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INTRODUCTION

ABOUT US

SKS Group is a multidisciplinary organisation with core business that spans across property development, investment holding, hospitality and credit finance.

Over the years, we have gained valuable know-how on the development of a wide range of property types through our projects in South Malaysia and Perth, Western Australia.

SKS Group has come a long way since its humble beginnings. Together with our customers' support and trust, we continue to strive towards contributing to a better quality of life for all.

VISION

A progressive corporation at the forefront of our chosen industries, improving the quality of life and shaping the future for the benefit of all our shareholders and stakeholders.

MISSION

By practising our core values, we will achieve our vision by building new grounds, through a culture of excellence and teamwork by sustaining growth, empowering lives and nurturing communities.

CORE VALUES

To build a community on which all can take part and all can take pride, SKS Group has five core values to reinforce the vision and provide the underlying context to the way in which we do our work. The SKS organisational culture is to be based on our value system, which are encapsulated in the acronym **BUILD**, as follows:

B

BETTER

We strive to deliver top quality solutions and services to exceed client's expectations, balancing client and our competencies to achieve optimal results.

U

UNITY

We believe that our success depends on teamwork and our team can be counted upon to always provide support in times of need.

I

INTEGRITY

We adhere to professional and ethical standards, conducting our business in all fairness and honesty.

L

LIFELONG LEARNING

We encourage learning, development and creating our growth through our clients' success and our active business generation.

D

DIVERSITY

We believe in treating people as equals and in respecting others' differences, rewarding and providing opportunities based on results and competencies.

OUR MEMBERS & ASSOCIATES

MALAYSIA

PROPERTY DEVELOPMENT

- SKS Southern Sdn. Bhd.
- All Venture Assets Sdn. Bhd.
- Continental Management Sdn. Bhd.
- Dimensi Panorama Sdn. Bhd.
- Parasky Projects Sdn. Bhd.
- SKS Focus Sdn. Bhd.
- TNC Consolidated Sdn. Bhd.

BUILDING MATERIALS TRADING

- SKS Builders Trading Sdn. Bhd.

INVESTMENT HOLDING

- Bandar Tenggara Industries Sdn. Bhd.
- MB Market Technology Sdn. Bhd.
- Meriah Industries Sdn. Bhd.
- SKS Assetbuilders Sdn. Bhd.
- SKS Oriental Sdn. Bhd.
- SKS Pandan Sdn. Bhd. Formerly known as SKS Contract Sdn. Bhd.
- SKS Premium Sdn. Bhd.
- SKS View Sdn. Bhd.
- Tenggara Land Sdn. Bhd.

HOSPITALITY

- Hotel 77 Sdn. Bhd.
- Hotel Nusajaya Sdn. Bhd.
- MB Vest Sdn. Bhd.
- Pandan Hotel Sdn. Bhd.
- SKS Alliance Sdn. Bhd.
- SKS Hotel Residences and Resorts Sdn. Bhd.
- SKS Project Sdn. Bhd.
- SKS Vacations Sdn. Bhd.

MALAYSIA MY 2ND HOME

- MB Leisure (MM2H) Sdn. Bhd.

TRAVEL AGENCY

- SKS Xplore Sdn. Bhd.

CREDIT FINANCE

- SKS Credit Sdn. Bhd.

PERTH, WA

INVESTMENT HOLDING

- SKS Investment Pty Ltd

PROPERTY DEVELOPMENT

- Attadale Property Pty Ltd
- SKS Armagh Pty Ltd
- SKS Canning Pty Ltd
- SKS Claremont Pty Ltd
- SKS Hawthorne Pty Ltd
- SKS Land Pty Ltd

CONSTRUCTION

- SKS Builders Pty Ltd

HOSPITALITY

- SKS Cockburn Central Hotel Pty Ltd
- SKS Fremantle Hotel Pty Ltd
- SKS Murray Street Hotel Pty Ltd
- SKS Waterfront Hotel Pty Ltd

CREDIT FINANCE

- SKS Venture Pty Ltd



MALAYSIA

TOWNSHIP DEVELOPMENT

- Taman Desaru Utama
- Completed Residential Phase**
 - Taman Desaru Utama Villa
 - Taman Desaru Utama 1-storey Terrace Houses
 - Marinea 1 & 2
 - Escadia
 - Arcadia (Phase 1)
 - Desaru Utama Residence
- Future Residential Phase**
 - Arcadia (Phase 2)
 - Taman Desaru Utama RMMJ Townhouses

