



D8 CEFC MALAYSIA

"EXPANDING HORIZON"

INFORMATION MEMORANDUM

**MENARA HIDAYAH
AS D-8 HEAD QUARTERS
@ SECTION 1, WANGSA MAJU KUALA LUMPUR**

www.alhidayahgroup.com





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OBJECTIVES

The objectives of this Information Memorandum is to provide relevant information to potential/interested parties to the proposed lease/rental of the Menara Hidayah located at Section 1, Wangsa Maju, Kuala Lumpur.

With the information contained herein, we believed that the interested parties shall be able to conduct preliminary evaluations to determine the development potential of the building and the associated risks.

Subsequently, upon compliance with the proposed terms of the lease/rental of the said building as contained in this document, the interested parties shall be provided with detailed information and supporting documents for due diligence purposes.

01.

ABOUT

INTRODUCTION

CONCEPT

KEY FEATURES

BRIEF INFORMATION



D8 CEFC MALAYSIA @ MENARA HIDAYAH

“EXPANDING HORIZON”

Our aim is to prepare conducive workspace for D8 members to operate at Menara Hidayah. A center for trading, importing and distributing quality products from only the best original sources.

We provide not just a place for business community and office space but also D8 program that surely expand your business horizon.



INTRODUCTION

Al-Hidayah Group has signed a “Statement of Intent” (SOI) with **D-8** on the 14th December 2018 where we have agreed to make Menara Hidayah as the Headquarter for **D-8 CEFC in Malaysia**. **D-8 CEFC**, known as D-8 Creative Economic Financial Centre is an initiative by **D-8 Organization** for Economic Cooperation. One of their core plans is implementing a comprehensive economic ecosystem program among the 8 member states.

Al-Falah Sejati Sdn Bhd act as asset and building management company appointed by Kausar Corporation Sdn Bhd. We aim to have a place where business and lifestyle can merge harmoniously. We believe that our building is strategically located for a place where Arab community can grow.

This information Memorandum is to provide relevant information to potential/interested parties to the proposed lease/rental of the Menara Hidayah located at Section 1, Wangsa Maju, Kuala Lumpur.

With the information contained herein, we believed that the interested parties shall be able to conduct preliminary evaluations to determine the development potential of the building and the associated risks.

Subsequently, upon compliance with the proposed terms of the lease/rental of the said building as contained in this document, the interested parties shall be provided with detailed information and supporting documents for due diligence purposes.

COMPANY BACKGROUND

About Al-Hidayah Group

Al-Hidayah Group of Companies was established in Malaysia Capital City of Kuala Lumpur in 1985 with incorporation of its flagship company. Today, the Group has turned itself into a major conglomerate in Malaysia by diversifying successfully into a wide range of strategic business activities. Al-Hidayah Group is now involved in the following business sectors:

- Property Development
- Construction
- Turnkey Technical & Vocational Education
- Information Technology
- Agro-based Business
- Islamic Finance & Corporate Advisory



KEY FEATURES

- Strategic location
- 3 level of car park
- 12 storey office building
- 1 mezzanine floor
- D-8 Foundation
- 24 hours security
- 3 car lifts
- Internet access

BRIEF INFORMATION

Registered Owner	Kausar Corporation Sdn Bhd
Address	Menara Hidayah, Jalan 3/27A, Section 1, Bandar Baru Wangsa Maju 53300 Kuala Lumpur
Type of Property	A 12 storey office building with a mezzanine floor and 3 level of car park
Lot Title	65 years leasehold expiring on 28 March 2085
Site Area	30,989 sqft
Total Gross Floor Area	179,451 sqft
Total Net Lettable Area	97,559 sqft
Net Floor Area for Lease/Rent	88,148.52 sqft
Total Parking Space :	120 parking bays (11 parking bays - Ground level parking) (109 parking bays - 3 level podium)
Others	Located in an area zones for commercial use CF was issued by DBKL on April 1997

02.

