



BT BINA GROUP SDN BHD

鸿达建筑集团有限公司

REGENCY SUITES



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Jalan Bangsar

Abdullah Hukum
LRT Station

KL ECO City

Mid Valley City

Old Klang Road

Bangsar Trade Centre

Kerinch
LRT Station

Jalan Bukit Pantai

Bangsar South

Federal
Highway

TM Convention
Centre



REGENCY
SUITES

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Factsheet

REGENCY SUITES



Developer		Twin Pavilion Development Sdn Bhd
Project Name	项目名	Regency Suite 皇庭阁
Land Size	土地面积	5 acres 英亩
Tenure	使用期限	Freehold 自由持有
Expected Completion	预期完成	Mid-2022 年中完成
Tower / Floor / Lift	塔数 / 楼层数 / 电梯	1 / 33 / 6
No. Of Units For Sale	出售单位	136/302
Units on Each Floor / Built-up	每层单位 / 建立	11 ~ 16 / 413 ~ 1010 sqft
Facilities	设备	Swimming Pool (Block E, L18) 游泳池 (18楼, E座)
Maintenance Fees	维修费	MYR0.38/sqft
Main Contractor	主承包商	GD Builders Sdn. Bhd,



GD

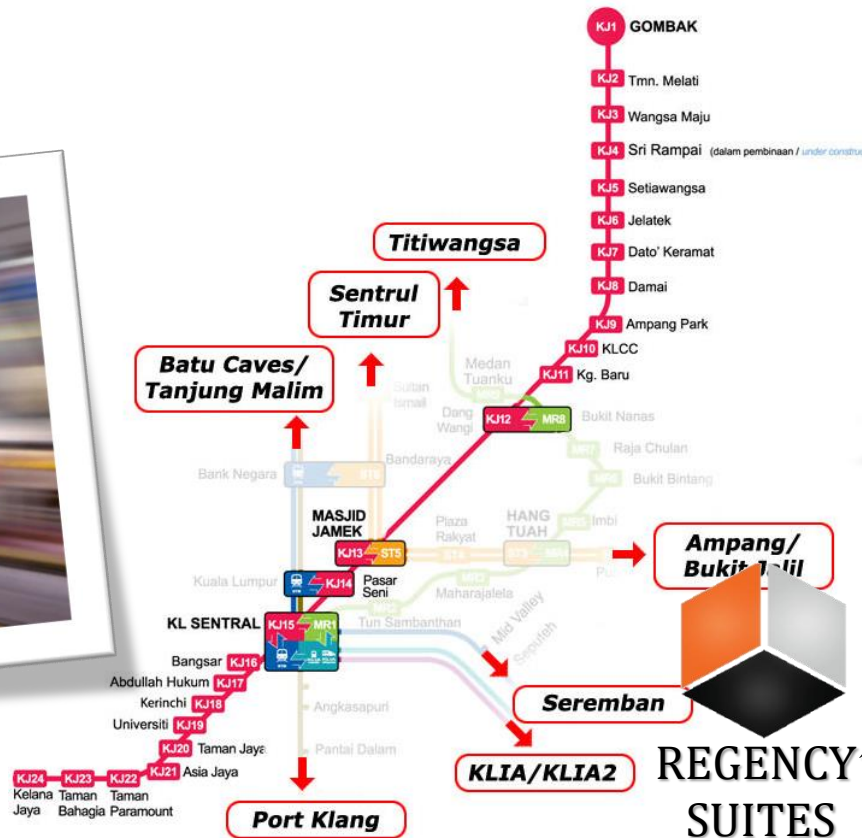
GD BUILDERS SDN. BHD.