RESIDENTIAL DEVELOPMENTS

- Completed Developments**
 - Pandan Residence I
 - Pandan Residence II
 - M Condominium
 - Sky Habitat
 - TriTower Residence
 - SKS Habitat
 - Mutiara Melaka Beach Resort
 - Twin Tower Residence
- Future Development**
 - Skudai Parade Apartment (Block C)

COMMERCIAL PROPERTIES

- Pandan City Commercial Hub
- Desaru City Commercial Hub
- Plaza DNP Johor Bahru
- SKS Mall Bandar Penawar
- Industri Jaya Commercial Hub
- SKS Mart Skudai
- Senai 29 (Phase 1)
- Current Developments**
 - SKS Mall Larkin
 - Senai 29 (Phase 2)
 - SKS Point Pontian
 - SKS Tower Johor Bahru City Centre
- Future Developments**
 - SKS Mall Pandan
 - SKS Mall Skudai
 - Oasis Office Towers & Office Suites
 - SKS Mall Sg. Petani, Kedah

HOTEL DEVELOPMENTS

In Operation

- AmanSari Residence Resort
- AmanSari Hotel Desaru
- AmanSari Hotel Nusajaya
- Capri by Fraser, Johor Bahru
- Holiday Inn Johor Bahru City Centre
- Four Points by Sheraton Desaru
- Fives Hotel Johor Bahru City Centre
- Fives Hotel DNP
- Fives Hotel Meldrum

In the Pipeline

- Sheraton Johor Bahru

PERTH, WESTERN AUSTRALIA

RESIDENTIAL DEVELOPMENTS

Completed Developments

- Washington Residence, Victoria Park
- Armagh Residence, Victoria Park
- The Groves, Attadale

Current Development

- Modèle, Como

HOTEL DEVELOPMENTS

Completed Developments

- DoubleTree by Hilton Northbridge
- DoubleTree by Hilton Perth Waterfront

MIXED-USE DEVELOPMENTS

Future Developments

- The Junction, Cockburn Central
- Hawthorne Green, Burswood
- The Harvest, West Perth



Cafeteria at DoubleTree by Hilton Perth Waterfront

OUR BUSINESS

SKS Group through its members has built a diverse portfolio that include township, high rise residences, commercial and retail developments, and hotels.

TOWNSHIP DEVELOPMENT

Taman Desaru Utama

Taman Desaru Utama is a joint-development between Continental Management Sdn. Bhd. and TNC Consolidated Sdn. Bhd. Spanning across 495 acres of prime land, Taman Desaru Utama is now a major township located at the gateway to Desaru and Pengerang.

This integrated township will boast 3,000 residential units and 600 commercial units upon full completion, complemented by amenities such as Desaru Utama Clubhouse, SKS Mall Bandar Penawar, AmanSari Hotel Desaru and Four Points by Sheraton Desaru.



RESIDENTIAL DEVELOPMENTS

- 1 Escadia 2-storey Terrace Houses
- 2 Desaru Utama Residence
- 3 Taman Desaru Utama 1-storey Terrace Houses
- 4 Taman Desaru Utama RMMJ Townhouses
**Future Development*
- 5a Arcadia 2-storey Semi-Ds, Link Bungalows & Bungalows (Phase 1)
- 5b Arcadia 2-storey Semi-Ds, Link Bungalows & Bungalows (Phase 2) **Future Development*
- 6 Marinea 2-storey Terrace Houses, Semi-Ds, Bungalows
- 7 Taman Desaru Utama Villa

COMMERCIAL DEVELOPMENTS

- 1 Oasis Office Towers & Office Suites **Future Development*
- 2 Four Points by Sheraton Desaru
- 3 SKS Mall Bandar Penawar
- 4 AmanSari Hotel Desaru
- 5 Desaru City Commercial Hub
- 6 Desaru Utama Clubhouse

