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THE VIBES

MESAMALL NEWSLETTER

EDITION 1

The Ideal Lifestyle
Bits 'n' Bites
Living Large in
MesaMall

redefining
the art
of retail



MesaMall 

contents

Things are
Hotting Up in Nilai!
Page 1

Connected to
all the Right Dots!
Page 2

The Ideal Lifestyle
for Progressive
Families
Page 4

Major Players are
in the Game, too
Page 6

Bits 'n' Bites
Page 8

What's Up In Nilai
Page 10

There's more fun
to be had in Nilai!
Page 12

The Nucleus of
Nilai's Reimagining -
Mesahill
Page 14

It has all that...
and a bag of chips!
Page 16

Living Large
in MesaMall
Page 18

Satiate your Appetite
on the Choicest Cuts!
Page 20

Fashionably Fresh!
Page 21

Never a Dull Moment
Page 22

Building a Bigger,
Brighter Future
Page 24



THINGS ARE HOTTING UP IN NILAI



FROM THE DESK OF THE MD WORD UP!

Hey, everyone! ...and welcome to the inaugural issue of The Vibes by MesaMall. Things have been heating up in the last few months and this is one of the ways we're going to share all the latest information with you.

As you know, we at the Green Target Group are very excited to be able to play a highly pivotal role in the reimagining of Nilai. There are a lot of things - exciting and amazing things! - in the pipeline that will turn the outdated concept of life in Nilai literally on its head.

Key among them would be the introduction of the FIRST ever lifestyle mall in Nilai. Scheduled to open its doors in 2016, it's filled from the windows, to the wall, with a ton of features and facilities that makes every shopping trip more than complete for everyone.

MesaMall...that's the one you wouldn't want to miss. Then, there's the cozy, yet snazzy, residential units.

As you read further, you'll find that we've also included some interesting ideas on what to do around Nilai, from exquisite dining experiences to thrilling discoveries and so much more.

I could go on and on about what's inside this issue, but, I bet you're raring to go and have a good read already. On that note, I welcome you once again to the reimagining of Nilai, and invite you to be a part of this fantastic experience. Enjoy!