CONTEXT

SITE LOCATION
POPULATION
SURROUNDING CONTEXT
LAND TITLE
COPY OF CF

SITE LOCATION



Located at Section 1 Bandar Baru Wangsa Maju, Menara Hidayah is connected via:

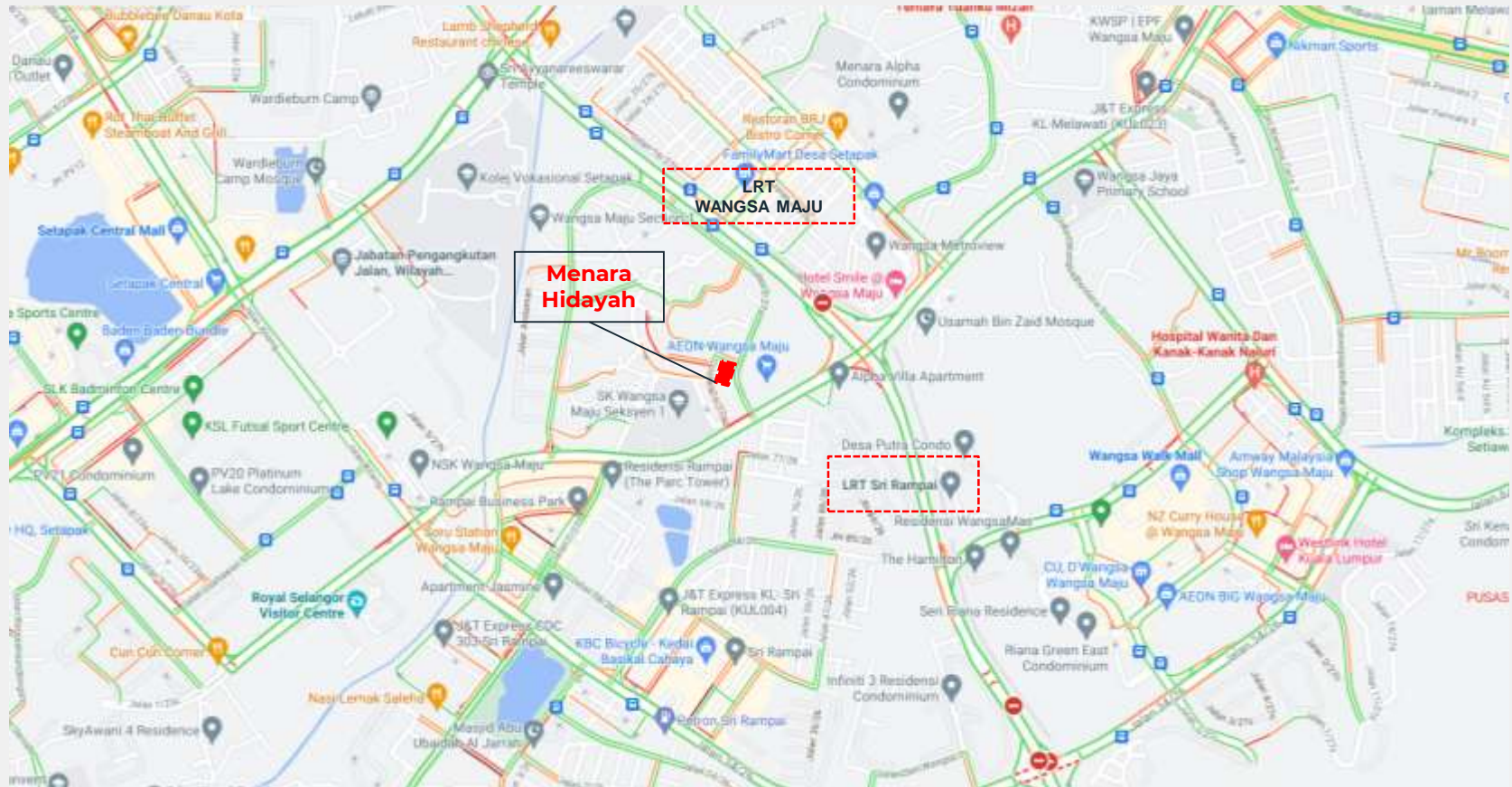
- **Highways** – MRR2, DUKE 1, DUKE 2, SUKE (soon), AKLEH & Elevated Highway.
- **Major roads to KL City** – Jalan Genting Kelang and Jalan Jelatek.
- **LRT** – Kelana Jaya Line. Walking distance to Wangsa Maju LRT Station.

Menara Hidayah is a corner parcel of commercial land, geographically located on the West side of Jalan 3/27A. The site compound is enclosed with low brick walls and chain-link fencing surmounted with iron grilles/brick wall and automatic sliding gates supported by concrete pillars. The lot is of even contour and is more or less at road level. The abutting roads are tarmac surfaced and fitted with concrete drains to facilitate surface drainage.