COMPLETED RESIDENTIAL PHASE



Taman Desaru Utama Villa



Taman Desaru Utama 1-storey Terrace Houses



Marinea 1



Marinea 2

Development Name	Taman Desaru Utama Villa	Taman Desaru Utama 1-storey Terrace Houses	Marinea 1	Marinea 2
Developer	TNC Consolidated Sdn. Bhd.	Continental Management Sdn. Bhd.	TNC Consolidated Sdn. Bhd.	TNC Consolidated Sdn. Bhd.
Location	Taman Desaru Utama, Bandar Penawar, Kota Tinggi, Johor	Taman Desaru Utama, Bandar Penawar, Kota Tinggi, Johor	Taman Desaru Utama, Bandar Penawar, Kota Tinggi, Johor	Taman Desaru Utama, Bandar Penawar, Kota Tinggi, Johor
Development Type	<ul style="list-style-type: none"> • 24 Units of 1-storey Semi-Ds • 66 Units of 2-storey Semi-Ds • 13 Units of Bungalows 	1-storey Terrace House	2-storey Terrace House	<ul style="list-style-type: none"> • 26 Units of 2-storey Semi-Ds • 18 Units of 2-storey Link Bungalows • 23 Units of 2-storey Bungalows
Total Units	103	965	235	67
Completion Date	Year 2013	Year 2014- 2015	Year 2015	Year 2015



Escadia



Arcadia Semi-D



Arcadia Link Bungalow



Arcadia Bungalow

Development Name	Escadia	Arcadia (Phase 1)	Arcadia (Phase 1)	Arcadia (Phase 1)
Developer	Continental Management Sdn. Bhd.	Continental Management Sdn. Bhd.	Continental Management Sdn. Bhd.	Continental Management Sdn. Bhd.
Location	Taman Desaru Utama, Bandar Penawar, Kota Tinggi, Johor	Taman Desaru Utama, Bandar Penawar, Kota Tinggi, Johor	Taman Desaru Utama, Bandar Penawar, Kota Tinggi, Johor	Taman Desaru Utama, Bandar Penawar, Kota Tinggi, Johor
Development Type	2-storey Terrace House	2-storey Semi-D	2-storey Link Bungalow	2-storey Bungalow
Total Units	352	104	26	23
Completion Date	Year 2017	Year 2018	Year 2019	Year 2020



Desaru Utama Residence

Desaru Utama Residence

Developer	Continental Management Sdn. Bhd.
Location	Taman Desaru Utama, Bandar Penawar, Kota Tinggi, Johor
Development Type	Serviced Apartment
Land Area	8.26 Acres
Total Units	711
Completion Date	Block C - Completed in Year 2020; Block A & B - Completed in Year 2021

FUTURE RESIDENTIAL PHASE



Arcadia Semi-D



Arcadia Link Bungalow



Arcadia Bungalow



Taman Desaru Utama RMMJ Townhouses

Development Name	Arcadia (Phase 2)	Taman Desaru Utama RMMJ Townhouses
Developer	Continental Management Sdn. Bhd.	Continental Management Sdn. Bhd. & TNC Consolidated Sdn. Bhd.
Location	Taman Desaru Utama, Bandar Penawar, Kota Tinggi, Johor	Taman Desaru Utama, Bandar Penawar, Kota Tinggi, Johor
Development Type	<ul style="list-style-type: none"> • 58 Units of 2-storey Semi-Ds • 20 Units of 2-storey Link Bungalows • 18 Units of 2-storey Bungalows 	Townhouse
Land Area	-	11.4 Acres
Total Units	96	318

RESIDENTIAL DEVELOPMENTS



Pandan Residence I



Pandan Residence II

Pandan Residence I & II

Pandan Residence I & II are serviced residence nestled in the thriving area of Pandan City. These developments have easy access to major roads and highways such as Tebrau Highway, Pasir Gudang Highway and Eastern Dispersal Link (EDL), offering its residents both comfortable living space and convenient access.

Developer	SKS Southern Sdn. Bhd.
Location	Pandan City, Johor Bahru, Johor

Development Name	Pandan Residence I
Development Type	Serviced Apartment
Land Area	1.8577 Acres
Total Units	285
Completion Date	Year 2016

Development Name	Pandan Residence II
Development Type	Serviced Apartment
Land Area	1.23 Acres
Total Units	186
Completion Date	Year 2016



Sky Habitat

M Condominium

M Condominium features extensive recreational facilities. It is situated close to local amenities and places like banks, schools, hospitals, Larkin Bus & Taxi Terminal.

Developer	SKS Focus Sdn. Bhd.
Location	Larkin, Johor Bahru, Johor
Development Type	Condominium
Land Area	3.8835 Acres
Total Units	944
Completion Date	Year 2016



M Condominium

Sky Habitat

Located at Meldrum Hills of Johor Bahru, Sky Habitat is a high-rise residence designed for a modern lifestyle with views of the bay and the city skyline.