Warmest regards,

Datuk Tan Hong Lai

Managing Director
Green Target Group



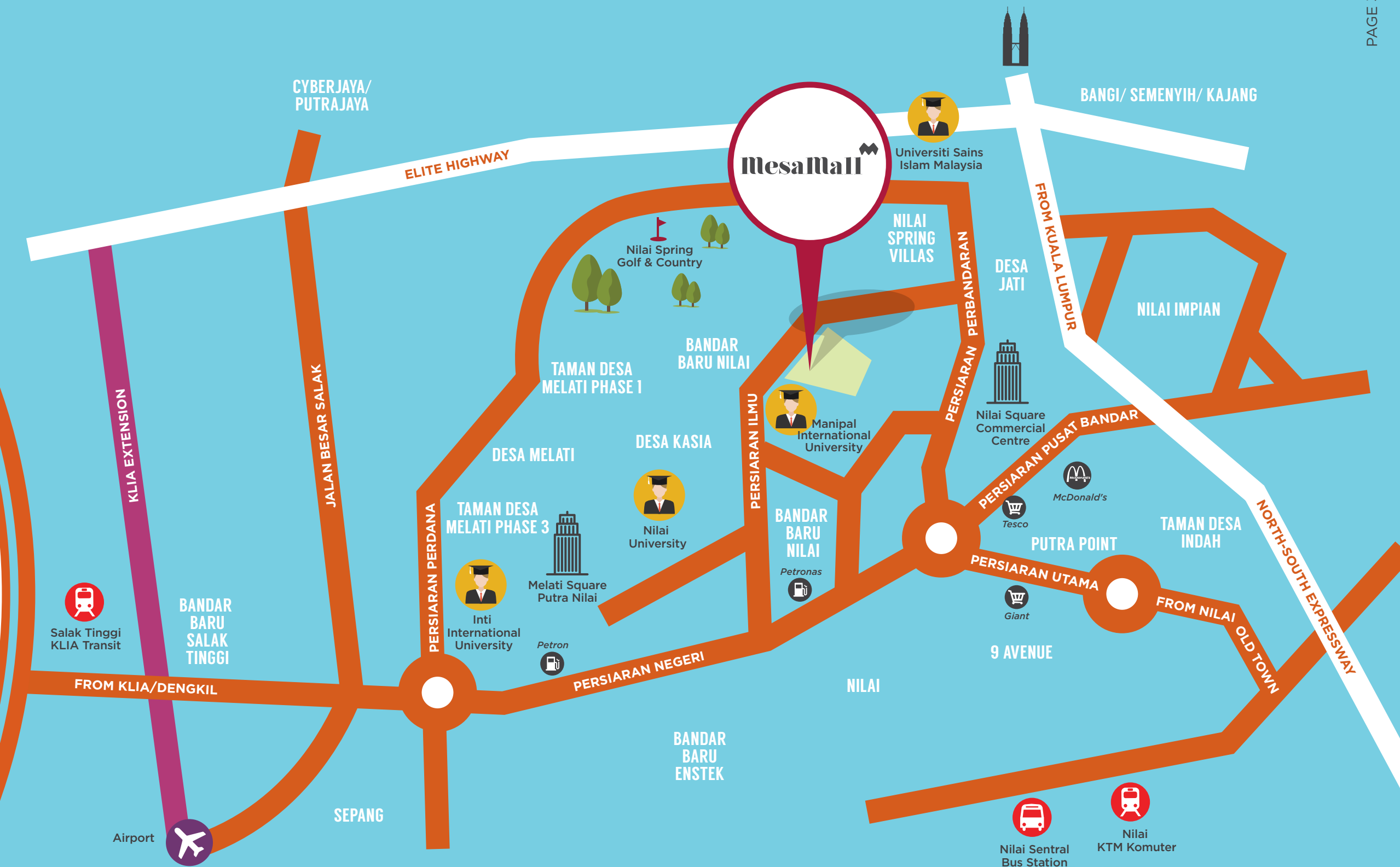
Connected to all the right dots

To most Malaysians, Nilai is known as an extension of greater Klang Valley in that it offers a better living environment as there are many sophisticated residential areas replete with townships equipped with all manner of modern amenities, landscapes, parks etc. Nilai is also the largest and closest township to the country's major entry points - Kuala Lumpur International Airport and KLIA 2; and is within easy reach of Kuala Lumpur City, Putrajaya and Cyberjaya. What also comes to mind are the numerous universities and colleges dotting the landscape, among which include Nilai University, INTI International University, Manipal International University, Universiti Sains Islam Malaysia and Islamic University College of Malaysia.

If you ever feel the need to get out and about, fret not as Nilai is easily linked with smooth passage to Putrajaya, Cyberjaya, and KLIA - all within 20-30 kilometers! - and the rest of Malaysia.

Nilai owes its unparalleled connectivity to the extensive network of major highways, namely Elite Highway - which lets you travel uninterrupted up north from Nilai. Best of all, this network also lets you skip the mad jam that is Kuala Lumpur city center!

If you need to spread your wings even further, just get on to the North-South Expressway (NSE) and have a great road trip to many major cities and towns in the west coast of Peninsula Malaysia.





THE IDEAL LIFESTYLE
for progressive families

One of the many things that make Nilai different from other destinations across Malaysia is the fact that it's been selected and planned as a complete residential and commercial hub for Negeri Sembilan. So much so that it's helped Nilai expand exponentially, thanks to the many housing projects by developers - big and small - that have set root or are in the midst of commencing operations here.