Public Transport 公共交通系统

- Light Rail Transit 轻轨



Note:
06:00-24:00, 15 minutes, RM1/stop



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Accessibility 交通

- Major Highway 主要公路
 - Federal Highway (FH2), 联邦大道
 - Kerinchi Link, interconnecting with Sprint Highway which bridging Damansara Link and Penchala Link
 - New Pantai Expressway (E10, NPE)



REGENCY
SUITES

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Neighborhood 邻里

- Major Residential 主要居住区
 - Old Klang Road 主要公路
 - Overseas Union Garden (OUG) 联合花园
 - Seputeh 联合花园
 - Mont Kiara 满家乐
 - Taman Tun Dr Ismail (TTDI)

Neighborhood 邻里

- Schools 学校

- Alice Smith School
- White Lodge International School
- German School
- Stella Maris School



Neighborhood 邻里

- Shopping Mall 购物中心
 - The Garden Mall
 - Mid Valley Megamall
 - Bangsar Shopping Mall
 - KL Gateway Mall



REGENCY
SUITES

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Neighborhood 邻里

- Hospitals 医院

- Kuala Lumpur Pantai Hospital (5-mins)

- University Malaya Medical Centre (11-mins)

- Columbia Asia Hospital (13-mins)

- Assunta Hospital (14-mins)

- Tung Shin Hospital (18-mins)



KKLIU 0321 / 2018



TUNG SHIN HOSPITAL
同善医院

Tung Shin Cares For Your Well Being
同善医院 医疗护理
献出关怀 惠益社群



Neighborhood 邻里

- Alibaba Southeast Asia Group Office
阿里巴巴东南亚办事处
- Honeywell Regional HQ (Bangsar South)
霍尼韦尔地区总部
- Google (KL Sentral)
谷歌销售和营销处
- Facebook (Mid Valley)
脸书亚太办事处



Alibaba Group
阿里巴巴集团

Honeywell



Multinational 多達50間跨國公司

ch2m



- The Horizon Phase 1 - 14 blocks of boutique offices
- The Horizon Phase 2 - 8 blocks of boutique offices , GBI Gold (Provisional) certification
- The Vertical I 35-storey 420 units office suites
- The Vertical II 32-storey 250 units office suites
- The Vertical Podium 5-storey offices, eatery, banking & retails
- The Vertical Corporate Towers - 38- storey
Low Zone : G-L 20 | High Zone: L20- 39

CBRE



Honeywell



OMYA ASIA PACIFIC

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AON



MALAYSIAN INSTITUTE OF ACCOUNTANTS
ACCOUNTANTS. MANAGERS OF VALUE



Amway



REGENCY SUITES

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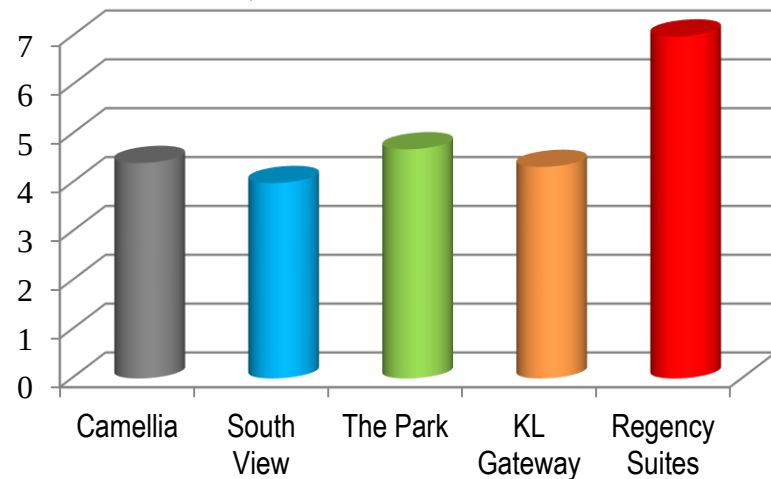
Neighborhood 邻里

- Pullman Bangsar Hotel
铂尔曼酒店
- Nexus Regency Suites & Hotel
连结酒店
- Connexion Conference & Event Centre
连接会议与活动中心
- Telekom Malaysia Convention Centre
马来西亚电信会议中心



Rental Yield 租金收益

Project Name 物业名称	Property Type 财产类型	Return 回报率
Camellia	Service Suites 服务套房	4.41%
South View Residence	Service Apartment 服务式公寓	4.00%
The Park Residences		4.69%
KL Gateway Residences		4.33%



