owners Club in Kedah.



FORGING PARTNERSHIPS



SIEMENS HEALTHINEERS'S NEW MALAYSIAN HEAD OFFICE AT THE MET CORPORATE TOWERS WILL FEATURE A CONTEMPORARY TRAINING AREA AND A CUTTING-EDGE CUSTOMER EXPERIENCE CENTRE SHOWCASING A DIVERSE PRODUCT AND SERVICE PORTFOLIO.

COLONY'S NEW FLAGSHIP COWORKING SPACE ADDS VISIONARY TOUCH THAT TURNS WORKSPACES INTO INNOVATIVE COWORKING SPACES AT THE MET CORPORATE TOWERS.

COLONY WILL ALSO BE MANAGING THE GLASS BOX FEATURING STATE-OF-THE-ART MEETING ROOM FACILITIES.



GIVING BACK, BUILDING FUTURE

IN 2023, THE TRITERRA TEAM CONTINUES TO EMBARK ON A RANGE OF IMPACTFUL ACTIVITIES AIMED AT MAKING A POSITIVE DIFFERENCE IN OUR COMMUNITIES AND BEYOND.



1. Triterrians and their beloved families get together during the Family Appreciation Day for laughter, games, and heartwarming moments. | 2. Triterra was honoured to share our story with the BSc in Real Estate students from the University of Reading Malaysia. | 3,4,5 & 6. Sending our tokens of gratitude to the Desa Sri Hartamas Fire Brigade Department, Sri Hartamas Police Station, Segambut Klinik Kesihatan, and the Segambut Member of Parliament's Office.



As we commemorate Hari Merdeka and Hari Malaysia, let us celebrate not just the sovereignty of our land, but also the spirit of unity and resilience that binds us together. Akin to the solid foundation of a building, our collective strength as a people has propelled us towards progress and prosperity.

As a community builder, we stand proud to contribute to the growth and development of our beloved nation, creating spaces that inspire and nurture dreams.

On the momentous occasions of Malaysia's 66th year of independence and the 60th year of the formation of the Malaysian Federation, let us look beyond our political affiliations and together envision and work towards a brighter future.

Selamat Hari Merdeka dan Hari Malaysia!

- Christopher Lim
CHIEF EXECUTIVE OFFICER, TRITERRA



HARI 66TH
MERDEKA

HARI 60TH
MALAYSIA

For enquiries on Triterra or The MET Corporate Towers:
+6010 227 2882



**THE ARRIVAL OF
THE NEW BUSINESS CLASS**



THE MET CORPORATE TOWERS

THE 1ST GRADE-A STRATA OFFICE @ KL METROPOLIS, MONT' KIARA

The new tomorrow is here and we are poised to change the way we work. The MET Corporate Towers is the new premium grade corporate landmark with state-of-the-art business facilities that is not only a corporate address but a business destination.



THE GRAND LOBBY

An impressive 10-meter high ceiling for a spectacular arrival experience.



THE GLASS BOX

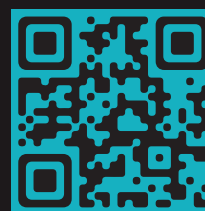
A signature event venue with panoramic vistas of the city skyline that creates unforgettable moments.



REDEFINING RETAIL AT 3RD SPACE

A destination retail space with wellness facilities, artisanal F&B establishments including rooftop dining, surrounded by 360-degree view of Kuala Lumpur.

READY FOR
OCCUPANCY
IN Q3 2023



SCAN FOR MORE
INFORMATION

BUILT ON TRUST

Triterra is built with the objective to reflect the values that you seek in a developer that responds to the ever-evolving needs of the community.

CURATED BY



WWW.TRITERRA.COM.MY



Mr. Christopher Lim
Chief Executive Officer



Datuk Seri Dr. Michael Yam
Joint Chairman of Triterra
119th President of the
Chartered Institute of Building (CIOB)



Mr. Daniel Lim
Deputy Chairman

"We believe a development is not about finding one, but creating one. The arrival of The MET Corporate Towers solidifies our values and belief in authenticity. With 98% take-up rate, it is through our esteemed stakeholders' immense support that have inspired us to focus on developing through their lenses."

"The vision towards a sustainable future involves a holistic approach in educating society especially the young on the virtues of ESG applying good practice lessons from existing model developments, principles of good governance and influencing shapers of the built environment to accelerate adoption of the 17 SDGs to achieve net zero carbon aspirations. The MET is one small contribution towards this agenda."

A journey of a thousand miles begins with the first step.

"Our heartfelt and sincere gratitude to all our esteemed stakeholders, colleagues and friends who believed, trusted and supported us throughout this amazing journey."

Disclaimer: All renderings are for illustration purposes only and are subject to modification and changes. The developer reserves the right to change and modify from time to time without prior notice. The above information is provided for reference only. All parties are advised to verify all facts with the relevant parties and authorities concerned. The firm shall not be liable due to any discrepancies, mistakes and errors.

IT'S TIME WE
MET



IN MONT' KIARA,
WHERE THE WORLD MEETS.