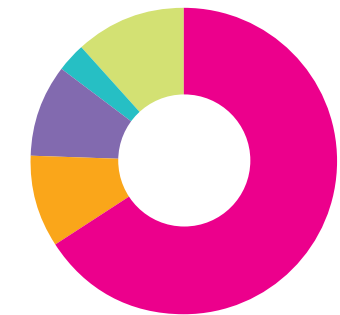
From shopping malls to basic amenities and more, the township offers a myriad of necessities for the modern family.

Nilai is also renowned for its huge variety of options when it comes to shopping, dining, entertainment and much more. Also in the vicinity are a few leading institutions of higher learning, among which include: Britain's Epsom College Malaysia in Bandar Enstek and the City University College of Science and Technology, the Aminuddin Baki Institute, Tunku Kurshiah College and Nilai Polytechnic, as well as the International Islamic University Malaysia's medical faculty and the International University College of Nursing.

It goes without saying then that Nilai is indeed the place for progressive families!

ETHNICITY

Malay/Bumiputra	68%
Chinese	10%
Indian	9.8%
Others	0.2%
Non-Citizen	12%



POPULATION

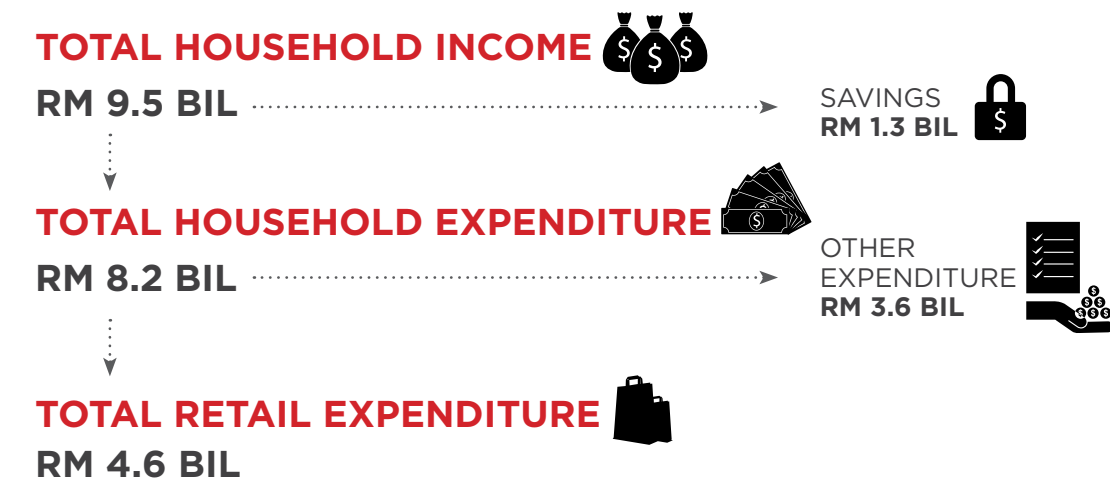
WITHIN 10KM RADIUS

	2016	2020
RESIDENTS	400,000	511,760
WORKERS	53,874	54,074
STUDENTS	41,300	64,650
TOTAL	495,174	630,484

45% of the population is between the ages of 20-40

Statistic provided by Stratos Consulting Group Sdn Bhd

RETAIL EXPENDITURES 2015



Major players are in the game, too



Green Beverly Hills

Citra Hill

Nada Alam

Kasia Green

Kiara Court

Planters Haven

Nilai Springs Heights

Bellina Villas

Lodge Residence

It's been said that you are the company you keep, and on that note, Nilai is in good standing as other renowned developments are also springing up everywhere around it.

Among the other developments that have a visible presence in Nilai include Kasia Green, Nilai Springs, Green Beverly Hills, Nilai Impian, Kiara Court,

Damai Floresta, Rimbun Kasia, 10 Shopz @ Nilai, Bellina Villas, Nilai Springs Heights, Lodge Residence, Planters Haven, Citra Hill, Nada Alam, D'Mayang Sari, Bandar Enstek, Kota Seriemas, Sunsuria City and Kota Warisan, to name a few. As you can see, things are definitely on the up and up when it comes to property investment in Nilai!