Developer	SKS Southern Sdn. Bhd.
Location	Jalan Tenteram, Johor Bahru, Johor
Development Type	Serviced Apartment
Land Area	0.56 Acres
Total Units	184
Completion Date	Year 2018

* All images are artist's impression



TriTower Residence

TriTower Residence

TriTower Residence is an award-winning development consisting of Capri by Fraser hotel residences and two residential towers connected with a sky bridge at Level 39. It is located at a highly desirable address with close proximity to Johor Bahru CIQ Complex, JB Sentral and the future Bukit Chagar RTS Link Station.

Developer	SKS Southern Sdn. Bhd.
Location	Bukit Chagar, Johor Bahru, Johor
Development Type	Serviced Apartment
Land Area	2.056 Acres
Total Units	360
Completion Date	Year 2018



SKS Habitat

SKS Habitat

SKS Habitat is a serviced apartment rising above a shopping space in Larkin, Johor Bahru. Getting around is simply a breeze as SKS Habitat is located nearby the Larkin Sentral transportation hub.

Developer	SKS Focus Sdn. Bhd.
Location	Larkin, Johor Bahru, Johor
Development Type	Serviced Apartment
Land Area	4.5287 Acres
Total Units	646
Completion Date	Year 2021

Mutiara Melaka Beach Resort

With a sandy public beach literally across the street and a variety of on-site recreational facilities, Mutiara Melaka Beach Resort offers a serene living away from the hustle and bustle, yet within a convenient distance to Melaka City Centre.

Developer	All Venture Assets Sdn. Bhd.
Location	Jalan Pantai Puteri, Tanjung Keling, Melaka
Development Type	Condominium
Land Area	3.7 Acres
Total Units	254
Completion Date	December 2022



Mutiara Melaka Beach Resort

Twin Tower Residence

Standing tall at 41-storey above ground right in Johor Bahru City Centre, Twin Tower Residence offers 458 freehold serviced apartments complemented with a wide range of exclusive facilities including sky gym, sauna and jacuzzi.

Developer	Parasky Projects Sdn. Bhd.
Location	Bukit Chagar, Johor Bahru, Johor
Development Type	Serviced Apartment
Land Area	1.48 Acres
Total Units	458
Completion Date	February 2023



Twin Tower Residence

Skudai Parade Apartment (Block C)

Skudai Parade Apartment (Block C) is a serviced apartment located atop the SKS Mall Skudai (Skudai Parade) commercial complex, alongside the bustling Jalan Skudai, in Johor Bahru, Johor.

Developer	Tenggara Land Sdn. Bhd.
Location	Skudai, Johor Bahru, Johor
Development Type	Serviced Apartment
Land Area	6.73 Acres
Total Units	268
Status	Future Development



Skudai Parade Apartment (Block C)

COMMERCIAL PROPERTIES

Pandan City Commercial Hub

Pandan City Commercial Hub spread across 7 acres of prime land connecting Tebrau Highway. Consisting of 388 units of stratified shop and office lots, it is now a dynamic retail hub.

Developer	SKS Southern Sdn. Bhd.
Location	Pandan City, Johor Bahru, Johor
Development Type	Stratified Shop & Office
Land Area	7 Acres
Total Units	388
Completion Date	Year 2009



Pandan City Commercial Hub



Desaru City Commercial Hub

Developer	Continental Management Sdn. Bhd. & TNC Consolidated Sdn. Bhd.
Location	Taman Desaru Utama, Bandar Penawar, Johor
Development Type	Shop Office
Total Units	310
Completion Date	Year 2016



Plaza DNP Johor Bahru

Holding Company	SKS Southern Sdn. Bhd. & SKS Oriental Sdn. Bhd.
Location	Jalan Dato' Abdullah Tahir, Johor Bahru, Johor
Property Type	<ul style="list-style-type: none"> 44 Units of Commercial/ Office Lots Multistorey Car Park
Opening Date	Year 2016



SKS Mall Bandar Penawar

SKS Mall Bandar Penawar is the first of its kind shopping oasis located just a breeze away from scenic beaches and tourist attractions in Desaru, Kota Tinggi. The two-storey mall incorporates a wet market, retail and service lots, to fulfil the daily needs of the local communities.