TRAFFIC SURROUNDING

Live traffic ▾

Fast Slow



SURROUNDING CONTEXT (Within 3 KM Radius)

Shopping Mall & Retails :



Government Agencies :



Commercial Banks :



POPULATION

- Total population around the Menara Hidayah :

Area	Total Population
Wangsa Maju	50,510
Setiawangsa	49,878
Batu	66,705
Titiwangsa	52,230
Bukit Bintang	64,396
Kepong	60,050
Cheras	67,494
Bandar Tun Razak	35,823
Seputeh	74,499
Lembah Pantai	56,562
Segambut	57,352
Total	635,499

PARKING OPTION



Menara Hidayah
120 Bays of carpark



Section 1, Wangsa Maju
Commercial Area



Aeon Wangsa Maju, Section 1



PAJAKAN NEGERI (WP)

Catatan Tahunan : RM8,614.00

Isigati	: WILAYAH PERSEKUTUAN K.L.
District	: KUALA LUMPUR
Bandar/Pekan/Seharian	: Medan Setapak
No. Lot	: Lot 10902
Lot's Lot	: 1285 Meter Persegi
Kategori Penggunaan Tanah	: Rancangan
No. Landmark/Poskod	: 78 C & D
No. Peta Bersejarah	: 104118
No. Peta	: PIG/MP/AC/47491

14 September 1996

SYARAT-SYARAT NYATA

SEKATAN-SEKATAN KEPENTINGAN

Teknik ini tidak boleh dipindai ulang, dipajak atau dicopikan
jika hendaklah diterbitkan, diwujudkan atau dipersembahkan kepada
pihak lain tanpa kebenaran dari pihak Penerbit.

Publstat	40001/P-40001257
Taxid	11/01/1999
No. Years	1
No. Siblings	
Index Score	(17)

REFERENCES

HEXODILUSAN

© 1999 by The American Psychological Association
0893-3200/99/\$12.00
DOI: 10.1037/0893-3200.13.1.103

[illegible]

PIERRE-ALAIN FANG, MATHIEU TRAMER, HAKOBU ITO

Haksolek	: 1400077/00001/177
Turkik	: 17/016/0000
Ho. Sord	: 2
No. Salom	:
Muho Sarf	: 21/20

PELAN 9.17 AM

Severe immunosuppression increases the risk of opportunistic infections. Patients with advanced HIV disease should be vaccinated against pneumococcus, hepatitis A, hepatitis B, and influenza.

[illegible]

- 904 (109)
- 904a (109)
- 904b (109)
- 904c (109)
- 904d (109)
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- 904w (109)
- 904x (109)
- 904y (109)
- 904z (109)





DEWAN BANDARAYA KUALA LUMPUR

PERAKUAN MENDUDUKI BANGUNAN
(Certificate For Occupation)

N: 22668

TETUAN JUSCO LAND SDN. BHD.

DUA TETUAN S.A. ARKITEK SDN. BHD.

09-01, TINGKAT 9, BANGUNAN MING

JALAN BUKIT MANAS

50250 KUALA LUMPUR.

Dengan ini bangunan seperti berikut:-

SEBUAH BANGUNAN PEJABAT 12-TINGKAT DENGAN 1-TINGKAT MEZZANIN

di LOKASI: DATARAS LOT P.T.4507, SEKSYEN 1, BANDAR BARU WANGSA MAJU,
KUALA LUMPUR.

di beri kebenaran untuk diduduki dan digunakan bagi tujuan yang tertera di dalam plan bangunan yang dibekalkan oleh Dewan Bandaraya Kuala Lumpur.

Proses ini dibuatkan mengikut peruntukan Undang-Undang Kecil Bangunan (Wawasan Pemeliharaan Kuala Lumpur) 1965.


h.p. Datuk Bandar
Dewan Bandaraya Kuala Lumpur

Tarikh
Kajahan

HP C 940001

(Dibekalkan dengan perlesenan oleh Jabatan Kawalan Bangunan, Jabatan Perancangan dan Kawalan Bangunan, Dewan Bandaraya Kuala Lumpur)



03.

CONCEPT PROPOSAL

PROGRAM
FLOOR PLANS
ASPIRATION



D8 CEFC MALAYSIA @ MENARA HIDAYAH *“EXPANDING HORIZON”*

Strategically located in the heart of Wangsa Maju, Menara Hidayah provides a great potential for your business to grow and expand domestically and internationally. We ensure spaces for your formal business to be conducive and productive.