Damai Floresta

Nilai Springs

D'Mayang Sari

Nilai Impian

10 Shopz @ Nilai

Kota Seriemas

Rimbun Kasia

Sunsuria City

Kota Warisan

Bandar Enstek

Apart from the many plus points mentioned earlier, Nilai also has a range of attractions encompassing food, leisurely pursuits and entertainment. The following is a quick glimpse of the delights that await you in Nilai.

bites 'n' bites



Spicy...just how you like it

Aunty Aini's Garden Cafe

Off the beaten track somewhere in Kampung Chelet, Nilai, Negeri Sembilan, is a kampung-style restaurant that is renowned for serving up among the best local Malay fare - especially Negeri Sembilan Cuisine - like gulai lemak ayam, gulai lemak telur itik, daging salai masak lemak, gulai lemak tempoyak with mussels, ikan asam pedas, sambal tumis petai with sotong, burung puyuh goreng, kerabu paku, kailan goreng, sambal belacan & ulam, telur dadar, laksa Johor, mee rebus and sup ekor. The list is endless, of course, and warrants a personal visit to explore the myriad of delightful morsels on offer first hand.

Aunty Aini also serves western food for those who want a change of flavours and a wide range of beverages to quench your thirst.

Address

Batu 16, Jalan Sepang, Kampung Chelet, 71800 Nilai, Negeri Sembilan
Tel: 06-799 1276

GPS:

N 02° 97.853' E 101° 46.322'

Business Hours:

11:30am to 3:30pm (Monday to Saturday)
5:30pm to 11:30pm (Closed on Sunday)



It'll have you Jumping Over The Wall

Loon Sing Restaurant

In the mood for a little Chinese? If your answer is yes, then get ready to head on down to Loon Sing Restaurant in Nilai. Chef Sia Say Tee runs the place and he brings over 40 years of experience cooking up a whirlwind of Fuzhou delights for patrons who hail from near and far. Among the more notable dishes offered at the restaurant include the ever famous Buddha Jumps Over The Wall - a Chinese delicacy known for its rich taste, usage of various high-quality ingredients and special cooking technique. Other delights include the Bronze Medal Award Winning Dong Po Pork, Silver Medal Award Winning "Fuzhou" Glutinous Rice with Yam and many more. Aside from the great cuisine on offer, Loon Sing Restaurant can also cater for all functions; from grand wedding banquets to business seminars, thanks to a few facilities that you'd be hard pressed to find in other restaurants, such as:

- state-of-the-art sound and lighting system
- extensive and creative menu
- aesthetic interior design
- gated large parking bay

So, the next time you're in the mood for some exotic food, or want to have a grand bash, you know where to go!

Address

PT 2484, Kawasan Perindustrian Nilai 2, Block D, 71800 Nilai, Negeri Sembilan, Malaysia
Tel: 60 6-799 7787

GPS:

N 2 48.811 E 101 47.700

Business Hours:

10:30am to 3:00pm, 5:00pm to 10:30pm (Monday to Friday)
9:00am to 3:00pm, 5:00pm to 10:30pm (Saturday and Sunday)





Nilai is blessed with an abundance of things for you to do and experience.



WHAT'S UP IN NILAI ?

Key among them would be the veritable seafood extravaganza available at the innumerable food courts, food stalls and street side eateries around town and at Port Dickson. For those who have a need for speed, check out the zooming race cars at the Formula One race track situated in Sepang. The feeling of adrenaline rushing

through your veins watching the drivers duke it out on the track can be highly addictive. Apart from this, you can also enjoy the cruises offered near the beach side resorts and other water sports like parasailing and banana boat riding. Fishing, too, is a popular leisure time activity that awaits you. Nilai's close

proximity to the airport, shopping centres, eateries, amusement parks, museums, forts, palaces, libraries, recreation centres, science centre, malls, beaches, resorts and more make it a place you must visit. Offering the right mix of nature and modernity, peace and adventure, and amenities and basic needs, Nilai is indeed the place to be.

