2ND SABAH PORT FORUM
SUTERA HARBOUR RESORT, KOTA KINABALU, SABAH
1- 2 October 2019

BUILDING THE NEW FUTURE
Unlocking Sabah's Maritime Potential

MODERATOR

Dr. Mark Yong

(Managing Director (Asia Pacific), Blume Global, Hong Kong)

MAXIMISING THE INVESTMENT OPPORTUNITIES AND POTENTIALS IN SABAH

SPEAKERS

Ms. Ng Kiat Min

(Group Managing Director of Suria CapitalHoldings Berhad
Managing Director of Sabah Ports Sdn Bhd)

Dato' Azizan Jaafar

(Executive Director & Group CEO, Gabungan AQRS Berhad, Malaysia)

Datuk Sia Teong Heng

(Group Managing Director, SBC Corporation Berhad, Malaysia)

Mr. Nicholas Yong Choon Seng

(Executive Industry Solution Manager, Southern Pacific Region
Huawei Enterprise Business Group)

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Datuk Sia Teong Heng

(Group Managing Director, SBC Corporation Berhad, Malaysia)

MAXIMISING THE INVESTMENT OPPORTUNITIES AND POTENTIALS IN SABAH

THE NEW WATERFRONT DESTINATION

JESSELTON QUAY

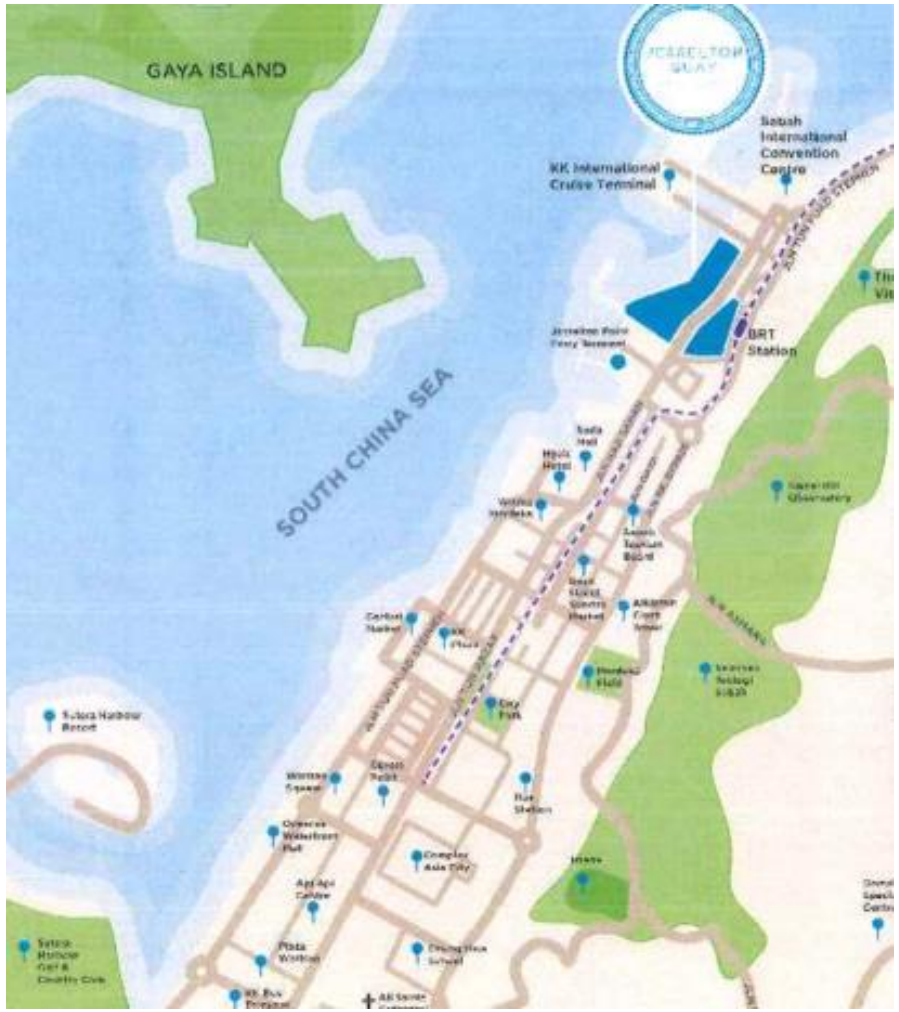
KOTA KINABALU

Crafted by

sbc CORPORATION

A new city destination

- SBC is a property developer listed in the Malaysian stock exchange.
- Land owners often tap our track record to help them unlock their land value