Rental Yield 租金收益

Project Name 物业名称	Property Type 财产类型	Rental 租金		
		Room	2018	2019
Camellia	Service Suites 服务套房	1-Bedroom	2,000 ~ 2,500	2,200 ~ 2,500
		1+1-Bedroom	3,000 ~ 3,500	-
		3-Bedroom	4,000 ~ 4,500	4,000 ~ 4,500
South View Residence	Service Apartment 服务式公寓	1-Bedroom	-	-
		2-Bedroom	1,800 ~ 4,000	1,800 ~ 4,000
		1+1-Bedroom	1,500 ~ 2,800	-
		3-Bedroom	2,400 ~ 4,000	2,400 ~ 4,000
The Park Residences		2-Bedroom	3,400 ~ 6,000	3,400 ~ 6,000
		3-Bedroom	3,700 ~ 5,200	3,700 ~ 5,200
KL Gateway Residences		1+1-Bedroom	1,788 ~ 3,000	-
		2-Bedroom	2,100 ~ 3,500	2,100 ~ 3,500

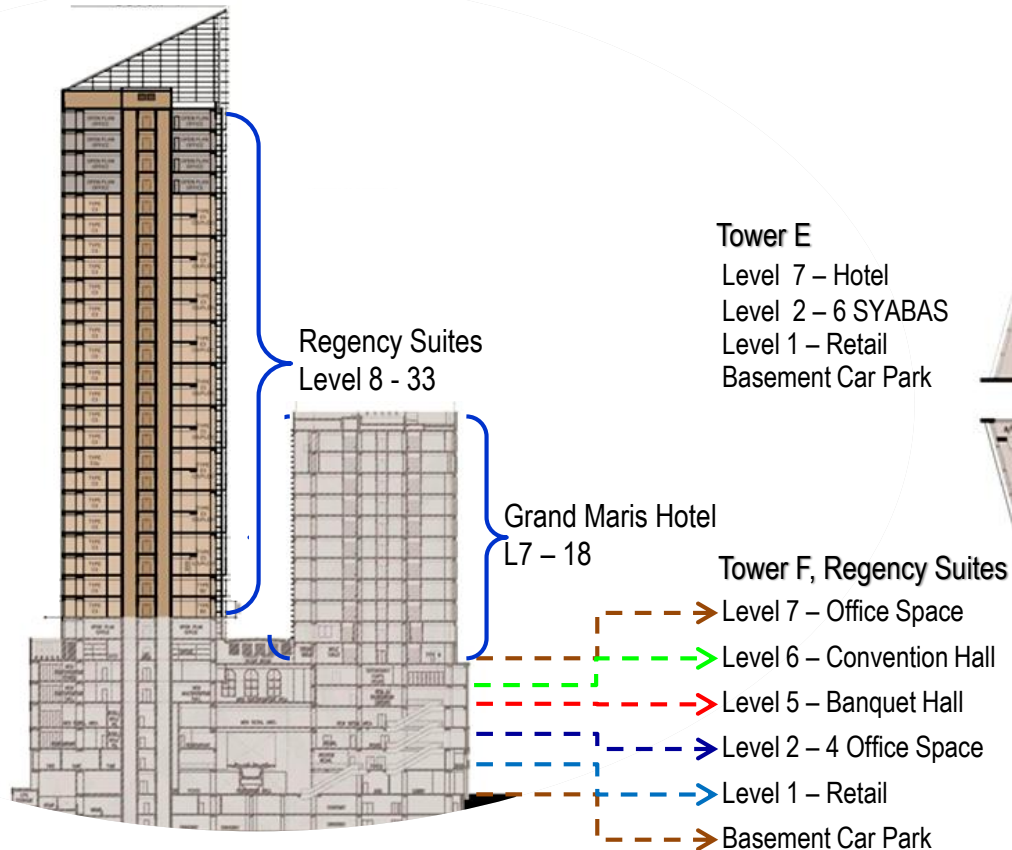