There's more fun to be had in Nilai

Hot enough for ya?

The next time you feel like cooling off, take a different approach to it in Nilai. Swing on by Wet World Air Panas Pedas for a cooling dip with friends and family in the water theme park. Now, here's the twist, this water theme park has a very special feature - a Natural Hot Springs Spa Pool!



The natural hot water originates from underground springs that have been around for hundreds of years. What's in it for you, you say? It is believed that the natural hot

water has medicinal values for certain skin and rheumatism problems. Not only that, it also helps to relax your muscles and relieve stress - just what the doctor ordered!

At just about 10km from PLUS Pedas/Senawang exit, many local tourists and travelers stop by at this park to relax and have fun. And that's exactly what you should be doing, too!

Transport yourself to a bygone era

Seeing as how the trend these days is to capture the antiquated charm of days gone by, one should take a trip down memory lane and visit the many pre-war structures in Kuala Pilah. These structures are unique in that some of them are beautifully

preserved to the point they have maintained their original window frames and panels, and the authentic charm of the buildings are not marred by modern air-conditioning compressors or hand-phone advertisements. Visit one today and you will definitely be pleased to learn a bit more about Negeri Sembilan's unique history.



Awe-inspiring regality

The Istana Seri Menanti, also known as the Istana Lama Seri Menanti, is undoubtedly one of the most famous and regal landmarks in Negeri Sembilan. Designed by two local Malay carpenters, *Tukang Kahar* and *Tukang Taib*, the grand palace was constructed between 1902 to 1908 and boasts 99 posts, including four posts which are 67 feet long! The roof of this palace represents a buffalo's horns as they are widely regarded as the protective symbol of the palace. What makes the Istana Seri Menanti especially unique is the fact that it was constructed without using any nails. Hardwood rods were used instead to hold all the timber structures together. That's a great feat of architectural mastery that has stood the test of time. Today, the four-storey Istana Seri Menanti has been turned into a royal museum. Be prepared to be awed by the palace's magnificence from the moment you set foot in it.

That's a tall way to stay cool

Lata Kijang @ Kijang waterfall, near Kampong Esok in Negeri Sembilan, holds the lofty reputation of being, quite possibly, the tallest waterfall in Peninsular Malaysia. Not to be confused with Lata Kijang, in Perak, Lata Kijang is accessible by a thrilling 20km 4WD ride. Along the way, you'll be treated to the serene views of Felda settlements and small *kampungs* that bring back memories of days when life was less complicated.



Once you reach Lata Kijang, you'll find many places that are suitable for camping. Once you're all set, you can then soak in the impressive view of one of the tallest waterfalls in Malaysia as the world's concerns slowly slip away with the water. It'll definitely have you coming back for more.



THE NUCLEUS OF NILAI'S REIMAGINING MESAHILL

With the diverse mix of people and lifestyles in Nilai, it's only natural that everyone seeks a place to come together and celebrate life's many indulgences and nuances. In answering that need, Mesahill has been conceptualized to offer a comprehensive blend of 2,500 units of serviced apartments, 200-room hotel and 2 levels of retail pavilion. Through the establishment of this lifestyle development, the student and young family population will enjoy a new dimension of vibrant living in Nilai.



Great Investment Value

As the saying goes, location is everything. In that aspect, Nilai is more than capable of delivering the goods. Acknowledging that Nilai holds great potential for development, the Green Target Group has embarked on an integrated mix development project spanning over 15-acres of land.

The finer details of Mesahill

Total GDV

RM 1 Billion

Development Component Breakdown

200-ROOM HOTEL

7-TOWER RESIDENCE

TOTAL TO 2,500 UNITS

**2 LEVELS OF RETAIL PAVILION WITH
A TOTAL GFA OF 500,000 SF**



“It has all that...
and a bag of chips!”