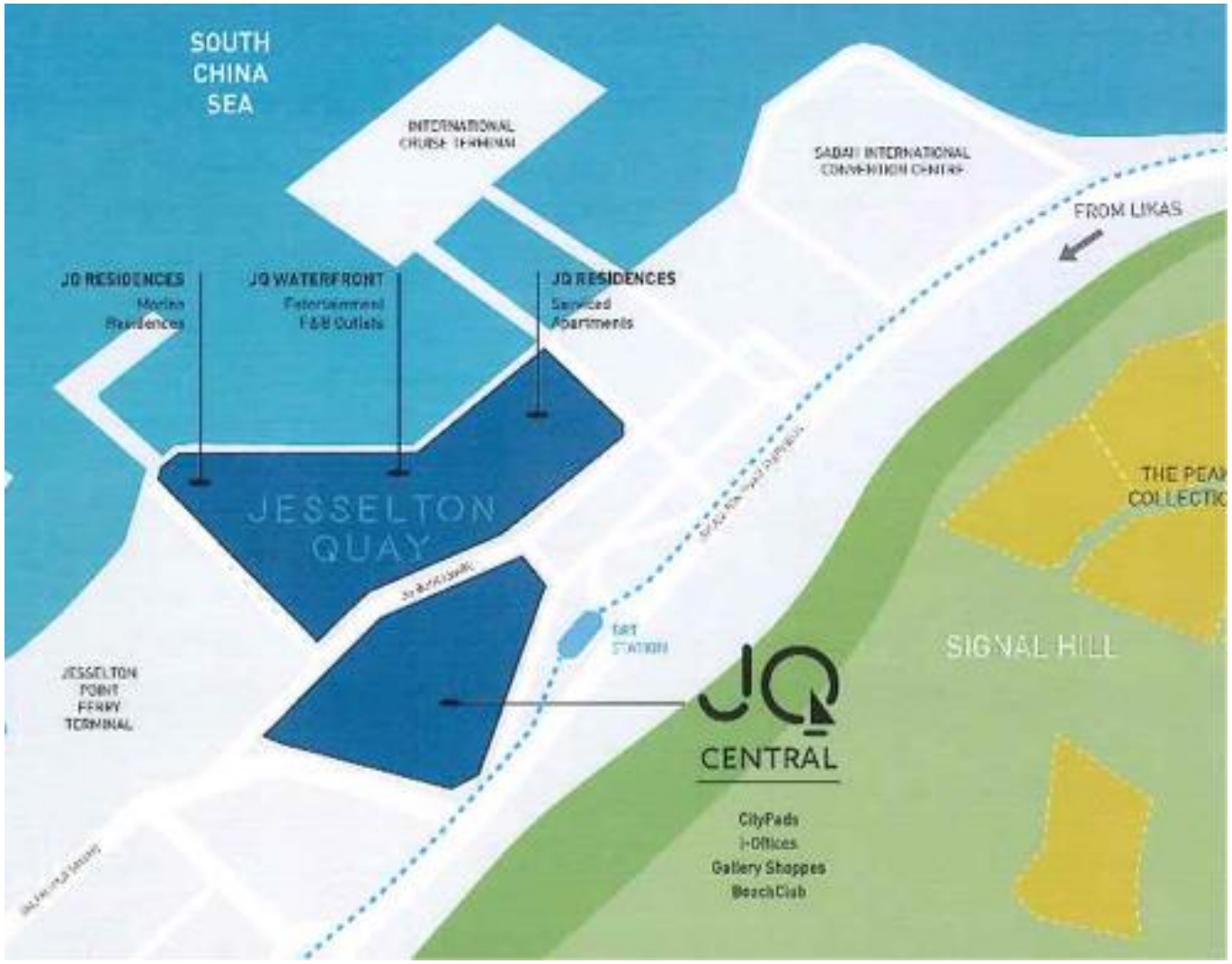
Where track record meets landowner

- Our JV with **Suria Capital** is similar to our earlier JV with Sabah State Govt in developing The Peak Collection (1996)

- Now we are in JV with **Suria Capital** is ongoing which we aim to complete by 2023

Site of significance

- The port was the original birthplace of North Borneo's capital, Jesselton
- Site of many significant events



Two phases

- Masterplanned over 16.25 acres, JQ is planned in two phases.
- **Phase 1** is JQ Central : The commercial hub
- **Phase 2** is JQ Waterfront : The entertainment & cultural district

JESSELTON QUAY
KOTA KINABALU

Crafted by
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Status of Site 2013

