

CAUSEWAYZ
SQUARE
@ JBCC

■ **AXIS
TOWER**



- About Us -

Company Background

The Legacy Embark

- Started in timber business before branching out into property development in **2008**

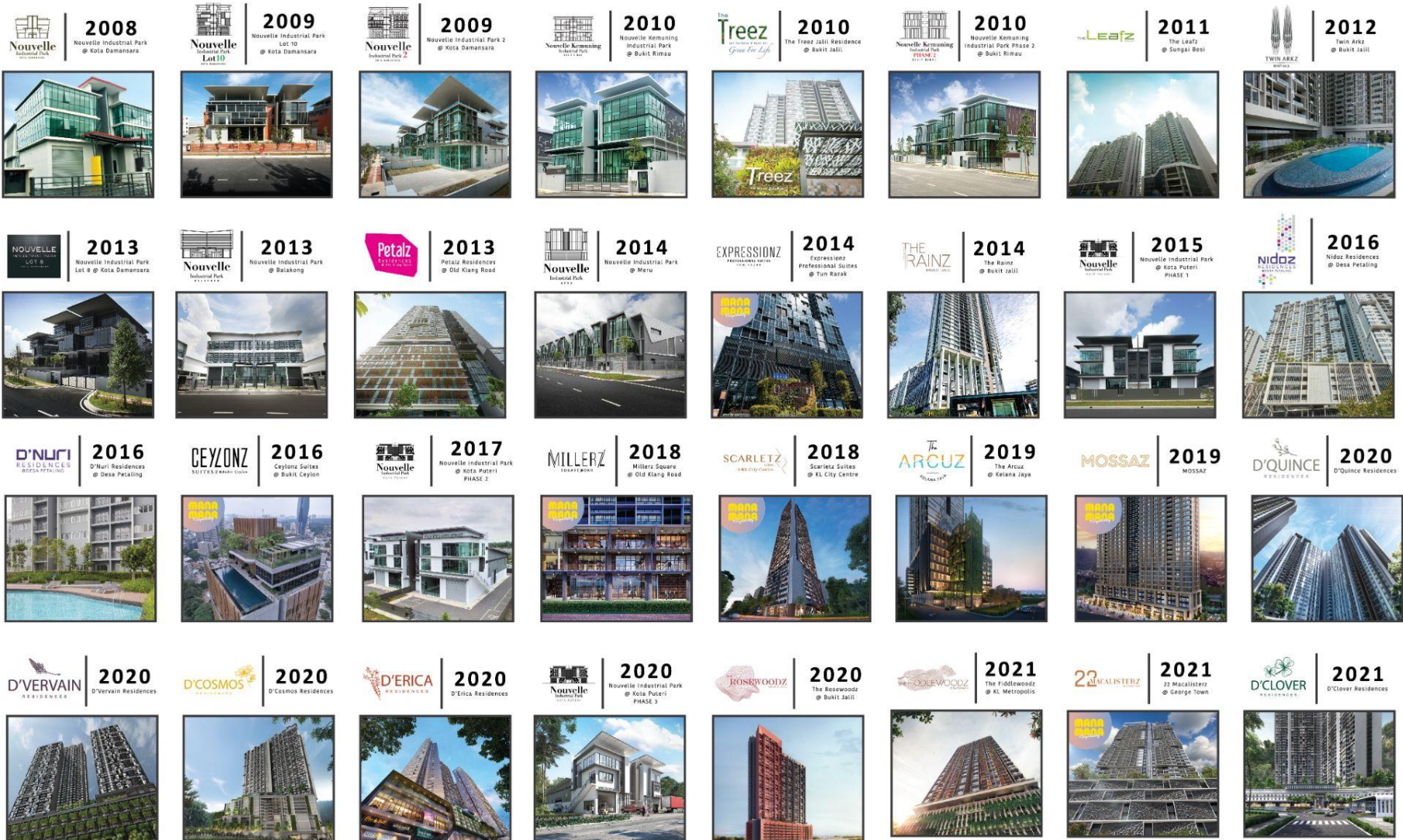
Maiden Development

- An industrial project named **Nouvelle Industrial Park @ Kota Damansara**

First Residential Development

- **The Treez-Jalil Residence @ Bukit Jalil**, Southern KL's first Green Residential Building

Our Milestones - Industrial & High Rise



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Our Milestones - High Rise



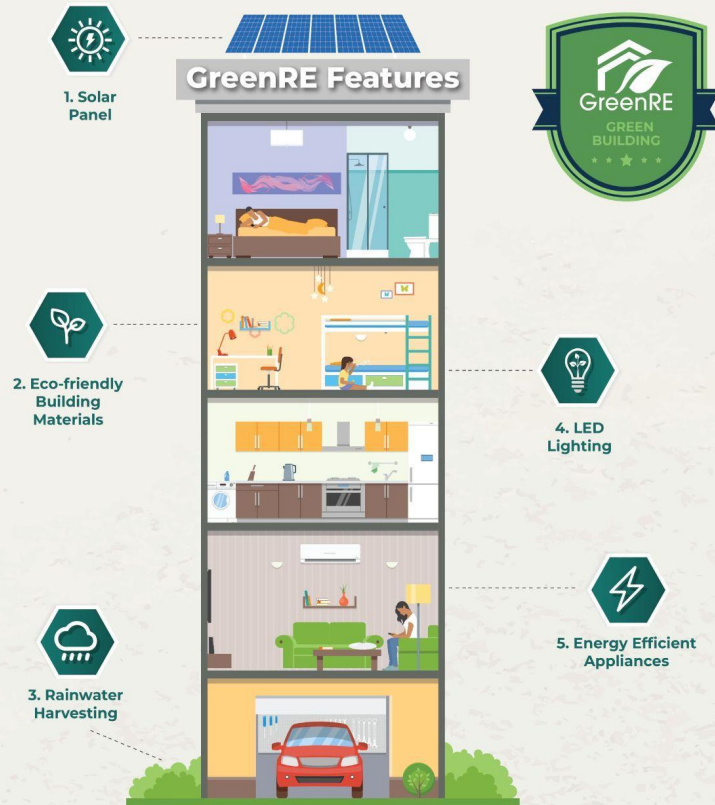
ECO-RESPONSIBLE DEVELOPER

BUILDING A SUSTAINABLE FUTURE

What is GreenRE?

GreenRE's assessment tools are performance-based standards that provide a framework to meet green certification requirements in a tropical setting. By adopting the GreenRE criteria, property developers and building owners can develop high performance green buildings and townships which are energy, water and resource efficient. These green buildings and townships will have a lower operating cost, thus, reducing the living expenses of the building users. In addition, these buildings will have a lower overall carbon impact.

GreenRE being a Malaysian-developed rating tool enhances the country's competitiveness and standing in the international arena. GreenRE's standards and certification process are in line with UN's sustainable development goals (SDGS) and world green building council's commitment towards achieving a net zero future.



OUR PROMISES FOR A SUSTAINABLE FUTURE



LIVEABILITY



SALT WATER POOL
Center to skin, less irritation to swimmers.



CONVENIENCE STORE
Grab a hold of daily necessities in a flash.
(Applicable to selected development)



INSTALLATION READY FOR PARCEL LOCKER
Increase convenience and security.



DIGITAL LOCKSET
Offer better convenience for residents.
(Applicable to selected development)



FREE WIFI SUBSCRIPTION
3 to 12 months open Vacant Possession.



SKY FACILITIES
Creating a sensational space for residents to enjoy their time as the night falls.
(Applicable to selected development)



RESIDENTS HOME APPS
Community living at fingertips.



ACCESSIBLE DESIGN
To provide equal use of the built environment for all residents.