Brief History of D-8



D-8 Organization for
Economic Cooperation



- D-8, also known as Developing-8, is an organization for development cooperation among the following countries: Bangladesh, Egypt, Indonesia, Iran, Malaysia, Nigeria, Pakistan and Turkey.
- The establishment of D-8 was announced officially through the Istanbul Declaration of Summit of Heads of State/Government on June 15, 1997.
- The objectives of D-8 Organization for Economic Cooperation are to improve member states' position in the global economy, diversify and create new opportunities in trade relations, enhance participation in decision-making at international level, and improve standards of living.
- D-8 is a global arrangement rather than a regional one, as the composition of its members reflects. Organization for Economic Cooperation (D-8) is a forum with no adverse impact on bilateral and multi-lateral commitments of the member countries, emanating from their membership to other international or regional organizations.

Purposes & Objectives

- According to the first Summit Declaration (Istanbul, 1997), the main objective of D-8 is declared to be socio-economic development in accordance with following principles:
- Peace instead of conflict.
- Dialogue instead of confrontation.
- Cooperation instead of exploitation.
- Justice instead of double-standard.
- Equality instead of discrimination.
- Democracy instead of oppression.

Thus D-8 objectives are to improve developing countries' positions in the world economy, diversify and create new opportunities in trade relations, enhance participation in decision-making at the international level, and provide better standard of living.



AGRICULTURE & FOOD SECURITY

Fertilizers
Animal Feed
Seed Security and Trade
Standards and Trade Issues
Marine and Fisheries

TRADE

HLTO
Supervisory Committee

TRANSPORTATION

Civil Aviation
Shipping

INDUSTRIAL COOPERATION

Automotive
Energy
Food Industry
Technology Cooperation
Chemical and Petrochemicals
Cement
Iron-steel
Textile
Standardization and Accreditation
SMEs
Electronics and ICT
Machinery
Ceramic and Glass
Pharmaceuticals and Medical
Equipment

ENERGY & MINERALS

Energy
Mining and Minerals
Renewable Energy

TOURISM

Tourism

OTHER ACTIVITIES

Health
Status of legal Documents



D-8 CREATIVE ECONOMIC & FINANCIAL CENTRE (D-8 CEFC)



D-8 CEFC Objectives

- D-8 members aspire to become developed and modern nations based on international cooperation and trade as well as concrete domestic initiatives for equitable economic development and structural change
- D-8 shall endeavor to assist and cooperate among members in the sharing of expertise and experiences in human capital development and institutional delivery mechanism
- D-8 members will explore trade and investment opportunities between and among them and to support the same by common e-commerce and e-payment arrangements
- D-8 shall promote cooperation between members in advancing Islamic elements in economic and business activities.



D-8 CEFC shall build a complex tower at the most strategic location in the heart of Kuala Lumpur. Under D-8 CEFC initiatives, it shall provide myriad of feasible economic plans providing creative and innovative ways which will be monitored under a 30 years' structured sustainable development program called World Islamic Centre Of Excellence (W.I.C.E.), emphasizing on the cleanest, clearest and high transparency of highest integrity of a financial system that meets the highest human moral value using all the latest technology provided by the world today. AHGC has obtained Development Order to kick-off with the complex development of the complex which shall be the future D-8 headquarters. Currently, Menara Hidayah is the temporary Headquarters for D-8 CEFC

VISION

To become the physical strategic platform which provides linkages in multi-lateral trade and commerce, through feasible business activities, investments and high impact sustainable socio-economic projects, contributing to the Muslim world economy.

It is also backed by I.T. network infrastructure and virtual applications to support transactions among D-8 countries as well as to the global market.