JESSELTON QUAY
KOTA KINABALU

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First Phase: JQC

JESSELTON QUAY
KOTA KINABALU

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JQC's City Pad towers

JESSELTON QUAY
KOTA KINABALU

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Works on the waterfront

JESSELTON QUAY
KOTA KINABALU

Crafted by sbc CORPORATION

JQC: where commerce taps on KK's tourism boom

Airbnb, tourism-related retail, medical tourism & co-working spaces

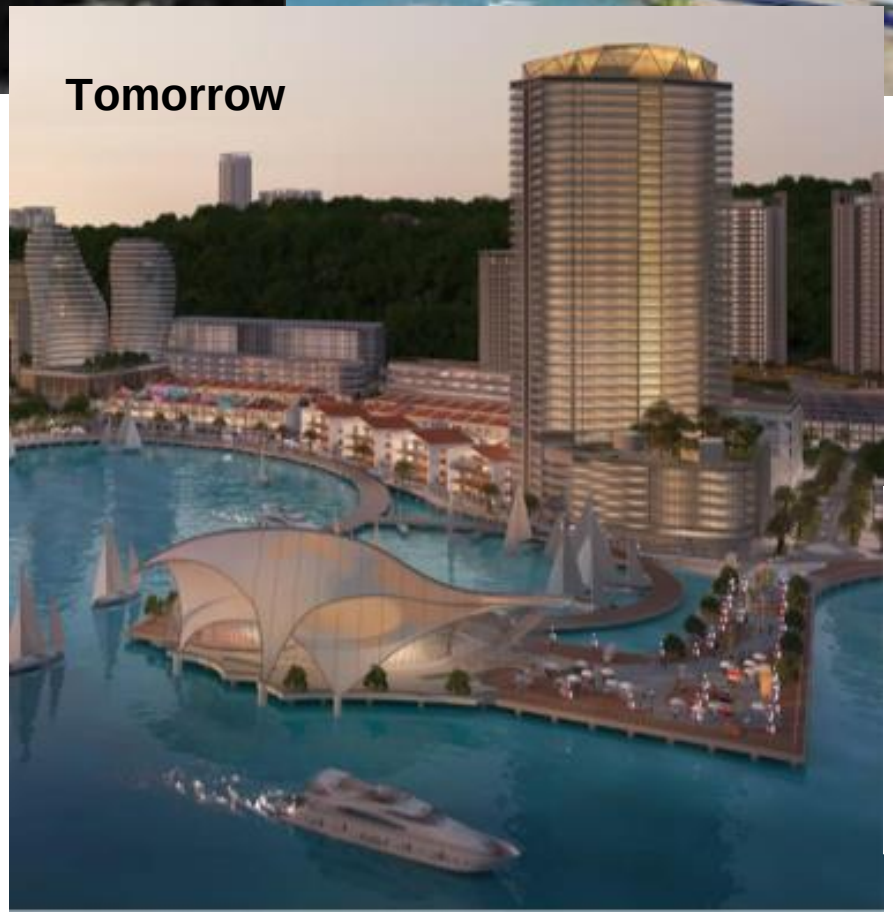
Creation of a Beach Club in the city

Everyone/everything together, JQC offers KK's only "Beach Club"

JQC thrives on tourism & the new convention centre

SPIRITED: mixed use.
CONNECTED: boardwalk,
Huawei.

HISTORICAL: South Jetty. CULTURAL: food & leisure



THE CONVERSION OF **SOUTH JETTY** INTO A HERITAGE - INSPIRED MARINA

COMPLETE WITH A HISTORY GALLERY OF THE PORT & ITS BEGINNINGS

JESSELTON QUAY
KOTA KINABALU

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JESSELTON QUAY
KOTA KINABALU

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KK'S FIRST **BOARDWALK** CONNECTS ALL WATERFRONT ELEMENTS.

PRIVATELY MANAGED PUBLIC SPACE IS A **FOCAL POINT** FOR RESIDENTS & VISITORS ALIKE

Thank you

sbc CORPORATION

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Dato' Azizan Jaafar

(Executive Director & Group CEO, Gabungan AQRS Berhad, Malaysia)