Developer	Continental Management Sdn. Bhd.	
Management	MB Market Technology Sdn. Bhd.	
Location	Bandar Penawar, Kota Tinggi, Johor	
Property Type	2-storey Shopping Mall	
Land Area	6.16 Acres	
Anchor Tenants	<ul style="list-style-type: none"> KHJ Fresh Market Great Zone LionMas Mr. DIY 	<ul style="list-style-type: none"> Mr. Dollar Lite Superbowl JB Land Furniture Factory Outlet
Opening Date	1 April 2017	



Industri Jaya Commercial Hub & SKS Mart Skudai

Industri Jaya Commercial Hub comprises 11 units of single-storey shop lots and a single-storey retail hub dubbed “SKS Mart” which is incorporated with a fresh market, a food court and a variety of services and retail lots, fulfilling all your daily needs under one roof.

Developer	Meriah Industries Sdn. Bhd.
Management	Meriah Industries Sdn. Bhd.
Location	Taman Industri Jaya, Skudai, Johor
Property Type	<ul style="list-style-type: none"> • 11 Units of Shoplots • 1-storey Retail Space
Land Area	10.26 Acres
Key Tenants	<ul style="list-style-type: none"> • Hwa Thai Supermart • PJ 988 Food Court • Caring Pharmacy • Great Zone • Horeca Hub • Land Furniture • Mr. D.I.Y. • Ninso • Ocean Cap • Pasaraya Ku • Xin Wan Chay Restaurant
Opening Date	21 December 2019

CURRENT DEVELOPMENTS



SKS Mall Larkin *

SKS Mall Larkin

SKS Mall Larkin is an upcoming shopping mall situated right below the SKS Habitat serviced apartments. With close proximity to Larkin Sentral transportation hub, the shopping mall will offer superb ease of access while benefits from the ready catchment of its surrounding mature neighbourhoods.



Developer	SKS Focus Sdn. Bhd.
Location	Larkin, Johor Bahru, Johor
Property Type	4 ½ Levels of Commercial & Retail Space
Land Area	4.5287 Acres
Exp. Opening Date	Year 2024



Senai 29 *

Senai 29

Senai 29 enjoys seamless connectivity to major highways and has easy access to Senai International Airport, Port of Tanjung Pelepas and Pasir Gudang Port. Comprehensive townships in the surroundings support and catalyse business and industrial development. With University of Technology Malaysia in easy access, it gears companies in areas of technology, R&D and skilled sector.



Developer	SKS Southern Sdn. Bhd.
Location	Senai Industrial Park, Senai, Johor
Development Type	Phase 1 <ul style="list-style-type: none"> • 14 Units of Semi-D Type Factory Phase 2 <ul style="list-style-type: none"> • 14 Units of Semi-D Type Factory • 1 Unit of Bungalow Type Factory
Land Area	15.13 Acres
Total Units	29
Exp. Completion Date	<ul style="list-style-type: none"> • Phase 1: Completed in January 2023; • Phase 2: Exp. Completion in Year 2024/ 2025



SKS Point

SKS Point Pontian

SKS Point is a commercial-cum-retail development spanning across 7.4 acres of land in Pontian, Johor. It will be developed into a one-stop centre to fulfil daily needs of the local communities.

Developer	Bandar Tenggara Industries Sdn. Bhd.
Location	Jalan Parit Mesjid, Pontian, Johor
Development Type	1 to 4-level Commercial Space
Land Area	7.42 Acres



SKS Tower Johor Bahru City Centre *

SKS Tower Johor Bahru City Centre

SKS Tower is a redevelopment project of the former Pacific Mall & Office Tower mixed-use property. Comprising a retail podium, hotel and office spaces, SKS Tower is aimed to be certified with GreenRE's Gold rating upon completion.

Developer	SKS Premium Sdn. Bhd.
Location	Jalan Storey, Johor Bahru, Johor
Development Type	<ul style="list-style-type: none"> • 5 1/2-level Basement Car Park • 4 1/2-level Shopping Mall • 18-level Hotel • 3-level Office Space • 1-level Commercial Space
Land Area	3.47 Acres

* Artist's impression

FUTURE DEVELOPMENTS



SKS Mall Pandan *

SKS Mall Pandan

SKS Mall Pandan is a 1-level commercial and retail development that will be situated below a 1,012-unit serviced apartment. The upcoming shopping destination is well connected with major roads and highways, namely Eastern Dispersal Link (EDL), Tebrau Highway and Pasir Gudang Highway.