Turning the conventional idea of a mall on its head, MesaMall brings a number of firsts in Nilai. Key among them would be the fact that it's the first integrated development in Nilai with GDU of RM1 Billion!



Within the 15-acre Mesahill landscape, you'll find everything you need to complete life - from accommodations, encompassing *serviced apartments to a lifestyle mall and an exclusive 2-storey pavilion* where you can mingle, make new friends and celebrate the joys of life.

Within 500,000 sf of gross lettable area of MesaMall, you'll find a wide variety of retail, entertainment, F&B, activities and lifestyle experiences for all and sundry. Calling it a major focal point in Nilai comes naturally as it will be the ideal destination for chillaxing, indulging in cuisine, socialising, bonding, entertainment and of course, retail therapy!

Offering over 60 types of F&B outlets that operate till late, the *The Boulevard* at MesaMall presents a unique weatherproof al fresco dining area and a cooling experience that comes from its numerous green features blended seamlessly within the landscaped environment.

Among the other *eco-oriented features of The Boulevard* include a façade featuring a horizontal manicured garden, tropical garden landscaping and water features that provide a soothing soundscape for all visitors.



On another note, those looking for a quick thrill can go zooming down the *Slip 'n' Slide*, which takes you from the First floor to the Ground floor - in the blink of an eye!



The *outdoor promo area* provides ample space for big community events and also features a *Viem Deck* that's perfect for family activities or gazing at the sunset and panorama at night.

FAST FACTS ABOUT MESAMALL

Retail GBU
900,000sf

Retail GLA
500,000sf

RETAIL LEVEL
2 LEVELS

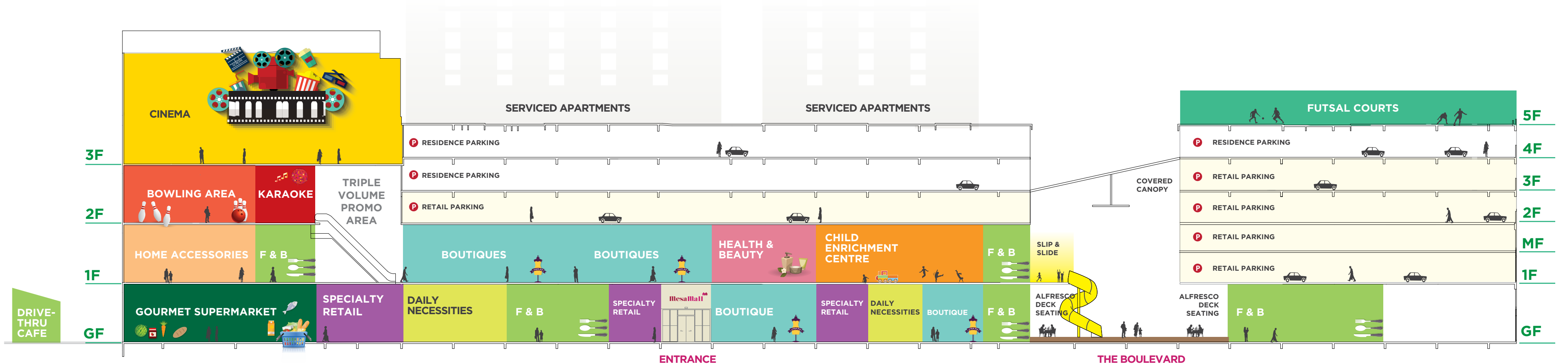
The *two indoor promo pads* located on GF & 1F and two outdoor promo pads also provide plenty of room and the right setting for all kinds of events and activities.

Life is about indulgences

LIVING LARGE IN MESAMALL

Envisioned as Nilai's first ever lifestyle mall, it is more than just a shopping complex as the entire component has been well thought out to transcend the common retail arena. In view of the young and vibrant population surrounding the development, MesaMall offers a plethora of established lifestyle brands, retailers and F&B operators; whilst also taking care of community, banking, daily necessities, health & beauty needs with a range of retailers and service providers.