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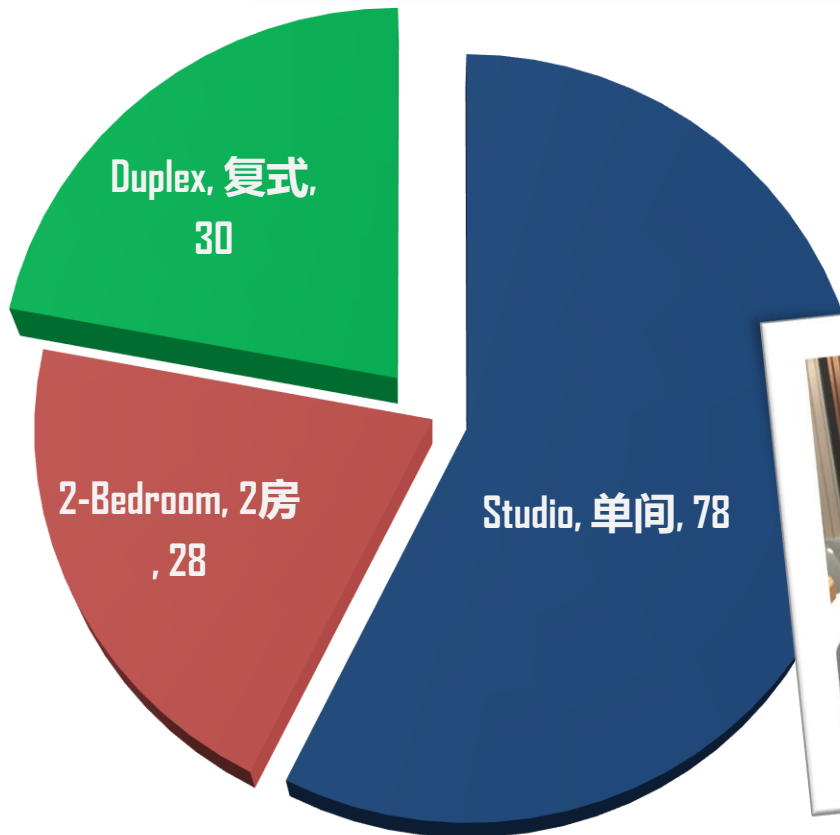


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Unit Component

单位组成



Studio - 413, 420, 426, 454, 551, 554, 573, 661, 674, 723 FT²

2R2B - 760, 816, 982, 1010 FT²

Duplex - 665, 861, 933 FT²



Sales Package

- Inclusive 包括
 - ✓ Sale & Purchase Agreement Fees
买卖合同律师费
 - ✓ Sale & Purchase Stamping Fees
买卖协议印花税
 - ✓ State Levy / Consent
过户费
 - ✓ Fully Furnished
豪华装潢和全家私设备配套
 - ✓ GRR 3+3+3-years @ 7% p.a
租金保证, 3+3+3年, 7%回报率

Note:

1. GRR provided by BT Bina Group of Companies (developer)
开发商提供租金保证
2. GRR is managed by Grand Maris Hotel management (4-Star)
单位由葛蘭美麗酒店管理(4星级)