CO-WORKING AREA
Encourage community engagement, increase productivity and creativity.



INCOMING WATER FILTER FOR DEVELOPMENT
Ensures access to a reliable source of hydration.



WELL-CRAFTED FACILITIES
For you to play the perfect host.



RAIN SPLASH PREVENTION FOR TYPICAL FLOOR
Ensuring dry and safe walkways for residents.

ENVIRONMENT



GREEN BUILDING COMPLIANCE
Committed to sustainable building practice.



HERBS GARDEN
Bringing life to your home and cuisine.
(Applicable to selected development)



LAMINATED TIMBER FLOORING
Comes from responsibly managed forest.
(Applicable to selected development)



SANITARY WARES & FITTING
Water conservation. Because every drop counts.



EV CHARGER
Future-proofing building for electric vehicles.



UNIT INTERNAL MATERIAL
Low VOC and environmentally friendly.



UNIT CARPENTRY MATERIAL
Non-added formaldehyde, environmentally responsible.
(Applicable to selected development)



MOTION SENSORS FOR STAIRCASE AREA
Illuminate dark areas while saving on electricity.



SOLAR PANEL SYSTEM
Reduce electricity usage.



RECYCLE ROOM
Promotes recycling activities in the community.



AIR CONDITIONER
Energy-efficient appliances.



ELEVATOR REGENERATIVE DRIVE
Provide additional energy saving.



ECO-POND
Connecting nature with a sense of tranquility.
(Applicable to selected development)



UNIT CARPENTRY MATERIAL
Non-added formaldehyde, environmentally responsible.
(Applicable to selected development)



GRILLE DOOR
Extra layer of security for crime prevention.
(Applicable to selected development)

QUALITY



MIN. 8.38MM LAMINATED WINDOW GLASS SPEC
Enhanced insulation and safety features.



WINDOW FRAME PROFILE
Enhance durability and better performance.



TOP ACCESS FLOOR TRAP
Easy maintenance, reduce foul smell and antiseptic.



MULTI-TIER SECURITY
Improve occupant's sense of safety.



UNIT WINDOW RESTRICTOR
Preventing fall from height.



GRILLE DOOR
Extra layer of security for crime prevention.
(Applicable to selected development)



ANTI-CLONING ACCESS CARDS
Protects residents and community safety.



MORTICE LOCKSET
Better security feature and durability.



MULTI-POINT LOCK FOR WINDOW
Better sealing to prevent water seepage and sound insulation.



EXTERIOR PAINT MATERIAL
Better heat insulation and durability.



SECURITY CAMERA IN CAR PARK
To deter indecent activity/crime.



AIRCOND LEDGE BARRIER
Physical indication to prevent misstep.



GRILLE DOOR
Extra layer of security for crime prevention.
(Applicable to selected development)



ANTI-CLONING ACCESS CARDS
Protects residents and community safety.

OUR ACHIEVEMENTS



FIABCI WORLD PRIX
D'EXCELLENCE AWARDS 2023

THE RAINZ @ BUKIT JALIL
Residential High Rise Category



MALAYSIA PROPERTY AWARD™
BY FIABCI MALAYSIA 2024

THE ARCUZ @ KELANA JAYA
*Commercial Residential
Super High Rise Category*



MALAYSIA PROPERTY AWARD™
BY FIABCI MALAYSIA 2024

**D'NURI RESIDENCES
@ DESA PETALING**
*Affordable Housing
Super High Rise Category*



MALAYSIA PROPERTY AWARD™
BY FIABCI MALAYSIA 2023

**NOUVELLE INDUSTRIAL PARK
@ KOTA PUTERI**
Industrial Category



MALAYSIA PROPERTY AWARD™
BY FIABCI MALAYSIA 2022

THE RAINZ @ BUKIT JALIL
*Residential (High Rise)
Category*



MALAYSIA PROPERTY AWARD™
BY FIABCI MALAYSIA 2017

LIM AIK HOE
*MANAGING DIRECTOR OF EXSIM
Property Man*



MALAYSIA PROPERTY AWARD™
BY FIABCI MALAYSIA 2015

**NOUVELLE INDUSTRIAL PARK
LOT 10 @ KOTA DAMANSARA**
Industrial Category

Our Achievements



CEYLONZ SUITES @ BUKIT CEYLON
Malaysia Landscape Architecture Awards 2024 (MLAA14)
 MLAA14 TOP AWARDS CATEGORY
 President Award 2024



THE RAINZ @ BUKIT JALIL
Malaysia Landscape Architecture Awards 2022 (MLAA13)
 HONOUR AWARD
 Developer Category
 Landscape Development Award



THE RAINZ @ BUKIT JALIL
Malaysia Landscape Architecture Awards 2022 (MLAA13)
 MERIT AWARD
 Professional Category
 (Malaysian Project)
 Landscape Design Award



NIDOZ RESIDENCES @ DESA PETALING
Malaysia Landscape Architecture Awards 2022 (MLAA13)
 HONOUR AWARD
 Contractor Category
 Landscape Construction Award



EXSIM Capital Resources Berhad
IFN Deals of the Year 2023 Awards
 IFN Musharakah Deal of the Year



EXSIM CAPITAL RESOURCES BERHAD
Alpha Southeast Asia's 17th Annual Best Deal & Solution Awards 2023
 Best Asean Green Sri Dual Sukuk of the Year



EXSIM CAPITAL RESOURCES BERHAD
FinanceAsia Achievement Awards 2023
 Best Structured Finance Deal, Southeast Asia - Highly Commended



EXSIM
Malaysia Developer Awards 2022
 Special Awards
 Winner of Rising Star Category



EXSIM
Malaysia Developer Awards 2022
 Special Awards
 Winner of Transformation Category



Ceylonz Suites @ Bukit Ceylon
PAM Awards 2022
 Gold - Category 9
 Commercial High Rise



EXSIM CAPITAL RESOURCES BERHAD
Alpha Southeast Asia's 15th Annual Best Deal & Solution Awards 2021
 Best Sukuk Musharakah & Sukuk Murabahah Deal of the Year



EXSIM VENTURES BERHAD
The Banker - Deals of the Year 2021 (Asia-Pacific)
 Securitisation Deal of the Year 2021



EXSIM VENTURES BERHAD
The Asset Triple A - Islamic Finance Awards 2021
 Best Securitisation



EXSIM CAPITAL RESOURCES BERHAD
The Asset Triple A - Islamic Finance Awards 2022
 Best Structured Financing



EXSIM CAPITAL RESOURCES BERHAD
Alpha Southeast Asia's 13th Annual Best Deal & Solution Awards 2019
 Best Murabahah Deal in Southeast Asia 2019



EXSIM CAPITAL RESOURCES BERHAD
Alpha Southeast Asia's 13th Annual Best Deal & Solution Awards 2019
 Borrower/Issuer Award



EXSIM
HR Asia Awards
 Malaysia's Best Companies to Work for in Asia 2019



EXPRESSIONZ PROFESSIONAL SUITES @ TUN RAZAK
PAM Awards 2019
 Commendation - Category 2 Multiple Residential (High Rise)



THE RAINZ @ BUKIT JALIL
Malaysia Landscape Architecture Awards 2018
 HONOUR AWARD
 Landscape Contractor Category
 Landscape Construction Award



NOUVELLE INDUSTRIAL PARK @ MERU
PAM Awards 2018
 Commendation - Category 4 Industrial



TWIN ARKZ @ BUKIT JALIL
PAM Awards 2018
 Multiple Residential (High Rise)



TWIN ARKZ @ BUKIT JALIL
EdgeProp-ILAM Malaysia's Sustainable Landscape Award 2018
 Silver