Developer	SKS Southern Sdn. Bhd.
Location	Pandan City, Johor Bahru, Johor
Development Type	Commercial & Retail Space
Land Area	7.33 Acres



SKS Mall Skudai *

SKS Mall Skudai

SKS Mall Skudai (formerly known as Skudai Parade) is a 6-storey commercial complex located along the bustling Jalan Skudai, in Johor Bahru, Johor.

Developer	Tenggara Land Sdn. Bhd.
Location	Jalan Skudai, Johor Bahru, Johor
Development Type	Commercial & Retail Space
Land Area	6.73 Acres



Oasis Office Towers & Office Suites *

Oasis Office Towers & Office Suites

Developer	Continental Management Sdn. Bhd.
Location	Taman Desaru Utama, Bandar Penawar, Kota Tinggi, Johor
Development Type	<ul style="list-style-type: none"> • 3 Blocks of Office Towers • 2 Blocks of Office Suites (300 Units)
Land Area	6.39 Acres



SKS Mall Sg. Petani

SKS Mall Sg. Petani *Formerly known as Cayman Complex*

Developer	SKS View Sdn. Bhd.
Location	Sg. Petani, Kedah
Development Type	6-level Shopping Mall
Land Area	0.9168 Acres

HOTEL DEVELOPMENTS

SKS Group’s hospitality portfolio in Malaysia comprises 9 operating hotels and 1 upcoming hotel with a total of 2,445 rooms or apartments. Other than its home-grown hospitality brand “AmanSari” and “Fives”, the Group also partners with various international hotel brands.

IN OPERATION



- 1 Exterior look of AmanSari Residence Resort
- 2 Courtyard Cafe
- 3 Grand ballroom
- 4 Hotel room

AmanSari Residence Resort



Strategically located within Bandar Seri Alam, the “City of Knowledge”, AmanSari Residence Resort offers long term and short term accommodation, both for business and leisure travellers. The pillar-less Grand Ballroom featuring high ceilings, can accommodate up to 1,000 guests in theatre style.

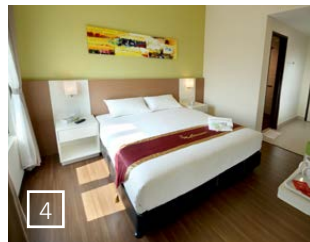
Owner	SKS Project Sdn. Bhd.
Management	SKS Project Sdn. Bhd.
Location	Bandar Seri Alam, Johor Bahru, Johor
Total No. of Rooms	150 Rooms & Apartments
Facility	<ul style="list-style-type: none"> • Swimming Pool • Sauna • Gymnasium • Squash Court • Function Rooms • Restaurant
Opening Date	Year 2011

AmanSari Hotel Desaru



AmanSari Hotel Desaru is strategically located at the gateway to Desaru, Pengerang and Kota Tinggi. The hotel caters to both business and leisure travellers, having easy access to numerous holiday destinations and massive developments in the region such as Desaru Coast and PIPC project in Pengerang.

Owner	Continental Management Sdn. Bhd.
Management	Continental Management Sdn. Bhd.
Location	Bandar Penawar, Kota Tinggi, Johor
Total No. of Rooms	238
Facility	<ul style="list-style-type: none"> • Restaurant • Function Rooms • Gymnasium
Opening Date	Year 2016



- 1 Exterior look of AmanSari Hotel Desaru
- 2 Restaurant
- 3 Grand ballroom
- 4 Deluxe King Room

AmanSari Hotel Nusajaya



AmanSari Hotel Nusajaya is well connected with major roads and highways, offering convenient access to nearby tourist attractions such as Legoland Malaysia and Puteri Harbour as well as business and administrative centres namely Medini and Kota Iskandar.