销售配套



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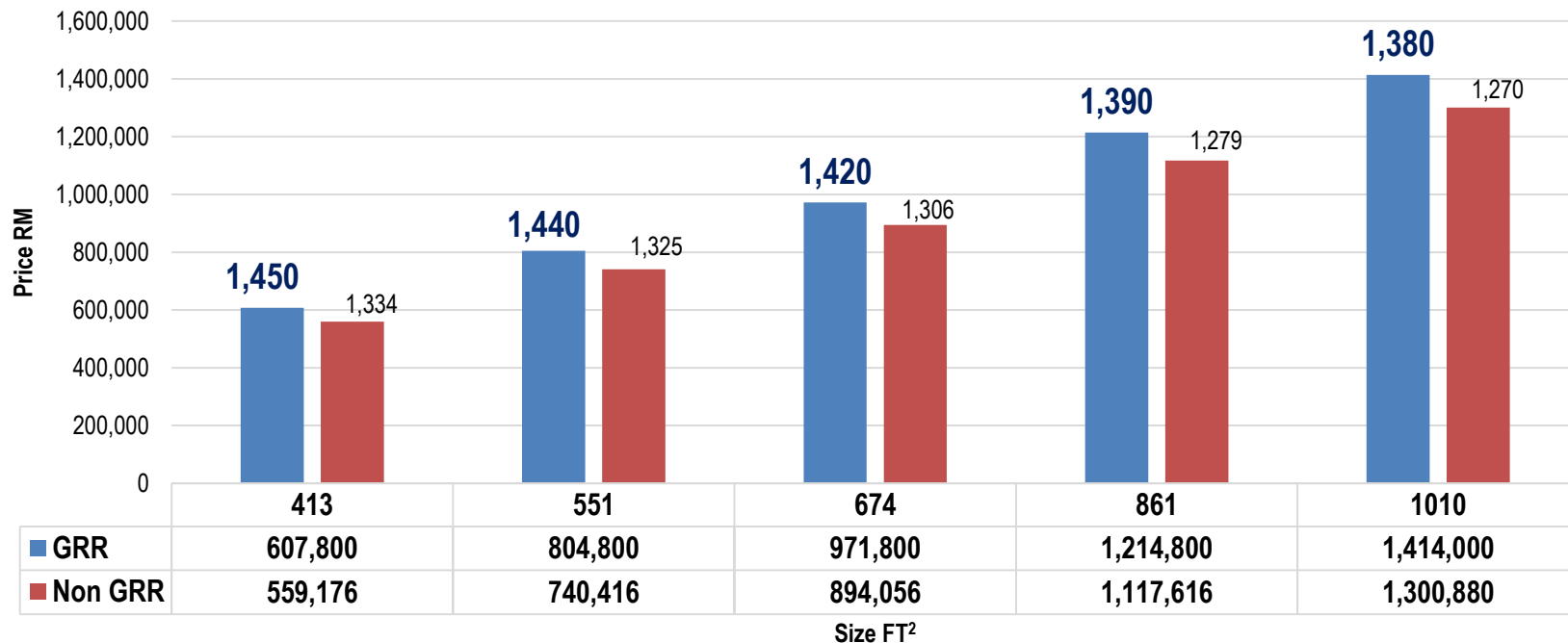
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Indicative Price

参考价

GRR vs non-GRR

租金保证 vs 无租金保证



- **Exclude 不包括**

- × **Loan Agreement Fees**
贷款律师费
- × **Loan Stamping Fees**
贷款协议印花税
- × **Malaysia My Second Home (MM2H)**
马来西亚我的第二家园
- × **Memorandum of Transfer (MOT) / Deed of Assignment (DoA)**
分层地契费
- × **Car Park Lot**
停车位



- Local 对于本地人

- ❖ Loan Margin Max. 80%
最高贷款80%
- ❖ Tenure 20-years
贷款期限20年
- ❖ Interest 5%
利率 5%