THE LEAFZ @ SUNGAI BESI
EdgeProp-ILAM Malaysia's Sustainable Landscape Award 2018
 Special Mention



CEYLONZ SUITES @ BUKIT CEYLON
German Design Award 2018
 Winner of Excellent Communications Design Architecture Category



THE RAINZ @ BUKIT JALIL
EdgeProp-ILAM Malaysia's Sustainable Landscape Award 2021
 Special Mention
 Landscape Design Category



EXSIM VENTURES BERHAD
Alpha Southeast Asia's 14th Annual Best Deal & Solution Awards 2020
 Best Deal/Structure Islamic Finance Deal of the Year



EXSIM CAPITAL RESOURCES BERHAD
The Asset Triple A - Islamic Finance Awards 2020
 Best Securitisation/Most Innovative Deal Malaysia



TWIN ARKZ @ BUKIT JALIL
Malaysia Landscape Architecture Awards 2016
 HONOUR AWARD
 Landscape Contractor Category
 Landscape Construction Award



TWIN ARKZ @ BUKIT JALIL
Malaysia Landscape Architecture Awards 2016
 MERIT AWARD
 Professional Category
 Landscape Design Award, Malaysian Project



CEYLONZ SUITES @ BUKIT CEYLON
MIPIM/The Architectural Review Future Project Awards 2017
 Winner of Tall Buildings Category



EXSIM DEVELOPMENT SDN BHD
The iProperty People's Choice Awards 2016
 Best Emerging Developer



THE LEAFZ @ SUNGAI BESI
Malaysia Landscape Architecture Awards 2015
 HONOUR AWARD
 Professional Category
 Landscape Design Award, Malaysian Project



NOUVELLE INDUSTRIAL PARK LOT 19 @ KOTA DAMANSARA
PAM Awards 2013
 Winner of Category 10 Industrial Buildings



NOUVELLE INDUSTRIAL PARK LOT 19 @ KOTA DAMANSARA
2013 PAM AWARDS FOR Colour On Building 7
 3rd Price, Category 2: Exterior

Artist Impression vs Actual

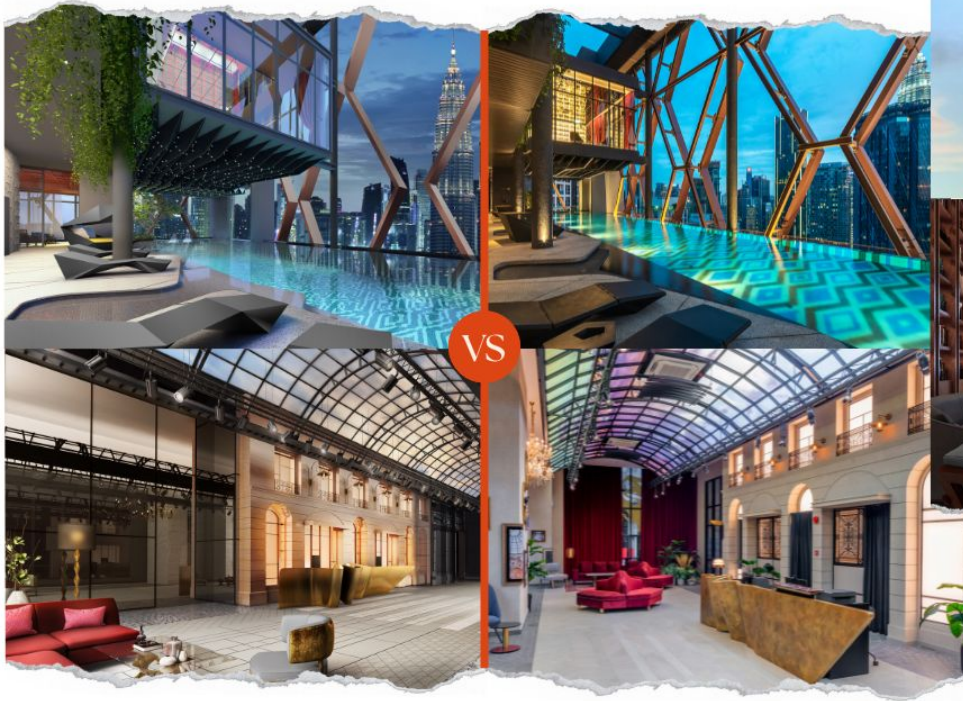
Millerz Square



Rosewoodz

Artist Impression vs Actual

SCARLET3



MOSSAZ

- Development Concept -

Development Concept

CAUSEWAYZ SQUARE @ JBCC

Tagline: "Connecting Worlds, Bridging Cultures."

The term "Causeway" reflects the project's role as a vital link between Johor Bahru and Singapore, symbolizing both physical and cultural connectivity.

Development Concept

Infinite Possibilities in 9 MINUTES

The notion of "9 minutes" and "13 minutes" (the time it takes to get to the CIQ and future RTS station) could be used to explore how these small increments of time connect distant locations, people, and cultures. Each journey could have thematic spaces representing the "journey" itself.



9 MINS

TO CIQ



13 MINS

TO FUTURE RTS LINK

- Location & Fact Sheet -

Site & Location



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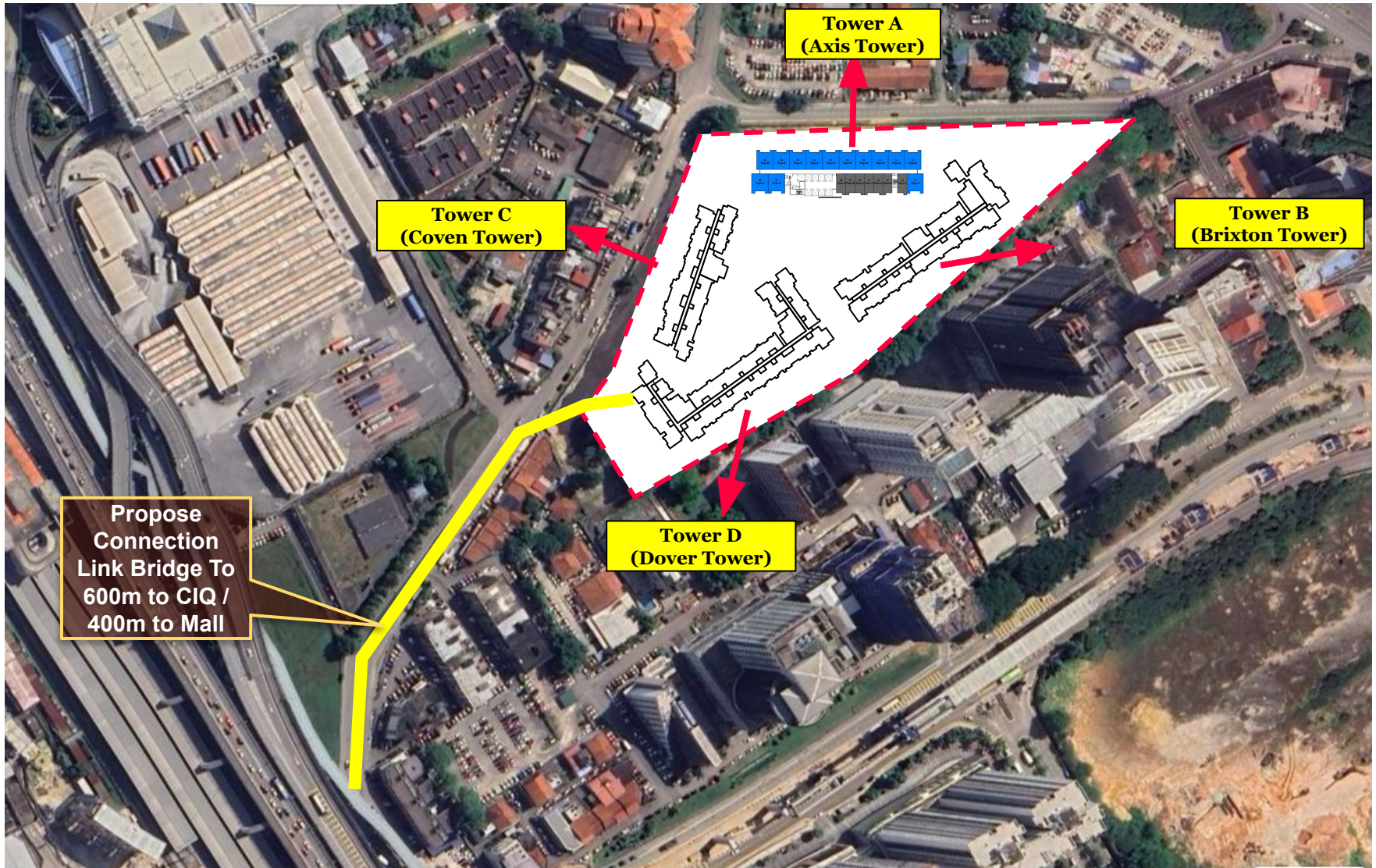
Site & Location