MISSION

1. Centre for international business & trade matching
2. International event organizer
3. Centre for reference in International Advisory and Consultancy in Islamic Economics, Islamic Banking and Commerce
4. Centre for Islamic Civilization Development
5. Centre for mind and knowledge development
6. Centre of Excellence in R&D on Islamic Financial Products/Instruments
7. Centre for international HALAL Certification
8. Reference Centre for Global Muslim Business Matching
9. Incubation Centre for new industry developments, marketing, promotion, trade and commerce.
10. Humanitarian Charity Drive



AVAILABLE SPACE FOR RENT / LEASE

Space Available		
Level/Floor	GFA(sqft)	NFA (sqft)
Ground (G1)	20,089.63	10,305.38
Mezzanine (M1)	13,283.98	7,257.68
Level 4	15,000.91	11,783.02
Level 5	15,224.80	11,748.74
Level 6	11,811.31	9,410.7
Level 7	11,619.20	9,410.75
Level 8	11,619.20	9,410.75
Level 9	11,619.20	9,410.75
Level 10	11,619.20	9,410.75
TOTAL	121,887.43	88,148.52



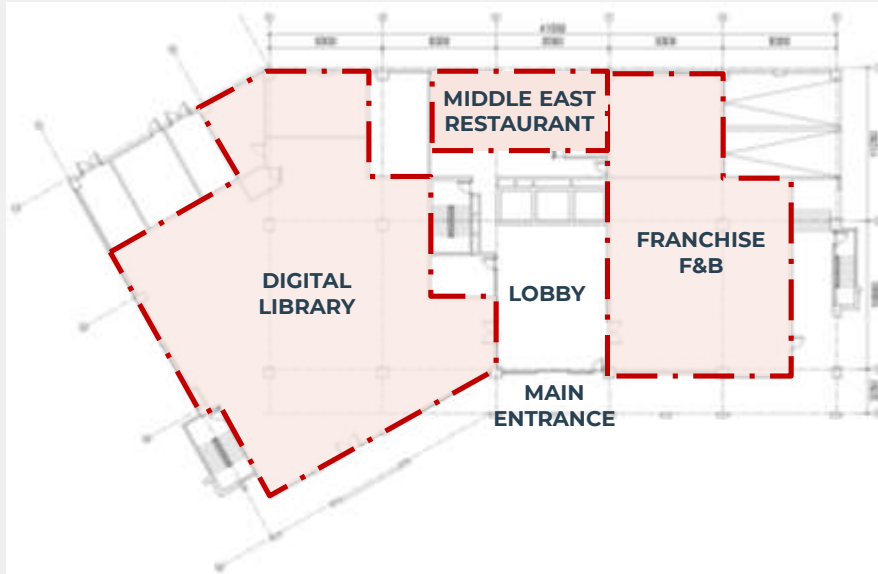
F&B FRANCHISE

GROUND FLOOR & MEZZANINE FLOOR

- Digital Library : 5,537 sqft.
- Franchise F&B : 4,768 sqft.

GFA – 20,089 sqft

NFA – 10,305 sqft



PROPOSED TENANTS :

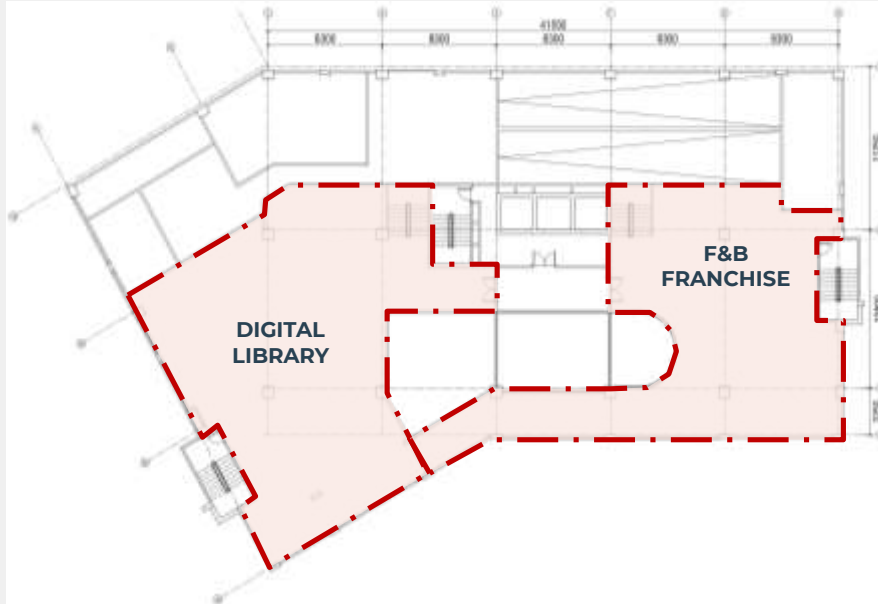


F&B FRANCHISE

MEZZANINE FLOOR

- Digital Library : 4,042 sqft
- F&B Franchise : 3,025 sqft

GFA – 13,283 sqft
NFA – 7,067 sqft



PROPOSED TENANTS :