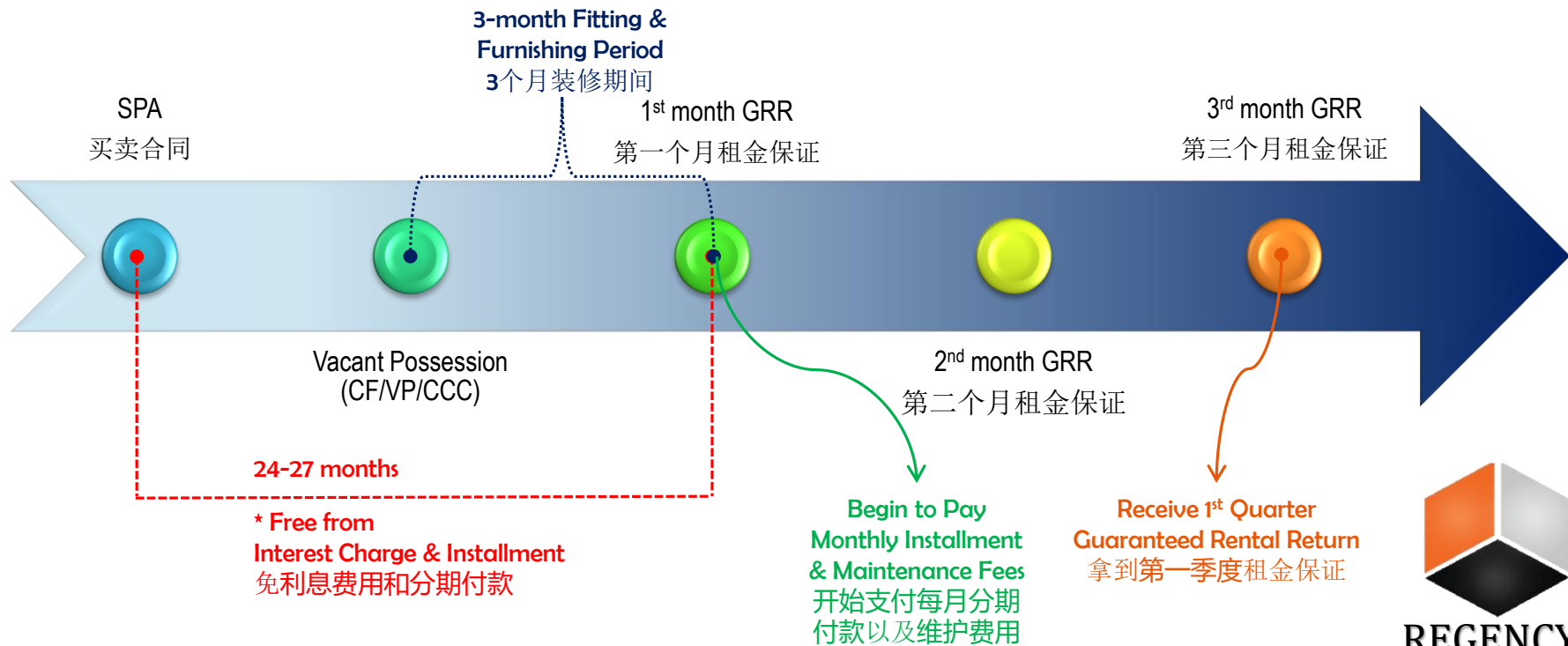


- Foreigner 对于外国人

- ❖ Loan Margin Max. 50%
最高贷款50%
- ❖ Tenure 10-years
贷款期限10年
- ❖ Interest 5%
利率 5%

Repayment of Installment

分期还贷



✓ Malaysia



✓ China



✓ Hong Kong



✓ Indonesia



Investment Scheme

投资计划 (Loan 贷款 50%)



Unit Number 单位	23-03	Unit Type 户型	2R2B / B1			
Size 面积	1010 ft ² 平方英尺		Price / ft ² 每平方英尺	RM1,420	CNY 2,414	IDR ^{'000} 14,198
	93.83 m ² 平方米		Price / m ² 每平方米价	RM15,283	CNY 25,980	IDR ^{'000} 152,826
Exchange Rate 汇率				MYR	CNY	IDR ^{'000}
SPA Price 买卖合约价				1,434,000	2,437,800	4,846,920
Deposit 定金				10,000	17,000	33,800
Down Payment Upon SPA 簽訂買賣合約時首付		50%		707,000	1,201,900	2,389,660
Loan 贷款		50%		717,000	1,218,900	2,423,460

Investment in a Glance

投资一览



- Invest 50%
投资 50%
- Guaranteed Rental Return 63% (9-years, 7%)
租金回报 63% (9年7%)
- Interest Rate 5%
利率5%
- Loan Tenure 10-years
贷款期限10年
- Nett Return of Investment (Nett ROI)
净投资回报

Return of Investment

投资回报

Invest (based on 50% of RM1,434,000, 1,010 ft²) **RM 717,000**

投资 (根据买卖价格 RM1,434,000 的 50%, 93.83 平方米)

Guaranteed Rental (7%, 9-yr) **RM 903,400**

保证租金回报 (7%, 9- 年)

Cost of Ownership (9-yrs) **RM 220,344**

拥有成本 (9- 年)

Maintenance (with Assessment, Quit Rent, Fire Ins) **RM 44,316**

管理费 (门牌税, 土地税, 火险)