MAXIMISING THE INVESTMENT OPPORTUNITIES AND POTENTIALS IN SABAH

ONE JESSELTON WATERFRONT
JESSELTON WATERFRONT CITY
KOTA KINABALU

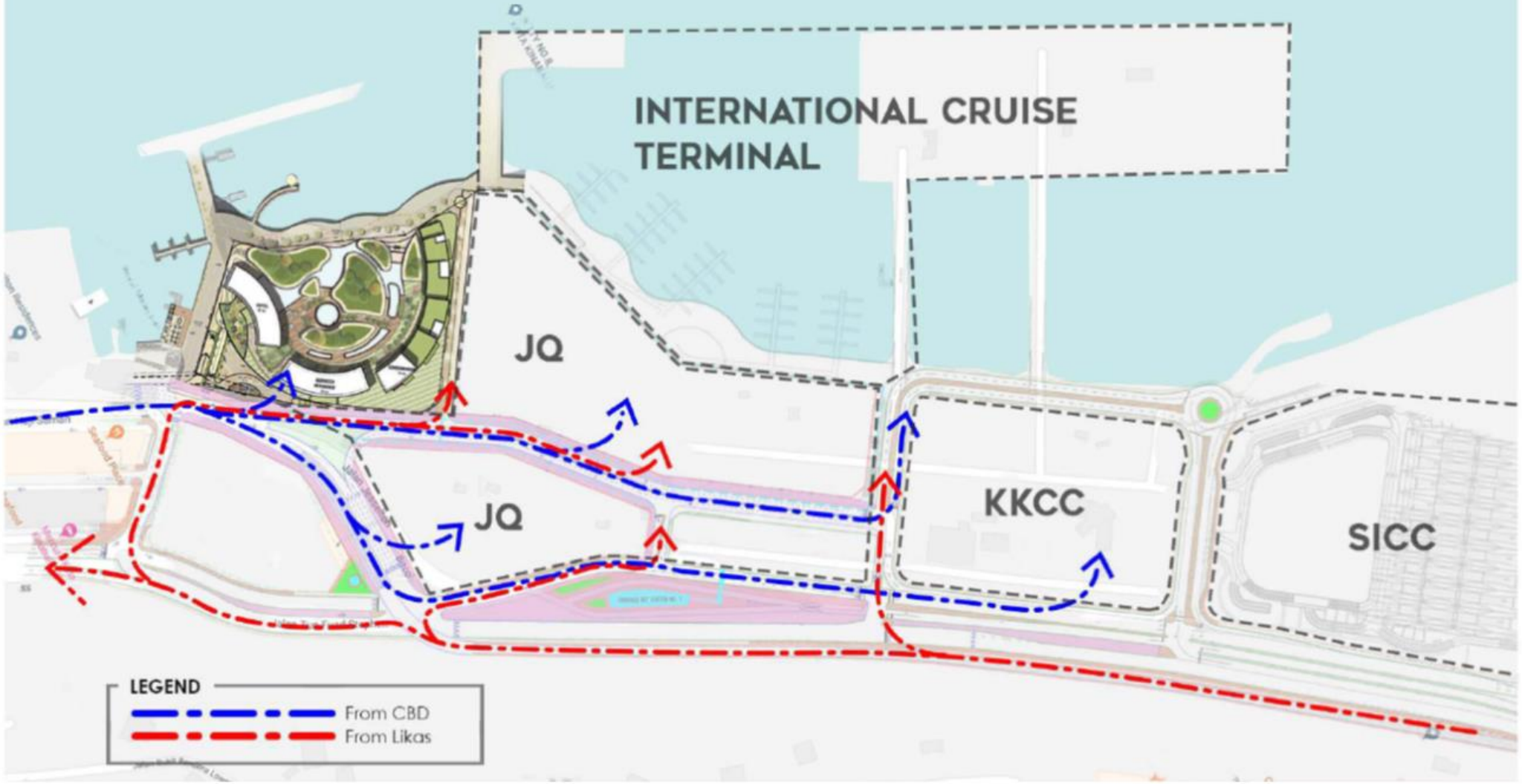
GBG
GABUNGAN AQRS BERHAD

SURIA GROUP

Land Area	Total NSV	Plot Ratio
6.28 Acres	RM 1.8 Billion	1 : 5.56

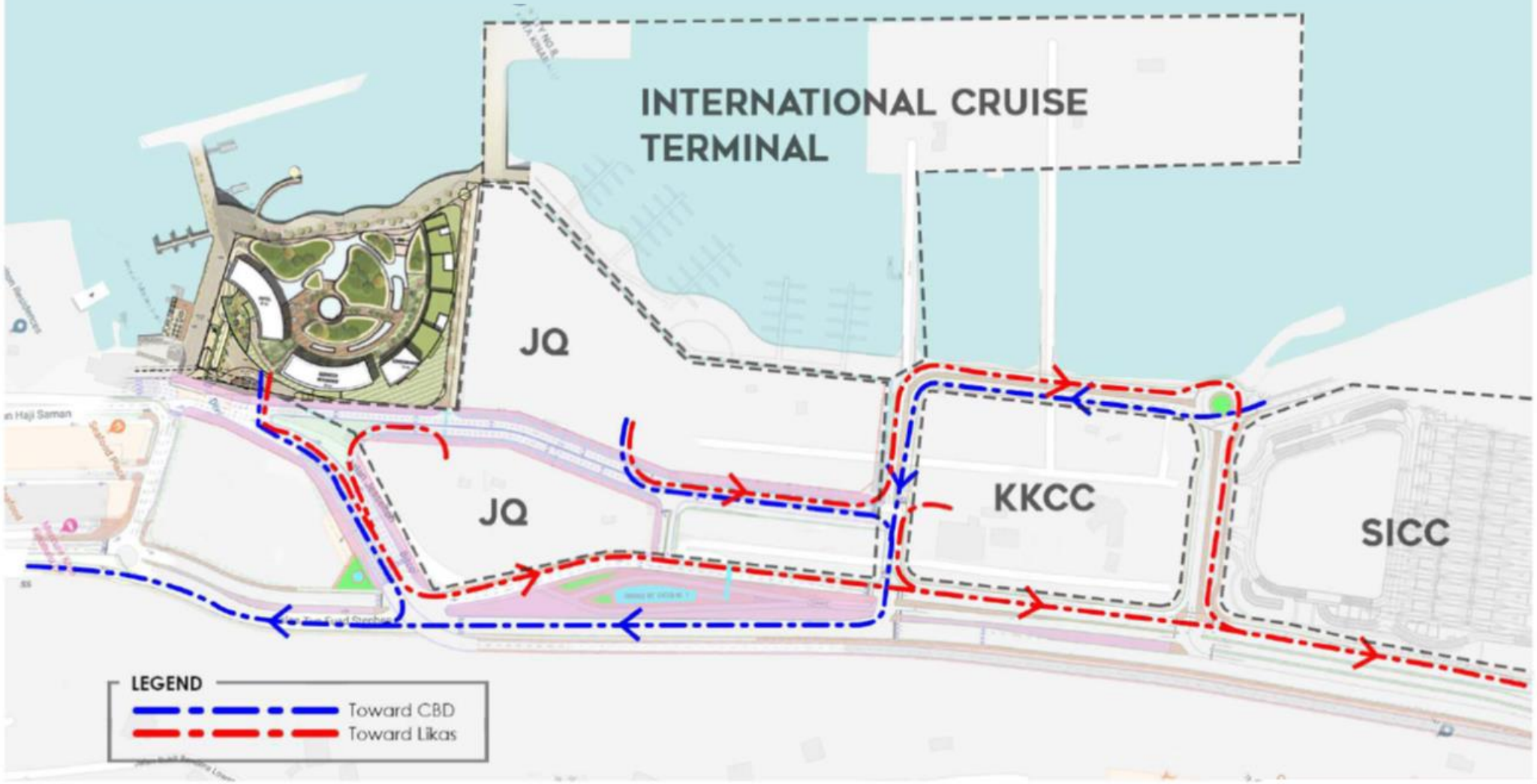
ONE JESSELTON WATERFRONT

Jesselton Waterfront City road network connecting all development components



ONE JESSELTON WATERFRONT

Jesselton Waterfront City road network connecting all development components



ONE JESSELTON WATERFRONT

Shopping Mall Connectivity

ONE JESSELTON WATERFRONT

Shopping Mall

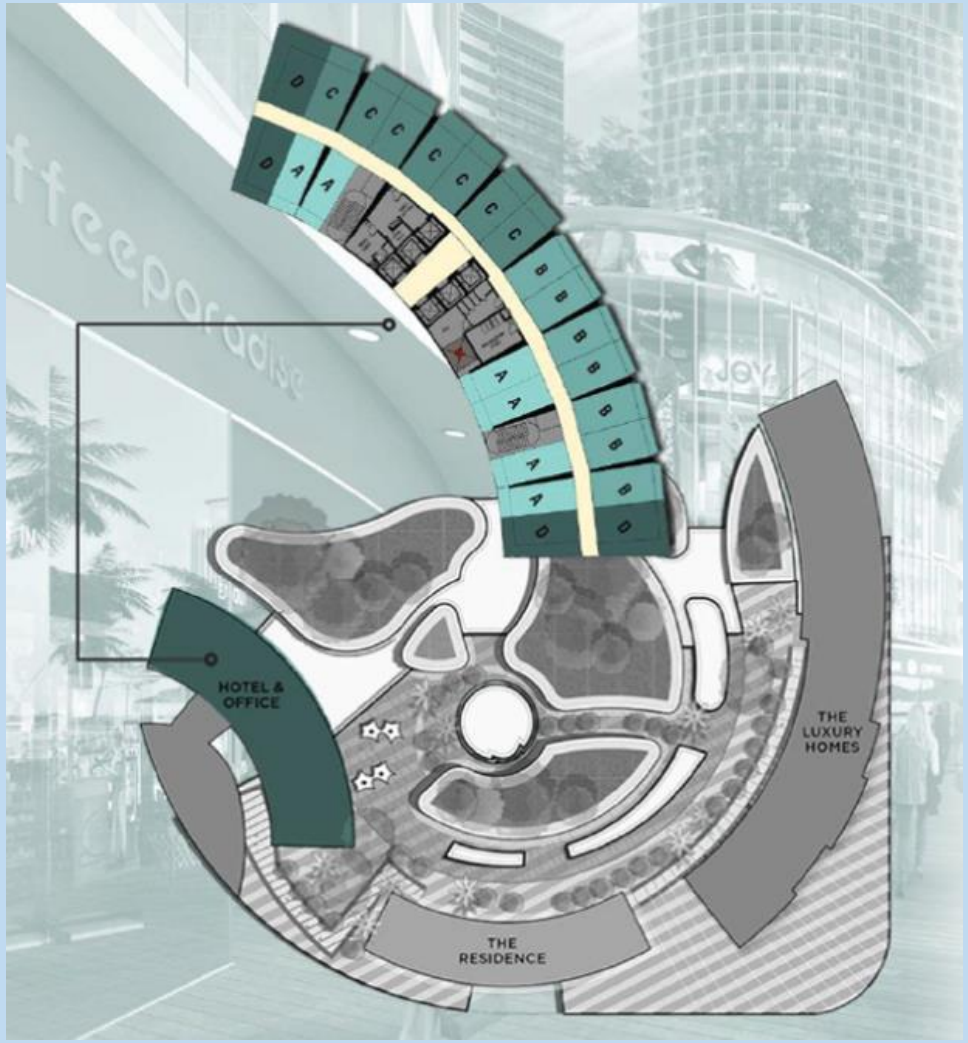
- The Shopping Mall would have seamless connectivity to the Jesselton Point Ferry Terminal and the International Cruise Terminal

Jesselton Boardwalk

Mall Interior Perspectives

ONE JESSELTON WATERFRONT

4-Star Hotel & Spa



- The 4-Star Hotel and Spa will be located in the tallest tower of One Jesselton Waterfront
- The Hotel would comprise of 432-rooms with a 800-pax banquet hall

ONE JESSELTON WATERFRONT

Suria Corporate Office

- The Suria Corporate Office will comprise of 52,010 sf of net floor area across 5-floors

ONE JESSELTON WATERFRONT

Serviced Residence

- The Residences at One Jesselton Waterfront will offer 325 units ranging from 500 sf to 1,118 sf
- Every unit will have an ocean-view or mountain-view with a balcony
- Each unit will be fully-furnished with the highest specifications