Fact Sheet

Project Name	:	Causewayz Square @ JBCC
Developer	:	Exsim Lumba Kuda Sdn Bhd [202401010179 (1556029-T)] (a member of EXSIM Group)
Land Tenure	:	Freehold
Expected Completion	:	60 Months from APDL Date (Estimate)
Land Area	:	7.75 acres
Land Usage	:	Commercial (HDA)
Total Unit	:	Tower A: 908 Units Tower B,C,D: 3617 Units <u>Total: 4525 units</u>
Total Tower	:	<u>4 Towers</u> Tower A: ABNB Tower B,C,D: Service Apartment
Total Car Parks	:	5829

Tower Introduction



Axis Tower

Tower A

Axis Tower Fact Sheet

AIRBNB (TOWER A)		
Description		Tower A: 63 Storeys Serviced Apartment Building (908 units) comprising: <ul style="list-style-type: none">- 311 Units of Type A Serviced Apartment (Level 13 - 57)- 597 Units of Type B Serviced Apartment (Level 13 - 59)- Guard House , Visitors Car Parks (Lower Ground 1)- Waiting Lounge, Lobby, Drop Off, Retail Car Parks (Ground Floor)- Retails (Level 1)- 10 Storeys of Podium Car Park (Level 2 - Level 11)- Residential Facilities (Level 12) (Not for AIRBNB)- Sky Facilities (Level 60)
Total Unit		Tower A: 908 Units
Units Per Floor		Level 13-39: 20 units Level 40: 16 units Level 41-57: 20 units Level 58-59: 6 units
Building Height		Tower A: 62 Level (LG1 - Level 60)
Total Carpark		999
No. Of Lift		8 Passenger Lifts + 1 Service Lift + 2 car park lifts (Serve on car park floors)

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Axis Tower Fact Sheet

ABNB (TOWER A)		
Maintenance Fee		RM0.38 psf included sinking fund
Building Composition	:	Lower Ground 1 - Guard House , Car Parks Ground Floor - Drop off, Waiting Lounge, Lift Lobby, Retails, Retails Carparks Level 1 - Retails Level 2-11 - Podium Car Parks Level 12 - Residential Facilities (not for ABNB) Level 13-59 - Residence Units Level 60 - Swimming Pool , Wading Pool, Jacuzzi, Co-Working Room, Gymnasium, Sky Biophilic BBQ Deck, Games Room, Karaoke Room.
Orientation	:	South - Singapore North - Jalan Ah Siang, Taman Pelangi, Istana pasir Pelangi

Axis Tower Fact Sheet

TYPE	SIZE	LAYOUT	TOTAL UNIT	BALCONY	CAR PARK NO	ESTIMATED PRICE RANGE (GROSS)
A	366 SF	STUDIO	311	NO	1 Single	RM 593,100 to RM 623,100 (RM1,620.49 to RM1,702.46)
B (Dual-Key)	592 SF	2R 2B	597	NO	1 Single	RM 930,200 to RM 975,200 (RM 1,571.28 to RM 1,647.30)
		TOTAL	908			

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- Unit Layout & Floor Plan -

Axis Tower Typical Floor



TYPE A
366SF



TYPE B
592SF



Refuse Chamber

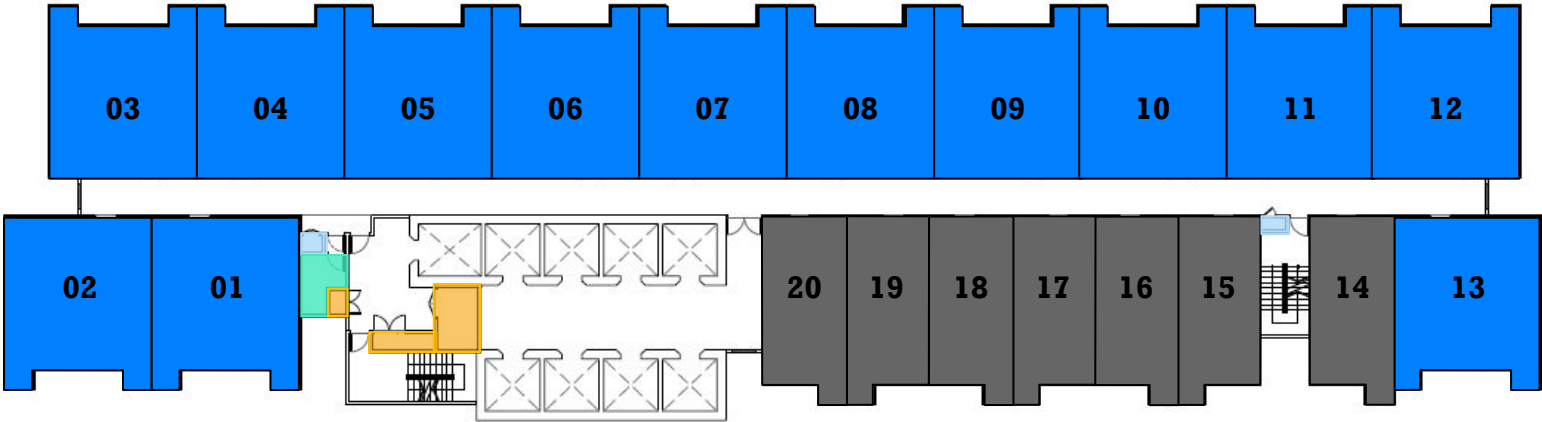


Hose Reel

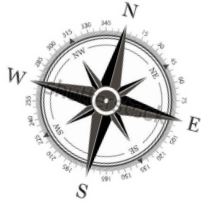


M&E

Jalan Ah Siang, Taman Pelangi, Istana pasir Pelangi
(North)