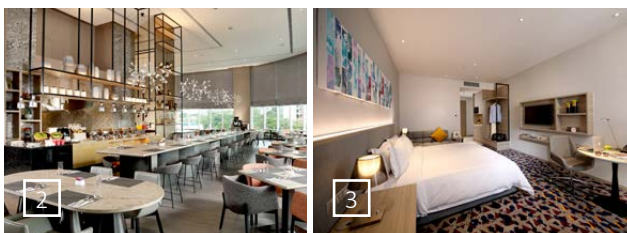
Owner	Hotel Nusajaya Sdn. Bhd.
Management	Hotel Nusajaya Sdn. Bhd.
Location	Gelang Patah, Iskandar Puteri, Johor
Total No. of Rooms	322
Facility	<ul style="list-style-type: none"> • Restaurant • Function Rooms • Gymnasium
Opening Date	Year 2016



- 1 Exterior look of AmanSari Hotel Nusajaya
- 2 Restaurant
- 3 Meeting room
- 4 Superior Twin Room



Capri by Fraser, Johor Bahru



- 1 Exterior look of Capri by Fraser, Johor Bahru/ Malaysia
- 2 Caprilicious (All Day Dining)
- 3 Studio Deluxe

Capri By Fraser, Johor Bahru



Part of the TriTower Residence mixed-use development, Capri by Fraser, Johor Bahru/ Malaysia is just minutes away from the Johor Bahru CIQ Complex and is also well served by a network of transportation facilities at Johor Bahru Sentral.

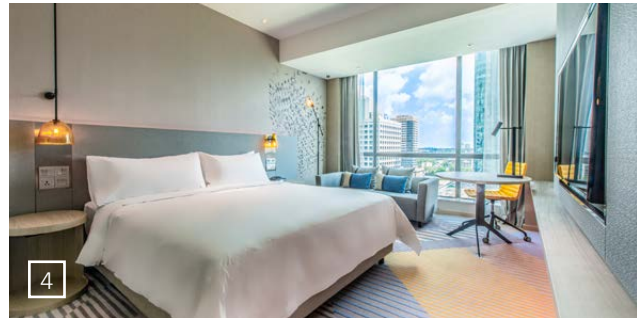
Owner	MB Vest Sdn. Bhd.
Management	Frasers Hospitality Pte Ltd
Location	Bukit Chagar, Johor Bahru, Johor
Total No. of Rooms	316
Facility	<ul style="list-style-type: none"> • Delite (Grab N' Go) • Caprilicious (All Day Dining) • Club Lounge • Gymnasium • Swimming Pool • Steam Bath • Function Rooms
Opening Date	Year 2019

Holiday Inn Johor Bahru City Centre



Strategically located in the heart of Johor Bahru, Holiday Inn Johor Bahru City Centre sits on top of the upmarket KOMTAR JBCC mall and is also part of a comprehensive commercial and retail office space development. Just next to it is the very popular Johor Bahru City Square mall which boast a variety of shopping, dining and entertainment options.

Owner	SKS Hotel Residences and Resorts Sdn. Bhd.
Management	InterContinental Hotels Group
Location	Jalan Tun Abdul Razak, Johor Bahru, Johor
Total No. of Rooms	335
Facility	<ul style="list-style-type: none"> • Swimming Pool • Restaurant • Function Rooms • Fitness Centre
Opening Date	Year 2020



1 Exterior look of Holiday Inn Johor Bahru City Centre
 2 Lobby lounge
 3 EIGHT Dining
 4 Hotel room



1 Exterior look of Four Points by Sheraton Desaru
 2 Hotel room

Four Points by Sheraton Desaru



Desaru

Four Points by Sheraton Desaru is nestled in a strategic location in Bandar Penawar with access to arterial highways, Senai International Airport and the Tanjung Belungkor Ferry Terminal. The popular Desaru Beach is just a 10-minute drive away.

Owner	Continental Management Sdn. Bhd.
Management	Marriott International Inc
Location	Bandar Penawar, Kota Tinggi, Johor
Total No. of Rooms	311
Facility	<ul style="list-style-type: none"> • Swimming Pool • Restaurant • Function Rooms • Fitness Centre
Opening Date	Year 2021



1 Exterior look of Fives Hotel Johor Bahru City Centre
 2 Lobby lounge
 3 Restaurant
 4 Hotel room

Fives Hotel Johor Bahru City Centre



Fives Hotel Johor Bahru City Centre is located in close proximity to Johor Bahru Sentral, KOMTAR JBCC and City Square shopping malls. Positioned to offer essential services at reasonable price, the hotel will cater to business and leisure travellers, for short term and long term stay.

Owner	Hotel 77 Sdn. Bhd.
Management	Hotel 77 Sdn. Bhd.
Location	Jalan Wong Ah Fook, Johor Bahru, Johor
Total No. of Rooms	243
Facility	<ul style="list-style-type: none"> • Restaurant • Function Rooms • Gymnasium
Opening Date	January 2022



1 Exterior look of Fives Hotel DNP
 2 Lobby lounge

Fives Hotel DNP



Located within the Plaza DNP in Johor Bahru, the hotel has convenient access to popular shopping destinations include The Mall, Mid Valley Southkey, KOMTAR JBCC and Johor Bahru City Square.