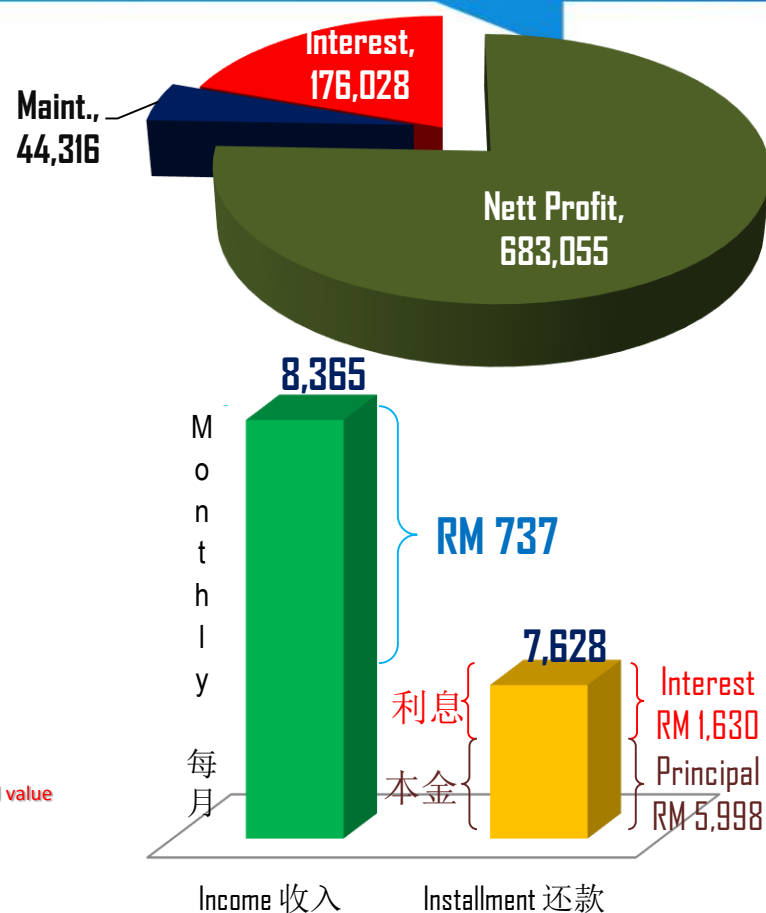
Interest (based on 50% margin, 10-yr, 5% interest) **RM 176,028**

利率 (基于50%的贷款, 10年, 5%的利率)

Nett Profit 净利 **RM 683,056**

Nett ROI 投资净收益 **95.2%**

* Figure mentioned above are estimated value based on 9-years repayment and interest to illustrate closest nominal value of Return of Investment (ROI)



Investment (Loan 80%)



Unit Number 单位	23-03	Unit Type 户型	2R2B / B1			
Size 面积	1010 ft ² 平方英尺		Price / ft ² 每平方英尺	RM1,420	CNY 2,414	IDR'000 14,198
	93.83 m ² 平方米		Price / m ² 每平方米价	RM15,283	CNY 25,980	IDR'000 152,826
Exchange Rate	汇率			MYR	CNY	IDR'000
SPA Price	买卖合约价			1,434,000	2,437,800	4,846,920
Deposit	定金			10,000	17,000	33,800
Down Payment Upon SPA 簽訂買賣合約時首付			20%	276,800	470,560	935,584
Loan	贷款		80%	1,147,200	1,950,240	3,877,536



- Invest 20%
投资 30%
- Guaranteed Rental Return 63% (9-years, 7%)
租金回报 63% (9年7%)
- Interest Rate 5%
利率5%
- Loan Tenure 20-years
贷款期限20年
- Nett Return of Investment (Nett ROI)
净投资回报

Return of Investment

投资回报

Invest (based on 20% of RM1,434,000, 1,010 ft²) **RM 286,800**

投资 (根据买卖价格 RM1,434,000 的 20%, 93.83 平方米)

Guaranteed Rental (7%, 9-yr) **RM 903,400**

保证租金回报 (7%, 9- 年)