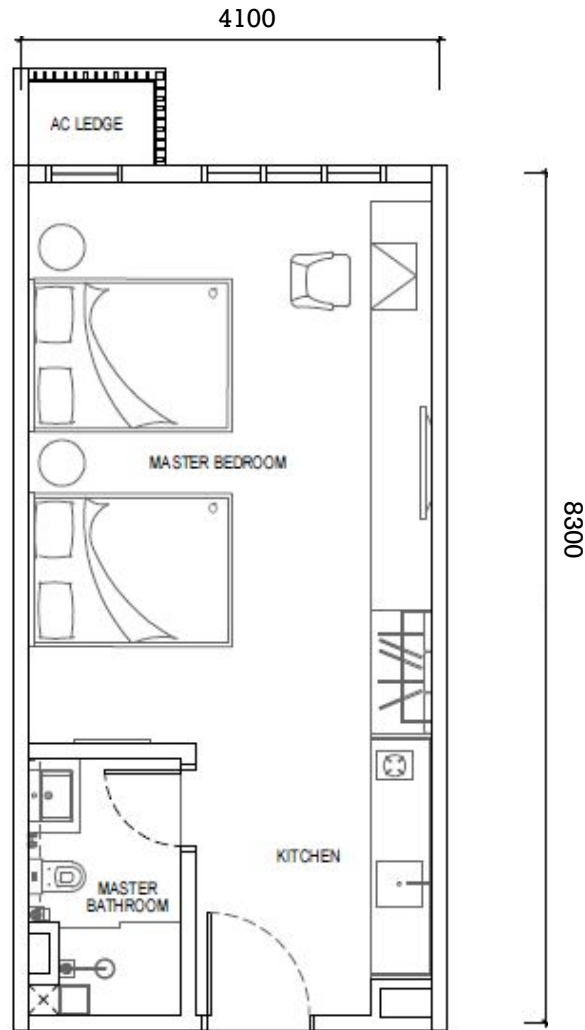


Singapore, Pool View
(South)

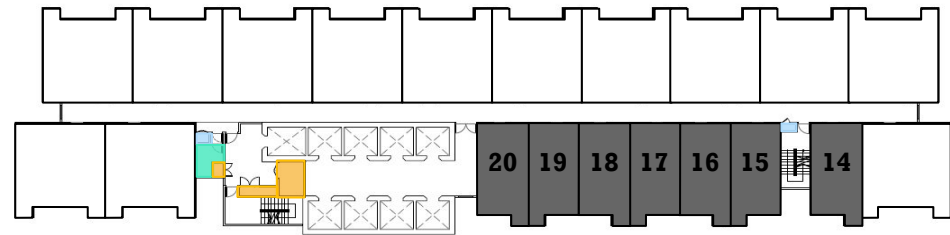


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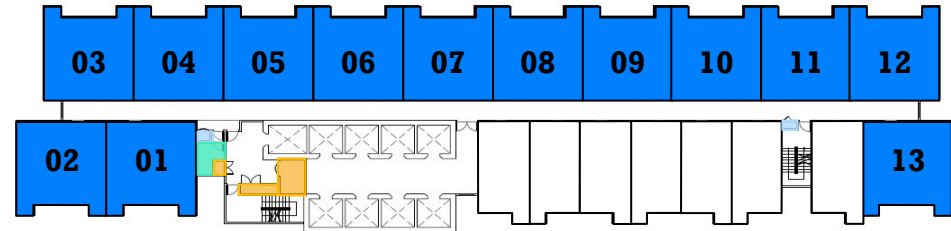
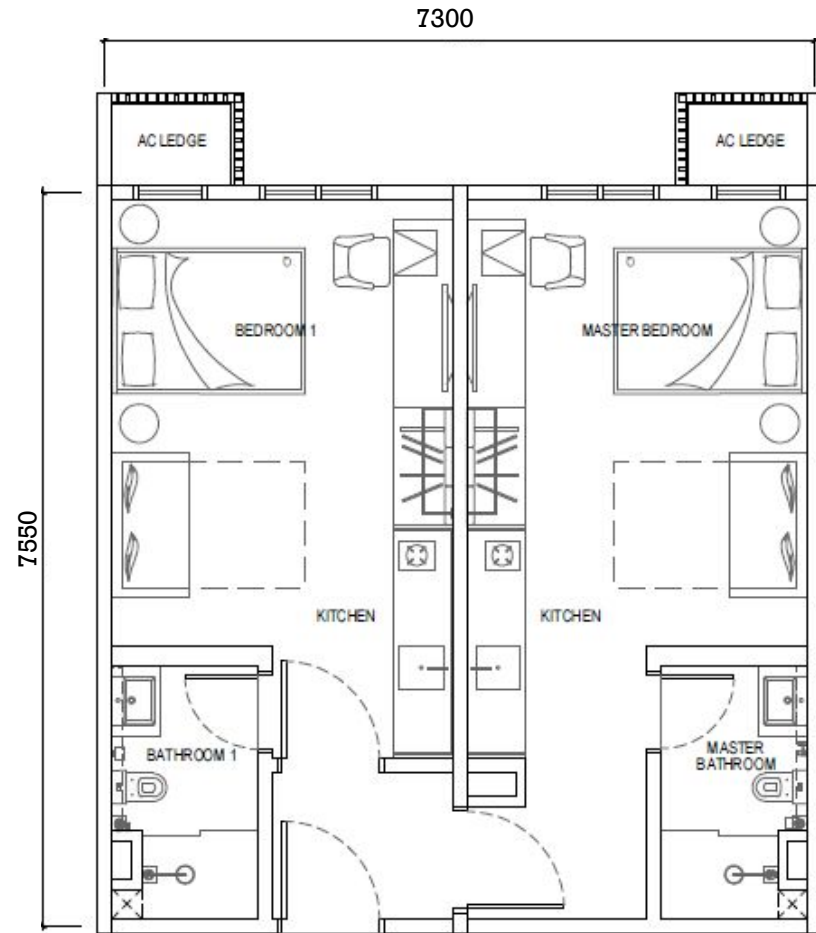
Unit Layout: Type A (366sf, 34sm)