Master Bedroom Perspectives

Living and Dining Area Perspectives

Bathroom Perspectives

ONE JESSELTON WATERFRONT

Luxury Condominiums

- The Luxury Condominiums at One Jesselton Waterfront will offer 320 units ranging from 1,050 sf to 2,000 sf
- There will also be four, one-of-a kind, terraced penthouses ranging from 3,500 to 5,000 sf with its own private garden

Master Bedroom Perspectives

Living and Dining Area Perspectives

View of Penthouses

E-ISLAND LAKE HAVEN, PUCHONG

Total GDV
RM501 million

Total Units
1,140 units

Starting Price
RM268,000

E-ISLAND LAKE HAVEN

Internal Perspectives

Type B Living Hall With Magnificent Lake View

Type B Dining & Living Area

Type B Dining

Furnished with Signature Cabinets

THE PEAK, JOHOR BAHRU CITY CENTRE

Total GDV
RM603 million

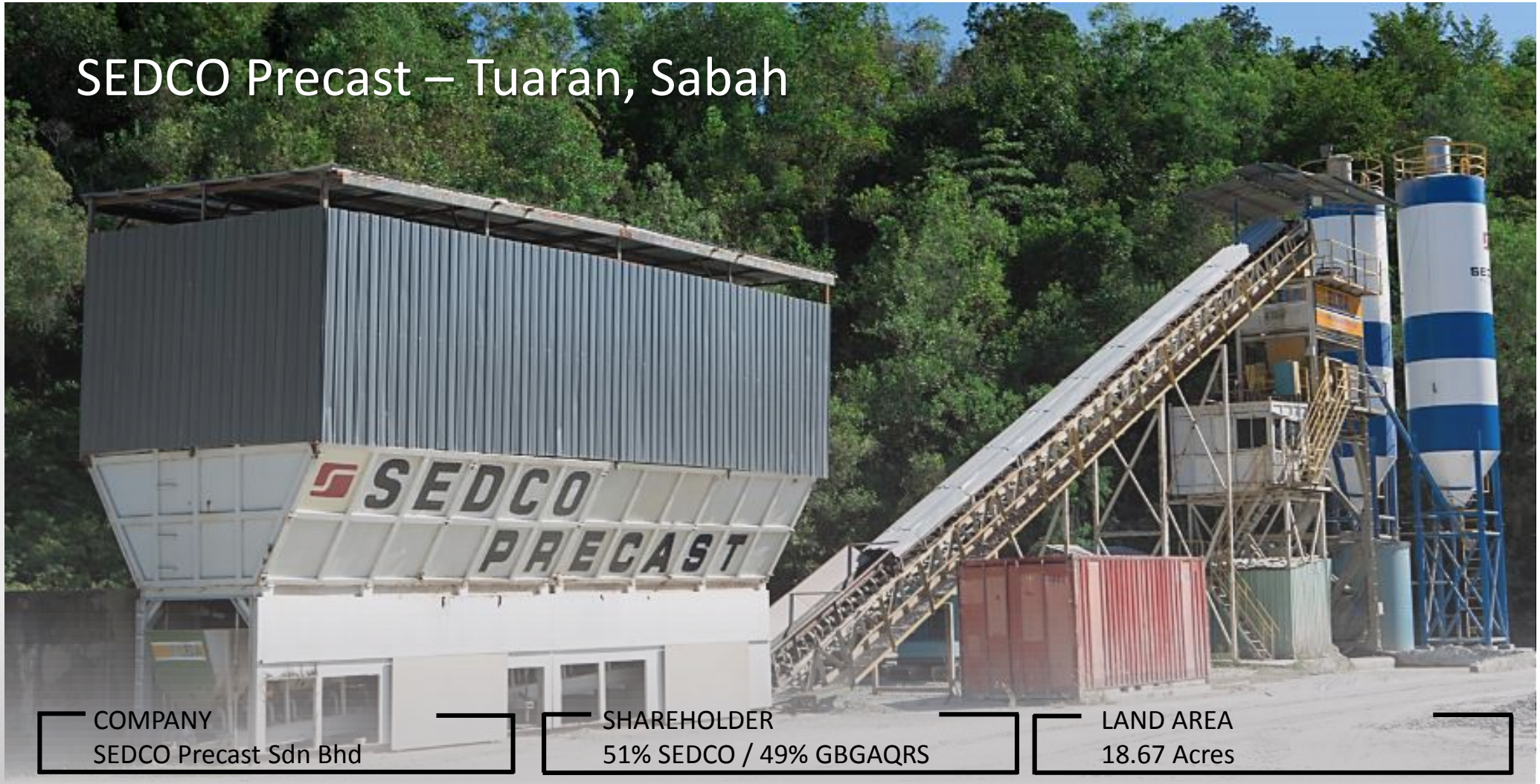
Total Units
668 units

Starting Price
RM488,000

THE PEAK LUXURY RESIDENCE

Internal Perspectives

SEDCO Precast – Tuaran, Sabah



COMPANY
SEDCO Precast Sdn Bhd

SHAREHOLDER
51% SEDCO / 49% GBGAQRS

LAND AREA
18.67 Acres

STAIRCASE

U-DRAIN

SLAB PLANK

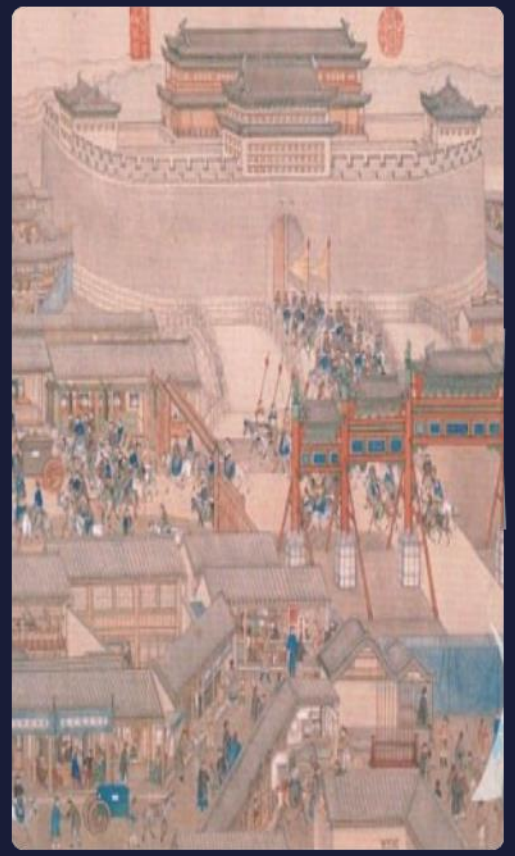
COLUMN

Building Fully Connected & Intelligent Smart Cities

Nicholas Yong
Huawei Enterprise Business Group

LEADING NEW ICT

Mankind Is Entering the Information Era from the Industrial Era, Causing Fundamental Social and Economic Changes



Agricultural era

Industrial era

Information era

New social media

New finance

New business

New media

Starting from the agricultural civilization of farming and nomadism and then the industrial civilization, mankind is now entering the era of information civilization dominated by digital economy...

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Digital Economy Becomes a Consensus Among Countries

Agricultural Era	Industrial Era	Digital Era 1.0	Digital Era 2.0
Families + clans of natural economy	Companies of commodity economy	Communities of digital economy 1.0	Digital economy 2.0 (inclusive and sustainable)
