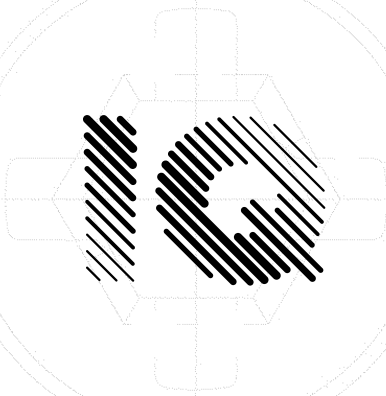


GLOBAL.
COLLABORATIVE.
WORLD-CLASS.



Welcome...
Introducing Kuala Lumpur's
newest Premium Grade A+ world-class
corporate residence.
Come join our international community!

EXPERIENCE

TENANT & VISITOR EXPERIENCE

At IQ, we strive to deliver an exclusive experience with a perfect blend of convenience, exceptional services, and luxurious amenities in comfortable and familiar surroundings. We promote and support collaboration, innovation, and performance in a way that KL has never seen before. All tenants and visitors will encounter first-class building management services with a personalised professional approach.





CONNECTIVITY – MSC STATUS

IQ is registered as an integrated part of the Multimedia Super Corridor (MSC). Established by the Malaysian government to accelerate the growth of the nation's Digital Economy, the MSC Malaysia status provides eligible ICT-related businesses, both local and foreign, with a wide range of incentives, rights, and privileges to sustain continued growth.



EXPERIENCE



BUSINESS EFFICIENCY

Now, more than ever, businesses need to be flexible in the way they operate and use office space. Enabling the flexible use of space requires a holistic approach that starts with your reception desk and encompasses the overall building and the wider community in which you operate. At IQ, we bring all the necessary elements together to offer our customers the suite of opportunities to work however and whenever they need to. From highly secure confidential team to flexible collaboration and efficient touch down capabilities, we provide a variety of work environments that will keep your teams coming together and maximise output.

BRAND PROJECTION / ASSOCIATION

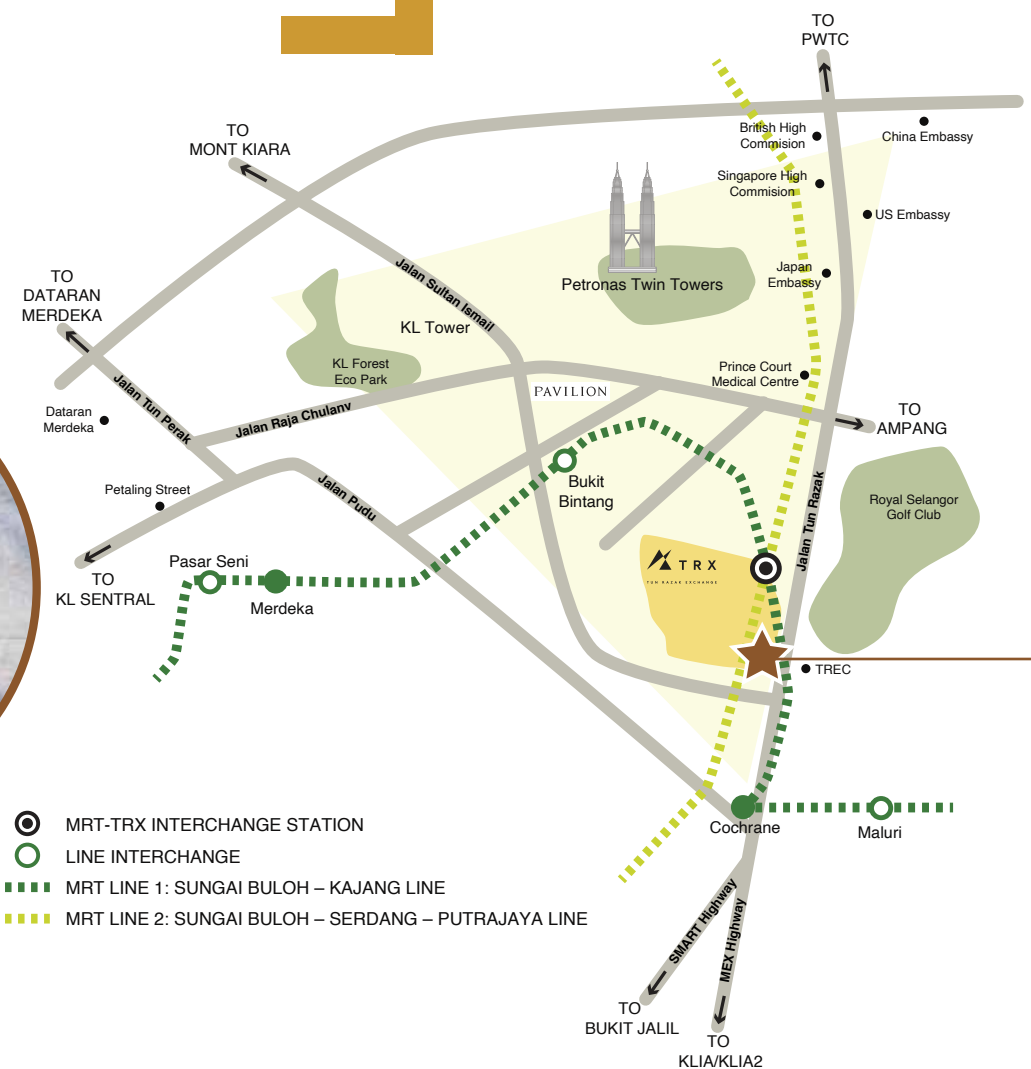
Protecting and projecting your brand is vital to thrive in today's increasingly competitive marketplace. At IQ, you can reinforce your corporate identity in a world-class building that is home to other immediately recognisable and leading international brands known for driving growth, collaboration, and innovation. Being located in Malaysia's new International Financial Services and Islamic Finance district is the right way to go.