Type A
1 Room, 1 Bathroom



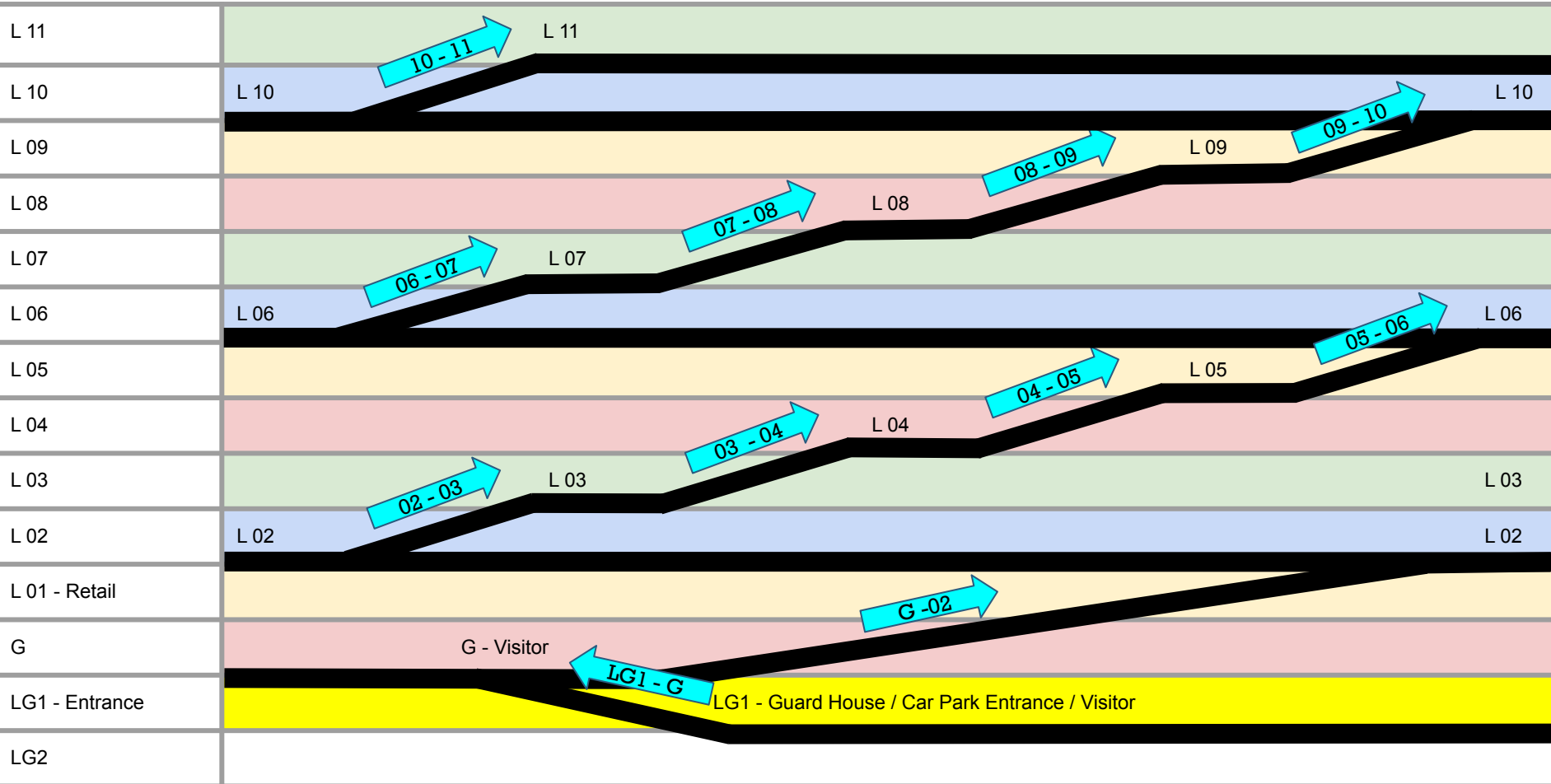
Unit Layout: Type B (592sf, 55sm)



Type B
2 Room, 2 Bathroom

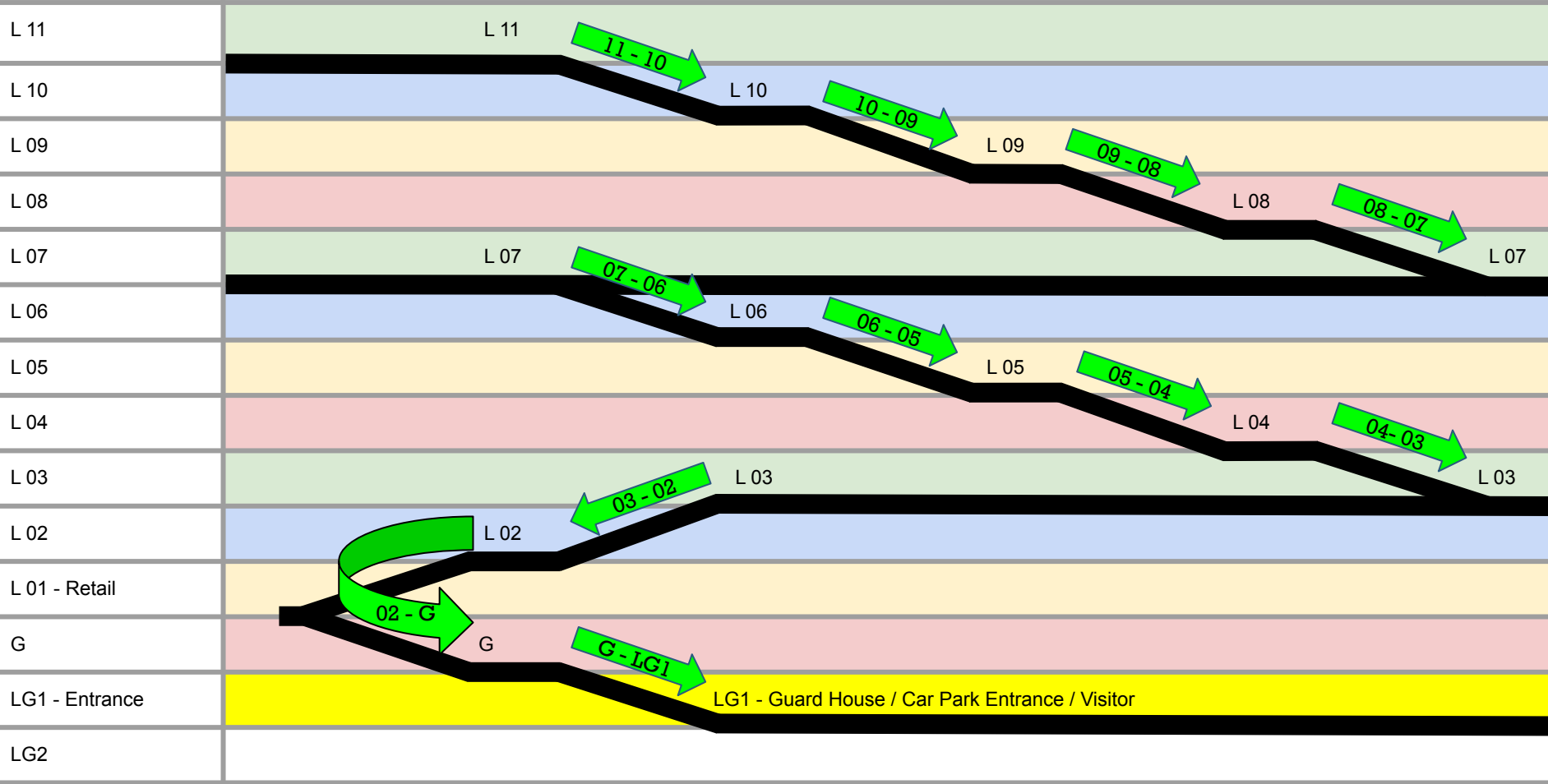
Car Park Podium Speed Ramp (Ramp Up)

New Version



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Car Park Podium Speed Ramp (Ramp Down)



- Freebies Package -

ABNB Freebies - Bare Furnish

	TYPE A	TYPE B
FREE legal fees on Sale & Purchase Agreement		
FREE legal fees on Loan Documentation and Stamping Fees		
FREE air-conditioner	1 SET	2 SETS
FREE bathroom accessories (vanity top with mirror)	1 SET	2 SETS
FREE digital lock set	1 SET	2 SETS

Rebate Package

Non-Bumi - Bare Unit 10%

Unit No: A-13-14

Bumi **Discount:** NIL

Calculation:

A-13-14

A

RM 580,300

366 sq ft

List Price	RM 580,300.00
Bumi Discount (NIL)	RM 0.00
SPA Price	RM 580,300.00
Rebate (10%)	RM 58,030.00
Nett Price	RM 522,270.00

Bumi - Bare Unit 6%

Unit No: A-13-14

Bumi **Discount:** 15%

Calculation:

B

A-13-14

A

RM 580,300

366 sq ft

List Price	RM 580,300.00
Bumi Discount (15%)	RM 87,045.00
SPA Price	RM 493,255.00
Rebate (6%)	RM 29,595.30
Nett Price	RM 463,659.70