Family relationship + geographical relationship	Business relationship	Network relationship	Scenario relationship

Digital Economy Definition (G20)

Digital economy refers to a broad range of economic activities that use digitized information and knowledge as the key factor of production, modern information networks as an important activity space, and ICT as an important driver of productivity growth and economic structural optimization.

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Smart City Competition Based on Digital Economy Is Sweeping the World

The 2030 Agenda for Sustainable Development: sustainable cities and human settlements (United Nations, 2015)

SUSTAINABLE DEVELOPMENT GOALS

New Urban Agenda (Habitat III, 2016)

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Social and Economic Value of Smart Cities

New jobs

Smart Yanbu in Saudi Arabia

The big data and smart brain supports Saudi Arabia's Vision 2030.

18% ↑	Investment
18K ↑	Employment

Convenient public services

Smart Longgang in Shenzhen, China

60+ government agencies are integrated to support online applications and single-window service.

50% ↓	Waiting time
29% ↑	Handling efficiency
About 8% ↑	Travel experience

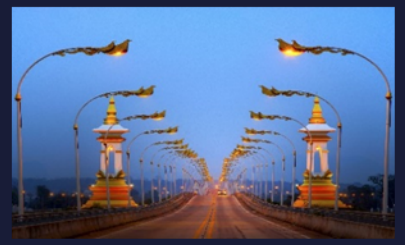
Public safety

Safe City project in Kenya

Thousands of HD cameras and handheld terminals are used by 9,000+ police officers in 195 police stations in the capital of Kenya.

46% ↓	Crime rate
0 incidents	Major events
14% ↑	International tourists

Environmental protection

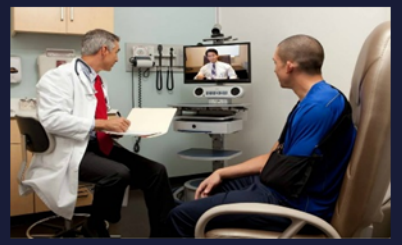


Smart streetlights in Weifang, China

Over 40,000 LED streetlights are controlled by the IoT platform.

6.8 million kWh	Annual electricity saved
45% ↑	Efficiency
25% ↑	Lighting rate

Healthcare



Telemedicine in Henan, China

The world's largest telemedicine website covers 18 cities and over 130 towns.