-  **> 200 RETAIL OUTLETS & GOURMET SUPERMARKET**
-  **> 60 TYPES OF F&B OUTLETS**
-  **32-LANE CHAMPIONSHIP BOWLING CENTRE**
-  **8-HALL CINEMA**
-  **POOL & SNOOKER OUTLETS**
-  **KARAOKE CENTRE**
-  **CHILDREN ENRICHMENT & AMUSEMENT CENTRES**
-  **HOME IMPROVEMENT, IT & TELCO SERVICES**
-  **FUTSAL COURTS**
-  **800 METER-LONG LANE FOR JOGGING & CYCLING**
-  **DRIVE-THRU INTERNATIONAL CAFÉ**



Diagrammatic Cross Section



Satiate your appetite on the choicest cuts!

At the gourmet market, you'll be spoilt for choice with premium cuts of the best meat, fish and fresh produce and all your daily necessities. To tickle your tastebuds, take your pick, let the chef work his magic on it, then get ready for a truly indulgent gastronomic experience!



EXCITING HUNTING GROUNDS FOR HOME DECOR

For those who love sprucing up their homes, check out the many ideas and innovations on home decor and accessories, home improvement products and tips.



EVERY MOMENT IS AN ADVENTURE

Keep the little ones busy with a variety of enrichment centres from music schools to an indoor play land while you busy yourself with an awesome shopping trip.



Fashionably fresh!

Other retail offerings at MesaMall cover the gamut of fashion, accessories, shoes and bags, health & supplement, books and etc. Whenever shopping gets a bit too much to handle, stop by one of the many cafes or F&B outlets for a refreshing sip of coffee, or replenish your energy with international cuisine, local food, and delicious delights from delicatessens.

BUILT FOR MORE THAN JUST SHOPPING

With general services such as laundramette, locksmith, florist, alteration services as well as banking facilities, convenience is basically just a step away.



never a dull moment

Mesamall will always strive to live up to its concept of community mall, and to that end, a bunch of activities have been planned to make every trip here an experience to cherish.

PERK UP YOUR DAY!

One of the novelties in Nilai that everyone is looking forward to would be the FIRST drive-thru cafe where you can get your cuppa hot joe - among other things - to start your day right and bring some semblance of order to your busy and eventful life.



GET BOWLED OVER WITH FUN

Looking for a different lane of entertainment? Give bowling a go and you might just discover a hidden talent for bowling over your opponents. With over

32 lanes to choose from, you're bound to find one that fits your vibe as you get your game face on. Feeling a little peckish after the game? Fret not, coz the bowling centre also features a snack bar that has just the thing to get you raring for another round!



THE SHOWS NOT OVER TILL ...



To get more drama in your life - the kind that you actually like - all you've got to do is lose yourself in a good movie. The kind of movie that has you thinking about the plot or that particular actor loooooong after the curtains have been drawn. And what better place to do that than in any one of the 8 Cinema Halls

at Mesamall. With the latest blockbusters available almost throughout the whole day, you'll find that your shopping trip can easily become a multi-tasking extravaganza, where indulgence is the order of the day. Come out for a nice flick and chill today!



TIME FOR A TUNE-UP

For good, wholesome and really funny moments, very few entertainment choices deliver the goods by the bucket loads like a good ol' karaoke session with friends and family. So, the next time you're in the mood to let your inner Mariah do the talking, gather everyone around

and head to the Karaoke on the 2nd floor. Offering the very latest chart toppers to the most classic of golden oldies, there's a tune that's bound to get the party started right away. And while you're waiting for your turn, order up some refreshments to wet your whistle and keep your voice mellifluous...because the night is still young!



FANCY SOME FOOTIE?