**** Remark: Cash Buyer & Foreigner will need to pay 5% down payment**

- Landscape -

Axis Tower

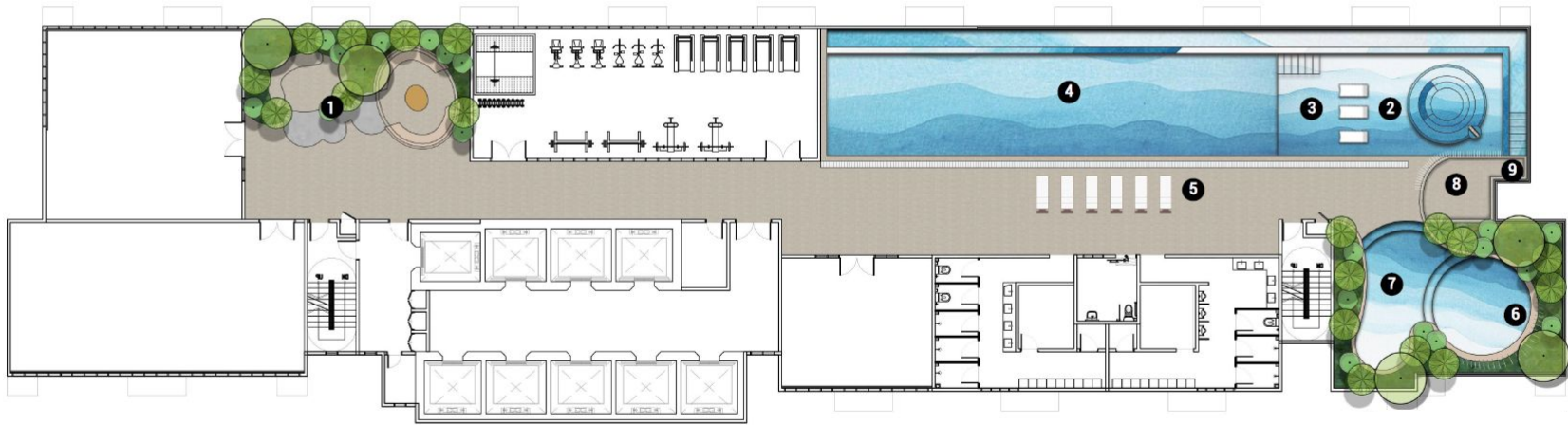
Tower A Sky Facilities

Landscape Concept

Landscape Plan

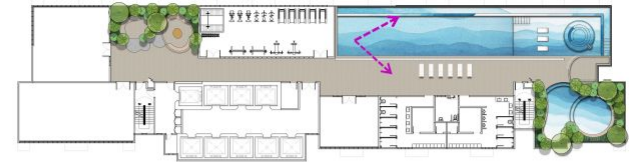
SKY ROOF FACILITY

1. Sky Biophilic BBQ deck
2. Infinity Jacuzzi lounge
3. Shallow pool w/ sun deck
4. Wavescape infinity pool
5. Sun Deck lounge
6. Pearl crown water play
7. Seascape wading pool
8. Outdoor shower corner (2 pax)
9. Maintenance gate