Cost of Ownership (9-yrs) **RM 345,745**

拥有成本 (9- 年)

Maintenance (with Assessment, Quit Rent, Fire Ins) **RM 44,316**

管理费 (门牌税, 土地税, 火险)

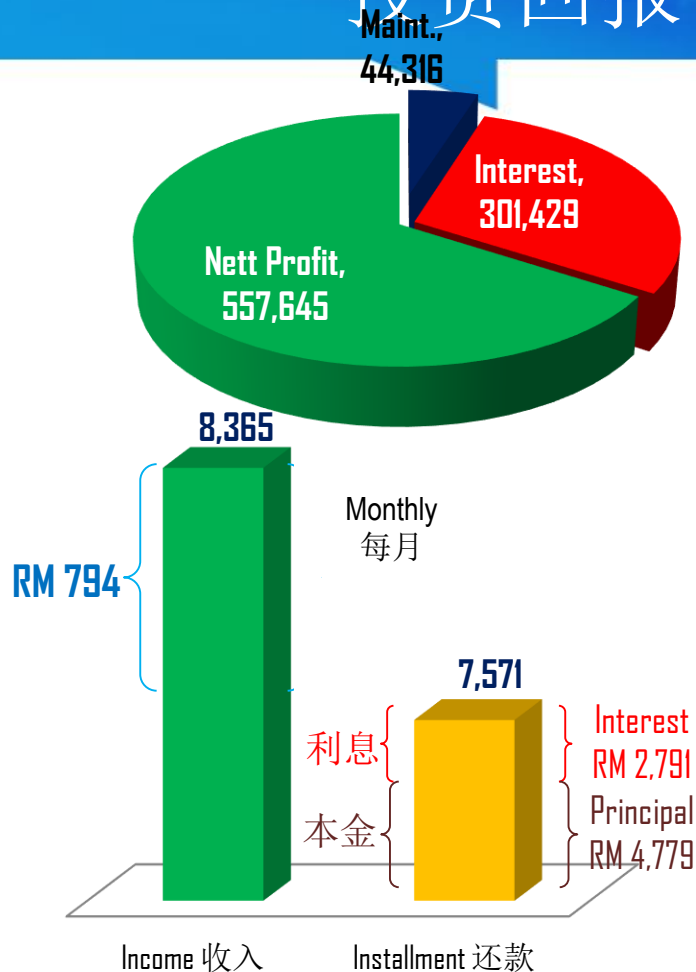
Interest (based on 50% margin, 20-yr, 5% interest) **RM 301,429**

利率 (基于50%的贷款, 20年, 5%的利率)

Nett Profit 净利 **RM 557,654**

Nett ROI 投资净收益 **194%**

* Figure mentioned above are estimated value based on 9-years repayment and interest to illustrate closest nominal value of Return of Investment (ROI)



Home Ownership Made Easy

Investment 投资		Loan Tenure (Year)	Interest 利率		Maintenance 管理费	Cost of Ownership 拥有成本	Guaranteed Rental 保证租金回报	Nett ROI 投资净收益	
20%	286,800	20	5%	301,429	44,316	345,745	903,400	557,654	194%
50%	717,000	10	5%	176,028	44,316	220,344	903,400	683,056	95.2%

1. Easy Loan and Comprehensive Repayment Scheme
2. Guaranteed Rental Return
3. Managed by Hotel Management
4. Installment & Maintenance are Covered
5. Disposal and Resale are Addressed





LRT Walkway 轻铁站人行道



Driveway



车道

BT Bina is investing RM10m to refurbish and renovating the shops, walkway, driveway within Kerinchi Station.
鸿达建筑集团有限公司投资了马币1000万, 全新打造项目皇庭阁周边的道路, 商铺以及马路

Grand Maris Hotel



1st Grand Maris Hotel

- 40-years Lease from owners @ Tower E
- Level 01 – 07
 - ❖ Retail & Office
 - ❖ Anchor tenant SYABAS, Level 02 – 06
- Level 08 – 17
 - ❖ Hotel
- Level 18
 - ❖ Swimming Pool