EXPERIENCE

LOCATION, ACCESS & CONNECTIVITY

IQ is uniquely accessible within the hustle and bustle of KL due to its proximity and direct access to MEX highway, SMART Tunnel, Jalan Tun Razak, Jalan Sultan Ismail and covered walk way to MRT.



PREMIER LOCATION



- Plot Boundaries
- Office
- Retail
- Hospitality
- Residential
- Institution/Cultural



IQ COMMUNITY

Organisations with operations inside IQ are not merely tenants, but members of a community. We've brought together international best practice in design, engineering, and exclusive service delivery so that you, your staff, customers, and visitors feel part of a community of like-minded individuals and organisations.



Artist Impression of The Exchange TRX,
a lifestyle precinct that offers socially immersive experiences.



John McBeath
General Manager

Property & Asset Management

In line with our commitment to the highest level of customer experience, we have appointed JLL as our Property & Asset Manager. JLL is Asia Pacific's leading firm for integrated property management services.

JLL's John McBeath will be appointed as IQ's General Manager. He brings with him 17 years of operating and management experience at some of Australia's premium office towers including Sydney's Chifley Tower. He will utilise his extensive professionalism to bring Asia Pacific's best management practices for the benefit of IQ's tenants, occupants and guests.



EXPERIENCE



SUSTAINABILITY

At IQ, we have combined efficient systems with world-class management to create a sustainable building that complies with LEED Gold standards.

We will work with our tenants to drive environmental performance and community engagement. This adds to the overall well-being of our customers and communities.



FEATURES



IQ combines international human-centric designs and cutting-edge technology to provide a unique office space at the heart of Kuala Lumpur. The common areas of the building feature soft materials and light colours to create a relaxed and naturally inviting atmosphere.

Included in these common areas are cafe spaces in the building. For those in a hurry, the IQ ground floor has a dedicated grab-and-go cafes. For those who prefer healthy and hearty meals, a cafe with wholesome offerings is located on Level 1.



FEATURES

Low Zone

20,050 sqft (1,862 m²)

Typical floors provide NLA of 20,050 sqft (1,862 m²) low rise and 17,500 sqft (1,625 m²) high rise, with exceptional natural light and flexible planning options for a wide range of office configurations and flexible designs.





Conceptual Drawing Only

FEATURES

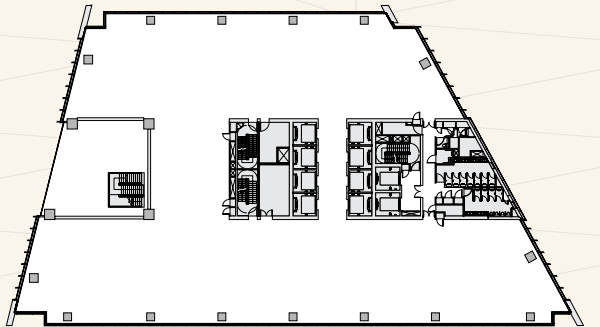
High Zone

17,500 sqft (1,625 m²)





- Legends
- Individuals
 - Shared
 - Welcome



Conceptual Drawing Only

FEATURES

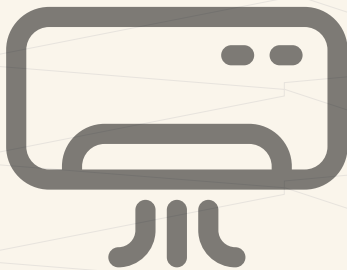
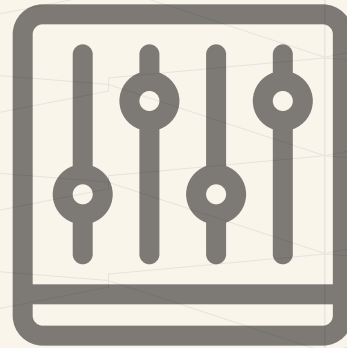


SOFT SLABS

Floorplates include soft slabs should occupants wish to build interconnecting stairs between floors.