IT COMPANIES

4th FLOOR

- 2 Split Office Units

GFA – 15,000.91 sqft
NFA – 11,783.02 sqft



D8 PROGRAMME OFFICE

5th FLOOR

D8 CEFC MALAYSIA OFFICE
D8 MALAYSIA FOUNDATION OFFICE

GFA – 15,224.80 sqft
NFA – 11,748.74 sqft



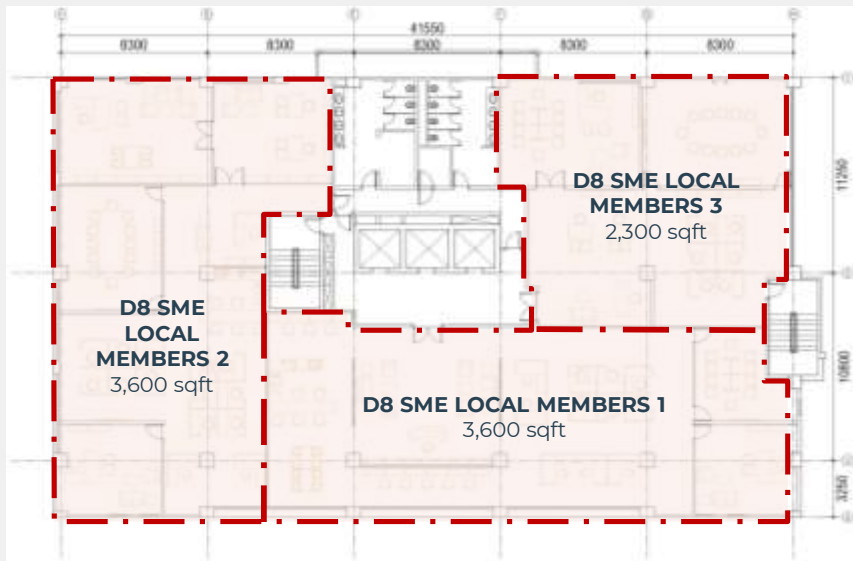
BUSINESS COUNCILS & CHAMBERS OFFICE

6th FLOOR

- 8 Split Small Office Units
- 1 Outdoor Cafe

GFA – 15,224.80 sqft
NFA – 11,748.74 sqft



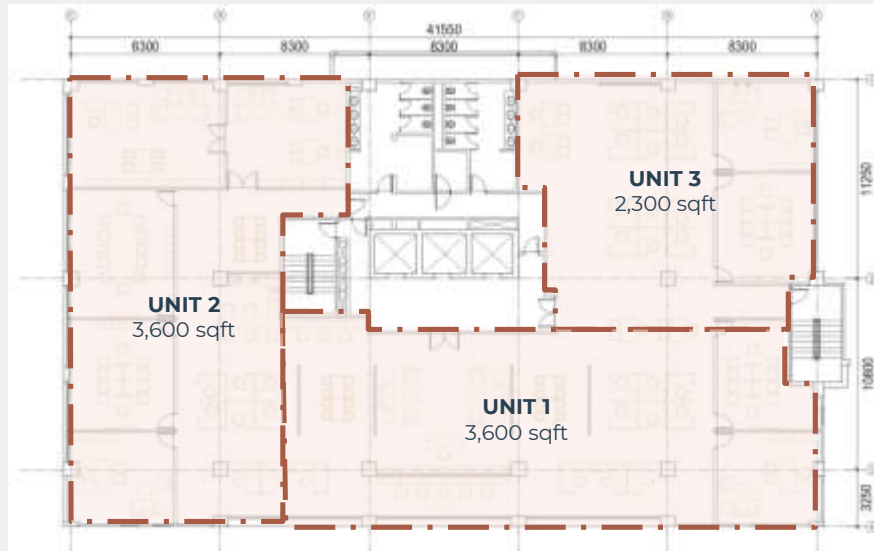


OFFICE

8th FLOOR

D8 ISLAMIC MONETARY OFFICE / WAQF / ZAKAT / INSURANCE

GFA – 11,619.20 sqft
NFA – 9,410.75 sqft



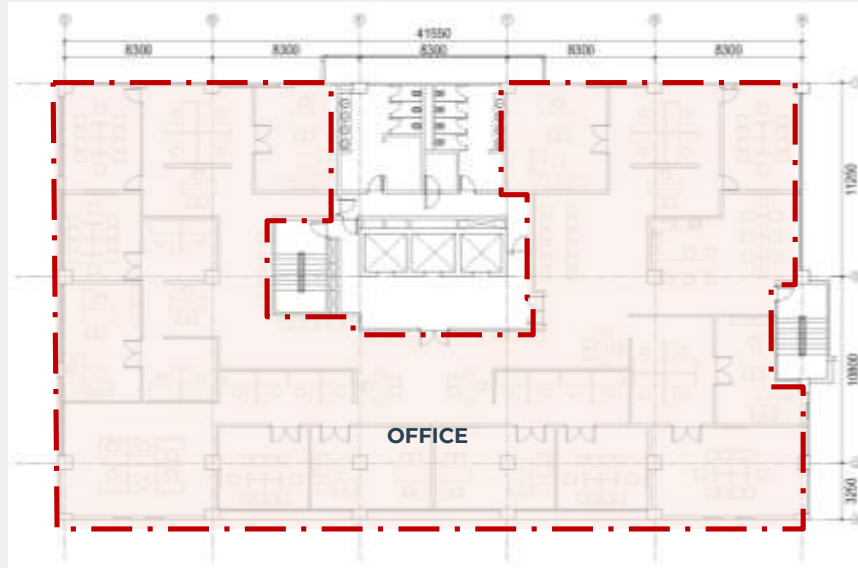
CORPORATE FIRM / CONSULTANT

9th FLOOR

D8 TOURISM / TRADE /
AIRLINE REPRESENTATIVE / LEGAL
COMPANIES