Then get your moves on as you shake 'n' bake your opponents around our futsal court, right before scoring that awesome goal! Featuring the latest in futsal court systems, you'll have a great time with friends as you display fancy footwork that's sure to blow away your spectators.

GET A BREAK AT THE SNOOKER CLUB

With more than 20 tables to pick for your game, and light

refreshments just a call away, there's always time for some fun at the snooker club with your buddies. Chill for awhile as you sink those balls or polish up on your trick shots that'll surely impress everyone when he time comes to show 'em how it's done!



THE SHOW MUST GO ON!



Be prepared to be thrilled and amazed with the spectacular shows we've got lined up for you as part of our ongoing celebrations near the Boulevard. Surrounded by the soothing ambience of water, we've got everything from dazzling dancers, to melodious singers and amazing artistes who will rock your world like never before!



RUN FOR YOUR LIFE!



The jogging and cycling track at Mesamall isn't only great for runners and health enthusiasts, it's also perfect for mini marathons and there are definitely plenty of kids and teenagers who'd be interested in giving it a go, especially when winning comes with awesome prizes from the sponsors!



Community-oriented innovations

In line with the current trend of healthy living and in fulfilling its role as a community-oriented destination, Mesamall also offers jogging and cycling tracks covering up to 800m/1km respectively for your convenience. Now, you've got no excuse not to get fit and healthy...and best of all, you can enjoy shopping or dining once you're done with your exercise!



BUILDING A BIGGER, BRIGHTER FUTURE

Founded in 2007 by Datuk Tan Hong Lai, the Green Target Group first commenced business with a project that offered a Gross Development Value (GDV) of merely RM 300 million. Under his very capable stewardship, he has spearheaded the Green Target Group's growth in leaps and bounds. Within a short span of 8 years, the Group is now creating new, exciting developments to the tune of RM6 billion. And with another 600 acres in the Group's landbank, they have many more projects in the pipeline.

The Green Target Group helms its own Head Office building in Sunway Mentari, Petaling Jaya, Selangor. The Green Target Group is comprised of three progressive property development companies: Green Hill Development Sdn Bhd, Green Target Development Sdn Bhd and Hari Lumayan Sdn Bhd.

Since 2006, the Green Target Group has under its diversified property development portfolio, created three prestigious landmark projects: Green Hill Residences (Shah Alam), SMART 228 (Semenyih) and Mesahill (Nilai).

When Datuk Tan first visited Nilai, he realized that it is actually an extension of Greater Klang Valley as it has a city population, even though it is quite removed from the city. These days, it's very common to see Nilai residents travelling to Kuala Lumpur for work, and retiring to their cozy home in the evening. In spite of the cynical reviews from other parties, Datuk Tan saw the opportunity for tremendous growth in Nilai. He firmly believes that Nilai has yet to reach its full potential and it is on this optimistic belief that the Group is spearheading its latest project.

Datuk Tan understands the importance of people's lifestyle in their everyday life, and that by building more lifestyle developments, this will ultimately benefit his property buyers whilst complementing the livelihood of the surrounding neighbourhood.

As testament to his leadership value, the Group took home numerous awards over the years and celebrates their latest accolade in Best Retail Development Malaysia for MesaMall in the Asia Pacific Property Awards in 2015-2016. With Datuk Tan at the helm, things can only get better as the Group soars ever higher on the strengths of each new success.



DEVELOPER



GREEN TARGET HOLDINGS SDN BHD
No. 11, Jalan PJS 8/18, Dataran Mentari,
46150 Petaling Jaya,
Selangor Darul Ehsan.
Tel +603-5630 0670 / 0335
Fax +603-5630 0671

RETAIL CONSULTANT



THELOT ASSOCIATES SDN BHD
90-2a, Jalan PJU 1/3b,
Sunway Mas Commercial Centre,
47301 Petaling Jaya,
Selangor Darul Ehsan.

Call +6012 646 8812
retail@mesamall.com.my

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