INTEGRATED BUILDING CONTROLS

Our SMART building systems allow us to integrate the building controls so that the indoor environment can be monitored and adjusted to achieve perfect conditions. Temperature, humidity, and air quality and flow are continually being monitored to provide the optimum environment.

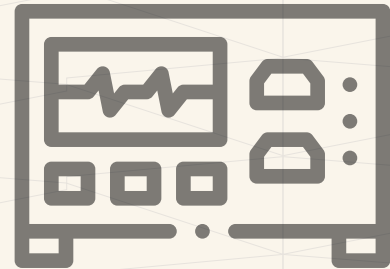


CHILLED BEAM AIRCONDITIONING

A first for a commercial high rise building in Malaysia, the IQ air conditioning system is setting the standard for a healthy, energy efficient internal building environment. The design ensures that air quality is of a higher standard and that airborne germs are unable to travel around the building.

BUILDING RESILIENCY DUAL GRID POWER SUPPLY

Exceptional standards of electricity reliability and consistency are features that are mandatory in today's offices. IQ can provide this surety through our comprehensive energy management systems and infrastructure.



SOPHISTICATED BUILDING SECURITY

The protective security operating model has been designed with top tier international organisations in mind. State-of-the-art CCTV monitoring and a professional security team, supplemented by members of the KL Auxiliary Police force, ensure tenants, staff, and visitors feel safe 24/7.

VERTICAL TRANSPORTATION

The building has a vertical transportation feature enabled by Kone's market leading destination control elevators and powered by IBM's Watson Artificial Intelligence.

- Double Deck High Rise
- Single Deck low Rise
- Maximum wait time of 30 seconds
- 24/7 real time monitoring ensures



PARTNERS

ANCHOR TENANT

IQ has been selected as the new country head office for the world's leading international financial services brand.



HSBC is one of the largest banking and financial services organizations in the world, with operations in 64 countries and territories. HSBC aims to be where the growth is, enabling businesses to thrive and economies to prosper, and ultimately, helping people to fulfill their hopes and realise their ambitions.





HSBC's presence in Malaysia dates back to 1884 when the Hongkong and Shanghai Banking Corporation Limited established its first office in the country on the island of Penang, with permission to issue currency notes. In 2007, HSBC Bank Malaysia was the first locally incorporated foreign bank to be awarded an Islamic banking subsidiary licence in Malaysia, and HSBC Amanah Malaysia Berhad, an Islamic bank wholly owned by HSBC Bank Malaysia, commenced operations in August 2008.

The operating entities relocating to IQ re:

HSBC Bank Malaysia Berhad

HSBC Amanah Malaysia Berhad

HSBC (Malaysia) Trustee Berhad

HSBC (Kuala Lumpur) Nominees Sdn Berhad

HSBC Nominees (Asing) Sdn Berhad

HSBC Nominees (Tempatan) Sdn Bhd

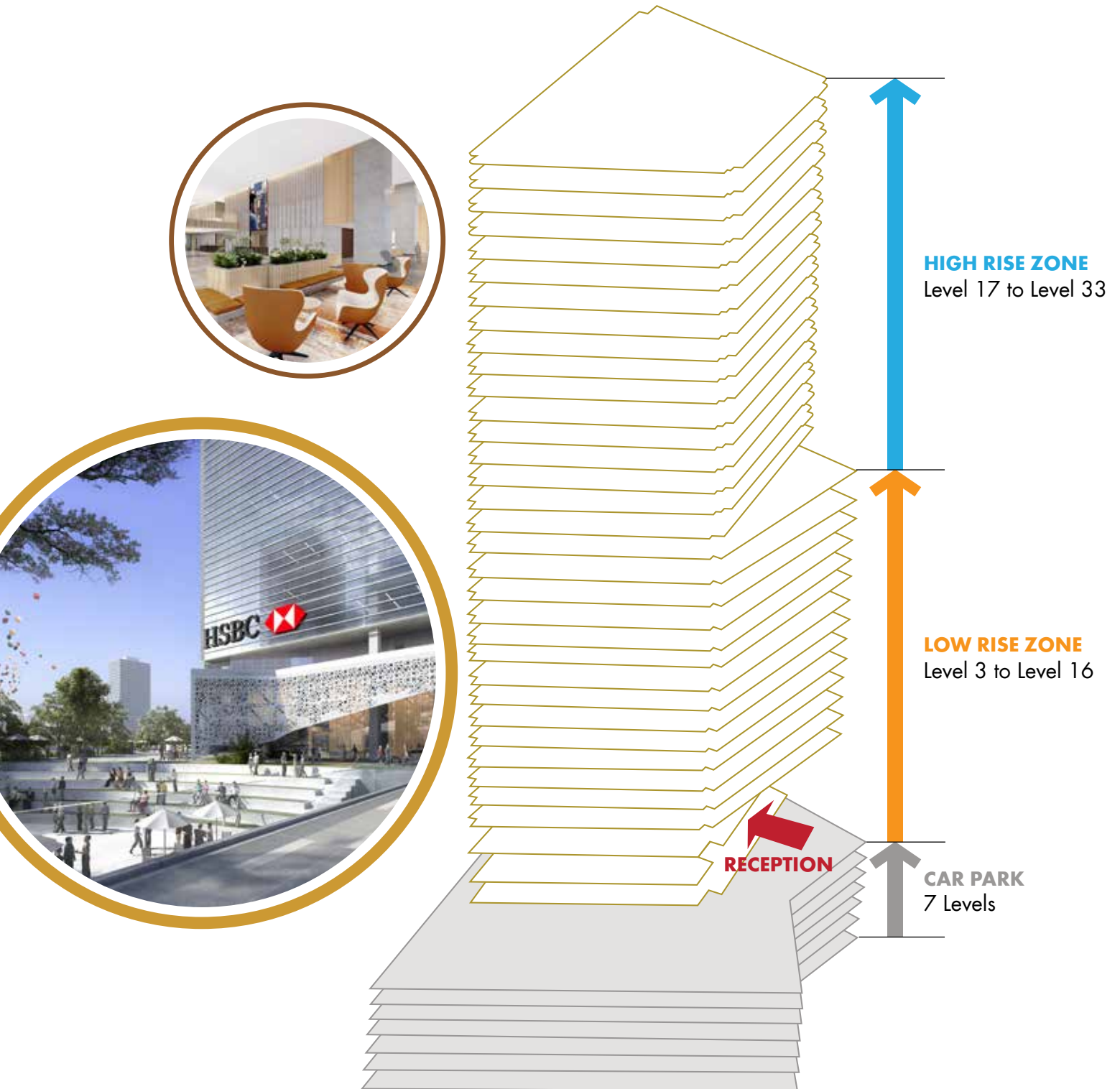
HSBC Corporate Advisory (Malaysia) Sdn Bhd



GDPARCHITECTS



Building Configuration



Specifications

LOCATION

TUN RUZAK EXCHANGE (TRX)

The proud new heart of KL.

TRX is an urban village of offices, retail, residential and recreational spaces that will create a new multi-layered, multi-functional global vision for Malaysia. A unique global financial environment, it will be the perfect platform for a global investment community seeking next-generation opportunities.

SUSTAINABILITY

SMART & Sustainable Design - LEED Gold

MSC STATUS

Designed for MSC Status

TOTAL NET LETTABLE AREA

Office 555,419 sqft / 51,600 sqm

Retail 4,480 sqft / 416 sqm

AVAILABLE FOR LEASE

High Zone : 89,906 sqft / 8,353 sqm

Low Zone : 100,250 sqft / 9,314 sqm

TYPICAL FLOOR PLATE

High Zone : 17,500 sqft / 1,625 sqm

Low Zone : 20,050 sqft / 1,861 sqm

CURTAIN WALL

Double glazed with laminated triple low E glass

CORE TO WINDOW DEPTH

18 metres (North) 13 metres (South)

CEILING HEIGHT

2.80 m

FLOOR TYPE

100mm raised floor system (nominal)

FLOOR LOADING

Live Load: overall 3.5 kN/sqm (~350 kg/sqm)

Live Load: core zone 5.0 kN/sqm (~500 kg/sqm)

INTER-FLOOR ACCESSIBILITY

4 level atriums in the High Zone.

Knock-out per floor in the Low Zone.

LIFTS

Intelligent & Predictive KONE lifts, Destination Control

Powered by IBM Watsons Artificial Intelligence

8 passenger lifts per zone, 2 service lifts

AIR-CONDITIONING

Healthy & efficient chilled beam air conditioning system

ELECTRICITY

Incoming: Dual grid

Lighting: 6W/sqm

Power : 14.6W/sqm

TELECOMMUNICATIONS

Fibre optic cabling

Cellular coverage - 5G future enabled

(Time and TM)

SECURITY

24 hour manned security & CCTV supervision

Access Card with Turnstiles at Ground Lobby

Visitor management system

Concierge Services

CAR PARK

565 bays

Allocation: 1 bay per 1,000 sqft leased



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