GFA – 11,619.20 sqft

NFA – 9,410.75 sqft



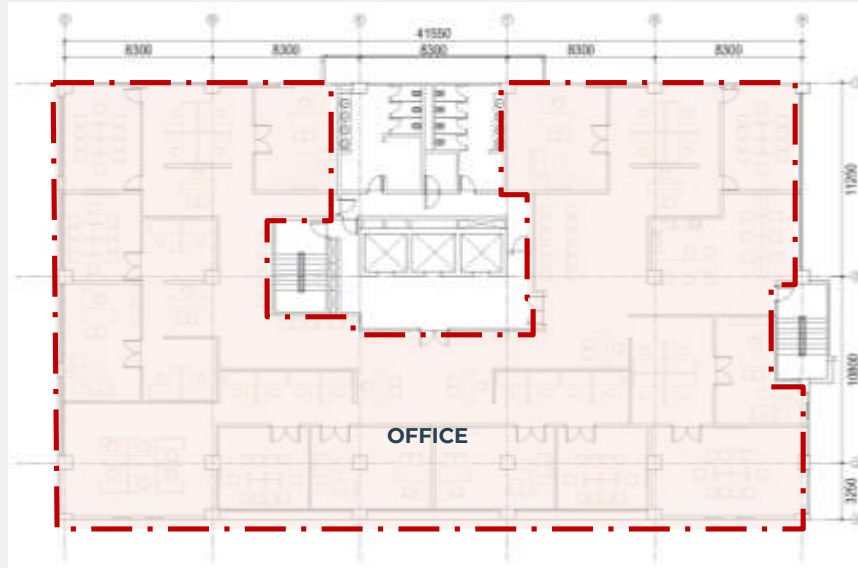
CORPORATE FIRM / CONSULTANT

10th FLOOR

D8 TOURISM / TRADE /
AIRLINE REPRESENTATIVE / LEGAL
COMPANIES

GFA – 11,619.20 sqft

NFA – 9,410.75 sqft



04.

MENARA HIDAYAH GALLERY

AS D-8 HEAD QUARTERS

EXISTING IMAGES



EXISTING IMAGES

5th FLOOR



4th FLOOR



EXISTING IMAGES



10th FLOOR



9th FLOOR

SURROUNDING IMAGES





KUALA LUMPUR



Wangsa Maju is a township and a constituency in Kuala Lumpur, Malaysia. This area is surrounded by Setapak, Taman Melati and Gombak district in Selangor. Wangsa Maju is one of the largest townships in Kuala Lumpur and consists of many sections — Section 1, 2, 4, 5, 6 and 10.



05.