120K	Patients every year
CNY1 bn	Cost reduction
97%	Satisfaction

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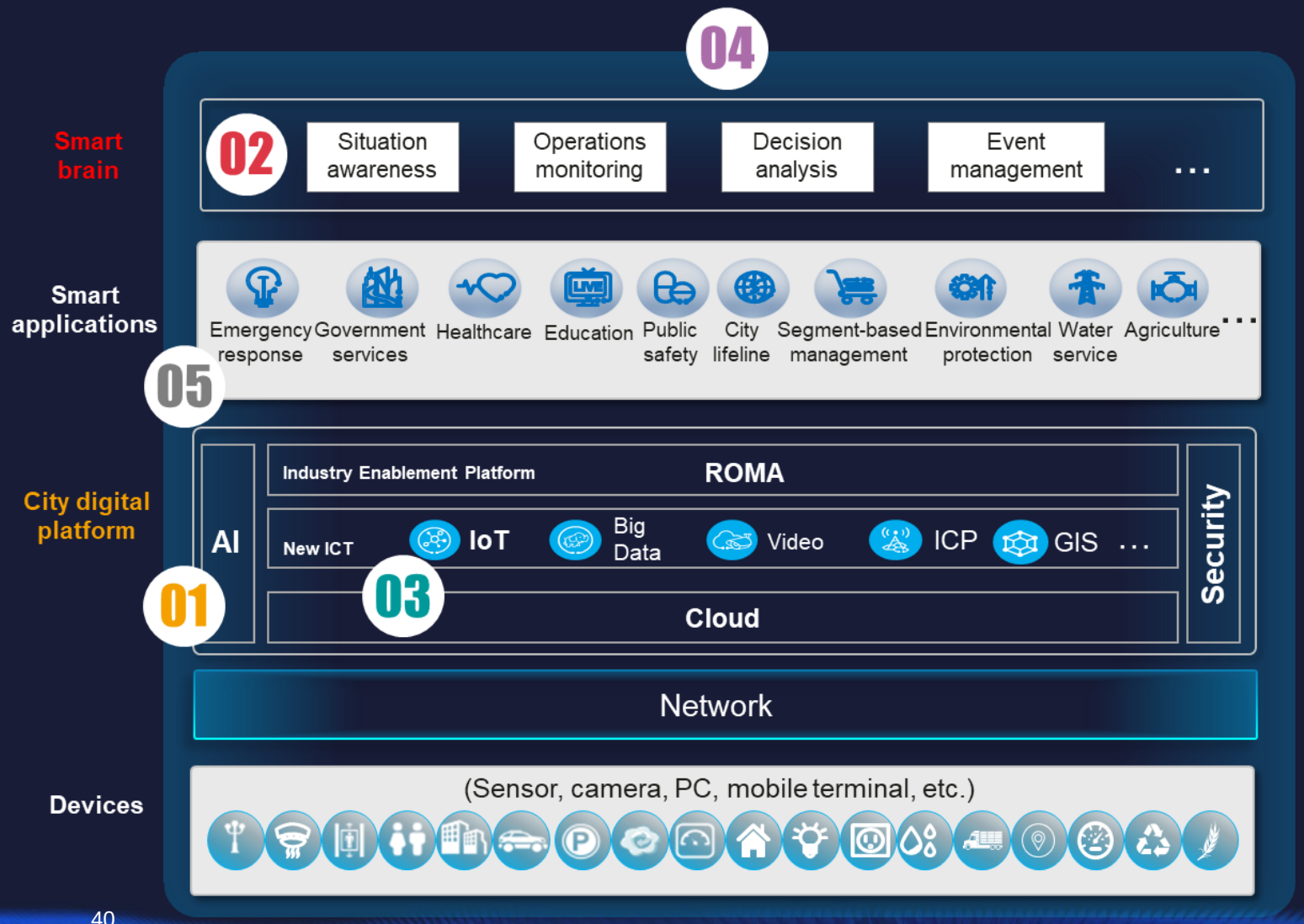
Huawei's Five Solutions for Five Smart City Construction Modes



	Huawei Solutions	Smart City Construction Modes
01	City digital platform	Promotes the coordinated construction of ICT infrastructure.
02	Smart brain	Promotes construction by focusing on government big data integration and value creation.
03	City IoT	Jointly builds and shares municipal infrastructure.
04	Coordinated construction	Deploys the city digital platform, smart brain, and smart applications in a unified way.
05	Smart applications	Multi-department collaboration enables super applications.

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Huawei Is Take an Active Part in Global Smart City Construction

Industrial upgrade

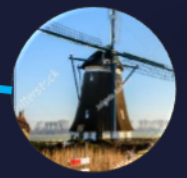
Public happiness

New city

Experiment / City innovation

Yanbu, Saudi Arabia

Take smart connections as the basis for diverse development of industry and industrial ports and transformation of the country to fuel commercial and individual investment growth.



Amsterdam Arena

Construct a digital community and innovative business models to incubate digital service industries (sports betting, live broadcasting, and precision marketing).

Dubai DSOA

Build a fully converged, happy community (residents' engagement via government apps, free Wi-Fi, efficient municipal management, and public services) to enhance residents' well-being index.

Egypt New capital

Make a comprehensive plan for the new city. Study ideas of new city construction and verify those ideas through practice.

Shenzhen

Provide one-stop government services, innovative applications (free compulsory education and precision support for enterprises), and innovative demonstrations to bring vitality to the city.

HUAWEI

Thank you.

把数字世界带入每个人、每个家庭、
每个组织，构建万物互联的智能世界。

Bring digital to every person, home, and organization for a fully connected, intelligent world.

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