Sky Roof

Perspective



Wave-scape Infinity pool

Sky Roof

Perspective



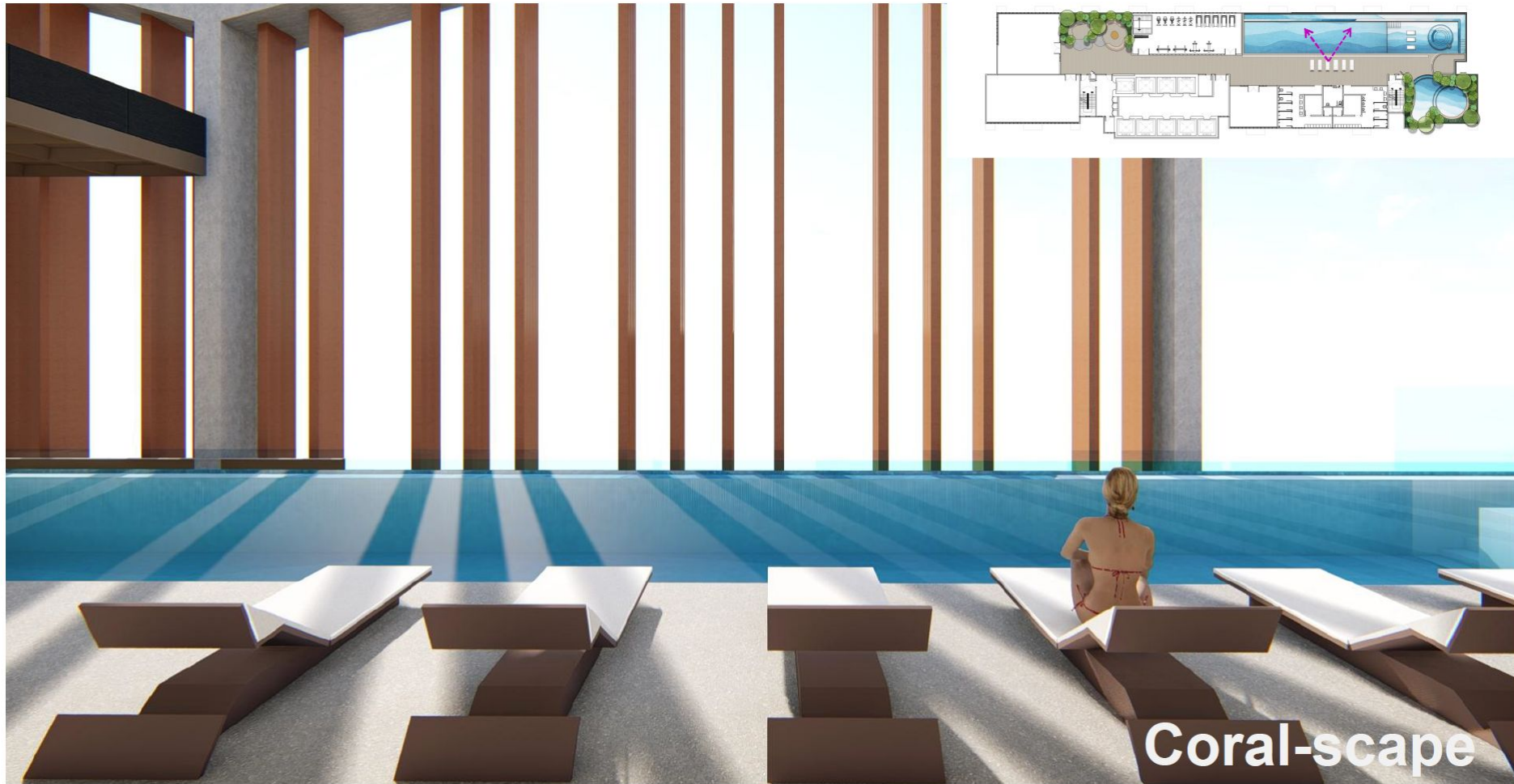
Sky Roof

Perspective



Sky Roof

Perspective



Sky Roof

Coral-scape

Perspective

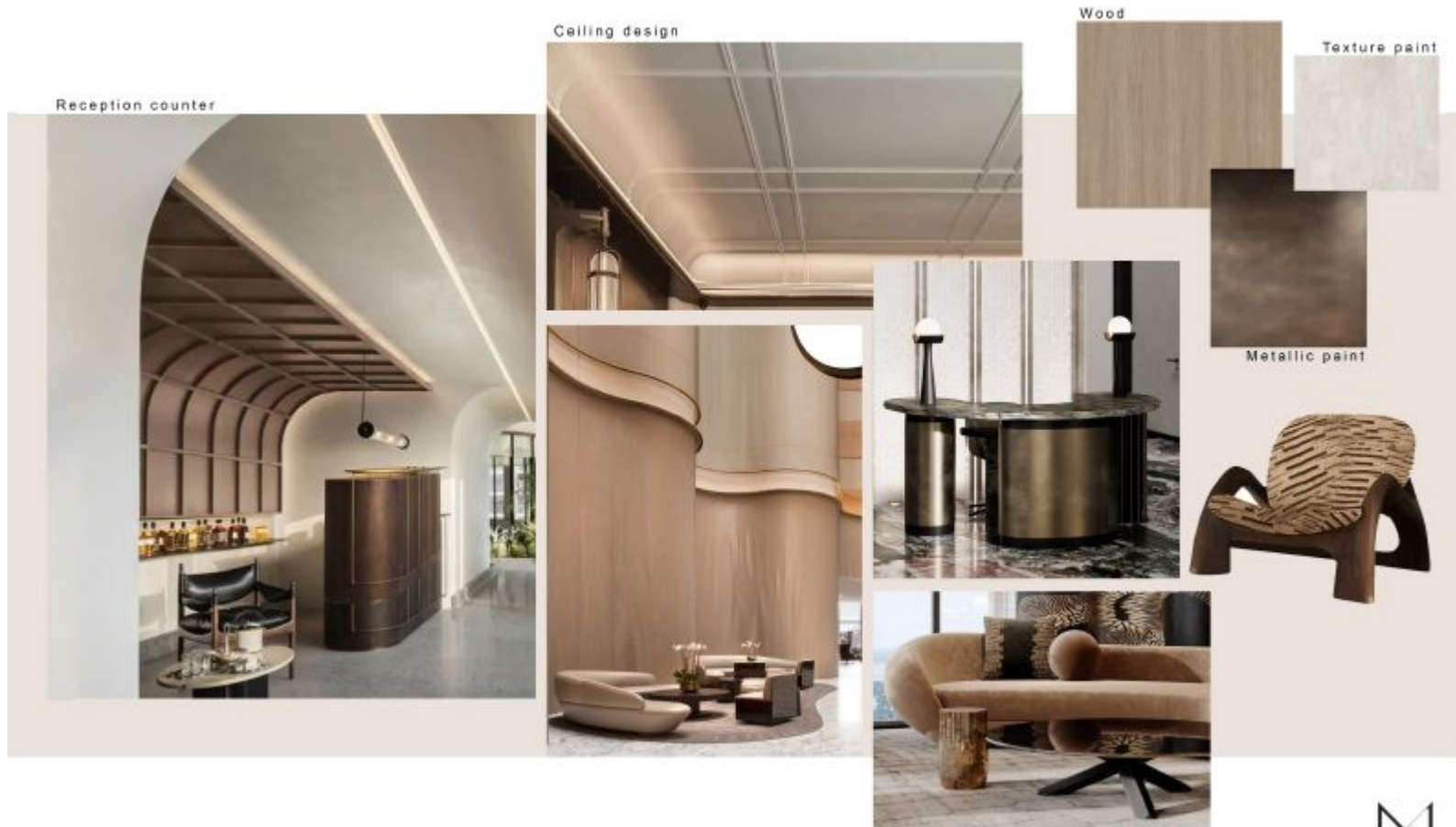


Sky Roof

- ID -

Tower A (ABNB) Common ID Concept

LUMBA KUDA, JB Moodboard Airbnb Tower A- Lobby



LUMBA KUDA, JB
Moodboard
Airbnb Tower A- Games room



Tower A (ABNB) Common ID Concept

LUMBA KUDA, JB Moodboard Airbnb Tower A- Gym room

Ceiling design



Free weight zone



Texture paint

Wood (ceiling)

Wood (wall)



Rubber mat

Vinyl flooring



Overall ambience



Type A Unit ID



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Type A Unit ID



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Type B Unit ID



Type B Unit ID



Type B Unit ID



- Perspective -

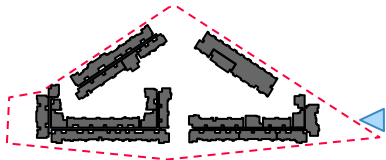
Perspective (Causewayz Square @ JBCC)



All information, items and/or products herein contained and/or displayed, including but not limited to measurement, features, materials, specifications, brands, colours, plans, drawings, images, pictures, visual renditions, illustrations and presentation of interiors, furniture and fittings layout, landscapes, roads, access, lifestyle, scale models, show units and/or development are artist's impressions/renderings for illustration purposes only and are subject to change as may be required and/or recommended by the relevant authorities and/or the developer's architects, engineers and/or consultants without prior notification to you. Nothing contained herein shall be taken as identical representation of the actual state thereof or constitute or be construed to constitute an offer, a contract, part of the sale and purchase agreement (SPA), a representation and/or warranty on the part of the developer unless expressly and specifically incorporated in the SPA. Prospective purchasers are advised to read and scrutinize the SPA together with its enclosures or to engage relevant independent professionals for advice prior to signing of the SPA. The developer and/or other related companies and parties shall neither be held responsible for any claims, error or inaccuracy nor be liable for any losses, damages, costs, expenses, or liabilities that may be incurred, suffered or sustained resulting from any reliance on any information, items and/or products herein contained and/or displayed or any part thereof.

Perspective

DROP OFF LOBBY
TOWER B1 (LG2)

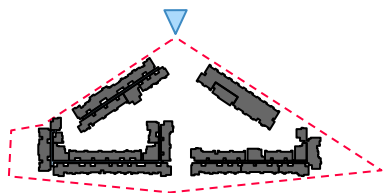


CAUSEWAYZ
SQUARE
@ JBCC

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Perspective

DROP OFF LOBBY
TOWER A&C (GF)

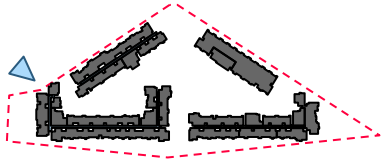


CAUSEWAYZ
SQUARE
@ JBCC

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Perspective

DROP OFF LOBBY TOWER D2 (LG1)

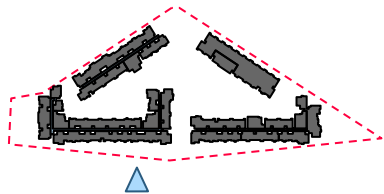


CAUSEWAYZ
SQUARE
@ JBCC

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Perspective

DROP OFF LOBBY
TOWER D1 (LG1)

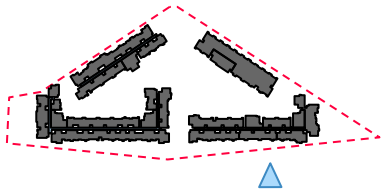


CAUSEWAYZ
SQUARE
@ JBCC

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Perspective

DROP OFF LOBBY
TOWER B2 (LG1)



CAUSEWAYZ
SQUARE
@ JBCC

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Perspective



Ground floor

Perspective



Ground floor

Perspective



Ground floor

- Surrounding AIRBNB Rate -

AIRBNB Rate



SKS Pavillion Studio, Near CIQ, Netflix

★ 5.0 (7) 🏠 Guest favorite

Free cancellation

Cancel within 48 hours for a full refund. [Full policy](#)

Trip details

Jul 19 – 20, 2025

1 adult

Change

Price details

RM218.97 x 1 night RM218.97

Taxes RM10.00

Total MYR RM228.97

[Price breakdown](#)



【R&F】 Studio of Dual-Key Gracious Getaway by(h)s

★ 4.81 (367)

Free cancellation

Cancel before Jul 18 for a full refund. [Full policy](#)

Trip details

Jul 19 – 20, 2025

1 adult

Change

Price details

RM254.00 x 1 night RM254.00

Taxes RM10.00

Total MYR RM264.00

[Price breakdown](#)

- Thank You -