OFFER

TERM
AVAILABLE SPACE
EXISTING IMAGES

Proposed Concept of Tenancy Menara Hidayah



Rental booking fee : 1 month rental

Rental deposit : 2 months security + 1 month upfront payment

Term of tenancy : 2 + 1 Years / 3 + 2 years (Renewal up to 15 – 20 years)

RENTAL RATE BY JPPH 2020 (GOV)

LAMPIRAN E
Surat Perintah Am 31/1 Tahun 2011

LAMPIRAN JPPH

PERKARA	MAKLUMAT	BUTIR-BUTIR
A	<p>JABATAN PENILAIAN DAN PERKHIDMATAN HARTA (JPPH)</p> <p>(i) Perakuan kadar sewa pasaran (Bagi semester persegi / sekaki persegi)</p>	<p>Ruang pejabat di <u>Aras Bawah hingga Aras 11, Menara Hidayah, Jalan 3/37A, Seksyen 1, Wangsa Maju, 51000 Kuala Lumpur</u> (nama premis - disewa) telah dinilai oleh Jabatan Penilaian dan Perkhidmatan Harta Kuala Lumpur.</p> <p>Jabatan memperakui bahawa:</p> <p>sewa yang ditawarkan adalah tinggi. Jabatan berpendapat sewa pasaran yang patut dan munasabah adalah:</p> <p>RM 40.90 /sqp seluas 9,848.48 mp (RM 3.80 /sqp seluas 108,008.32 kp)</p>
	(ii) Jumlah sewa sebulan yang diperakukan	adalah beraputan dan munasabah
	(iii) Tempoh penyewaan	RM 402,831.61 /sebulan
	(iv) Syarat-syarat penyewaan	3 tahun
		Bayaran kadar sewa bulanan termasuk:
		(a) bayaran cukai pintu dan cukai tanah
		(b) insurans kebakaran
		(c) memperbaiki ruang gunasama
		(d) alat pencegah kebakaran
		(e) pembersihan ruang gunasama
		(f) bayaran elektrik dan air ruang gunasama
		(g) menyediakan tempat letak kereta

(nama premis - disewa) telah dinilai oleh Jabatan Penilaian dan Perkhidmatan Harta Kuala Lumpur.

Jabatan memperakui bahawa:

sewa yang ditawarkan adalah tinggi. Jabatan berpendapat sewa pasaran yang patut dan munasabah adalah:

RM 40.90 /sqp seluas 9,848.48 mp (RM 3.80 /sqp seluas 108,008.32 kp)

adalah beraputan dan munasabah

RM 402,831.61 /sebulan

3 tahun

Bayaran kadar sewa bulanan termasuk:

(a) bayaran cukai pintu dan cukai tanah

(b) insurans kebakaran

(c) memperbaiki ruang gunasama

(d) alat pencegah kebakaran

(e) pembersihan ruang gunasama

(f) bayaran elektrik dan air ruang gunasama

(g) menyediakan tempat letak kereta

Nota:
Sila sertakan satu salinan Borang JRP, surat tawaran daripada pemilik premis, pelan lantai/pelan awam atau samada mengemukakan permohonan kepada Jabatan Penilaian dan Perkhidmatan Harta.

Tandatangan _____

Nama: **ABD RAHIM BIN ABD WAHAB**
I.p. Penilai Dierah
Jab. Penilaian dan Perkhidmatan Harta Kuala Lumpur
Kementerian Kewangan Malaysia

Tarikh: **22 Mei 2021**

Cop Rasmi Jabatan



PROMOTION DURING SINGNING TENANCY ON 2022



MENARA HIDAYAH
SECTION 1, WANGSA MAJU KUALA LUMPUR



SURROUNDING CONTEXT :



800 m



30 M



1 Km

www.alhdayahgroup.com

RENTAL RATE

From : ~~RM 4.50 psqft.~~

Now : **RM 3.50 psqft.**

Contact Person
Mobile Tel : 019 7277354
Tel : 6(03) 4131 7774





Contact us

Menara Al-Hidayah
11th Floor
Jalan 3/27A, Seksyen 1
Wangsa Maju
53300, Kuala Lumpur
Malaysia

Contact persons:

Afiq Tarin
Marketing Manager
Al Hidayah Sdn Bhd
Email: afiqtarin@alhidayahgroup.com

H/P : 019 727 7354
Tel : 6(03) 4142 4780/81/82
Fax: 6(03) 4142 4845