Owner	SKS Oriental Sdn. Bhd.
Management	SKS Oriental Sdn. Bhd.
Location	Plaza DNP, Johor Bahru, Johor
Total No. of Rooms	70
Facility	<ul style="list-style-type: none"> • Lobby Lounge • Car Park
Opening Date	December 2022



1 Exterior look of Fives Hotel Meldrum
 2 Lobby lounge
 3 Restaurant
 4 Hotel room

Fives Hotel Meldrum



Located at Bukit Meldrum in Johor Bahru City Centre, Fives Hotel Meldrum will offer a comfortable stay and convenient access to Johor Bahru CIQ Complex, JB Sentral, KOMTAR JBCC and Johor Bahru City Square mall.

Owner	SKS Vacations Sdn. Bhd.
Management	SKS Vacations Sdn. Bhd.
Location	Bukit Meldrum, Johor Bahru, Johor
Total No. of Rooms	115
Opening Date	October 2023

IN THE PIPELINE

Sheraton Johor Bahru



Part of a mixed-use property comprising a retail podium and office spaces, Sheraton Johor Bahru is slated to be ideally located along Jalan Storey in Johor Bahru, with direct access to Tebrau Highway that links to various parts of the state and beyond.

Owner	SKS Premium Sdn. Bhd.
Management	Marriott International Inc
Location	Jalan Storey, Johor Bahru, Johor
Total No. of Rooms	345
Facility	<ul style="list-style-type: none"> Swimming Pool Restaurant Fitness Centre Sauna & Steam Room Ballroom & Meeting Room
Exp. Opening Date	Year 2025



Exterior look of Sheraton Johor Bahru*

OVERSEAS INVESTMENT

SKS Group set up its overseas investment arm in Perth, Western Australia in 2011. Headed by the parent company SKS Investment Pty Ltd, the businesses span across residential, commercial and hotel developments, construction and credit finance.



RESIDENTIAL DEVELOPMENTS

Washington Residence

Developer	SKS Canning Pty Ltd
Location	34, Canning Highway, Victoria Park, WA
Development Type	Apartment
Land Area	1,286 sq m
Total Units	15
Completion Date	Year 2015



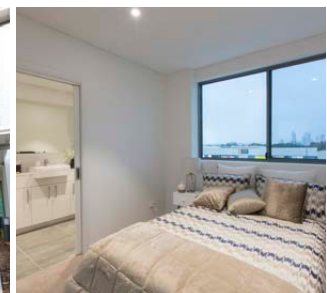
Washington Residence *

Armagh Residence

Developer	SKS Armagh Pty Ltd
Location	77, Armagh Street, Victoria Park, WA
Development Type	Apartment
Land Area	2,063 sq m
Total Units	23
Completion Date	Year 2016



Armagh Residence



Interior view of Armagh Residence apartment *

The Groves Attadale



The Groves Attadale *

Featuring 34 apartments with huge balcony, The Groves Attadale offers comfortable and convenient living with its strategic location at Canning Highway that provides easy access between Perth central business district and Fremantle. The sky lounge and sky garden located at Level 4 are designed to allow residents to enjoy a perfect sun tanning as well as stunning views of the surrounding and Swan River when facing North.

Developer	Attadale Property Pty Ltd
Location	554 Canning Highway, Attadale, WA
Development Type	Apartment
Land Area	1,904 sq m
Total Units	34
Completion Date	Year 2023

Modèle



Modèle *



Modèle is a boutique collection of just 18 apartment residences in Como. Just 10 minutes from the Perth CBD, and with all of the conveniences, recreation, cafés, restaurants, bars and retail Como, Applecross and South Perth have to offer, Modèle is perfectly located for work and play. Much closer to home, the rooftop sky terrace offers residents the chance to relax and entertain amidst a stunning river and city skyline backdrop.

Developer	SKS Sim Family 2 Pty Ltd ATF Property 88 Family Trust
Location	150 Robert Street, Como, WA
Development Type	Apartment
Land Area	1,014 sq m
Total Units	18
Status	Current Development

HOTEL DEVELOPMENTS

DoubleTree by Hilton Northbridge



DoubleTree by Hilton Northbridge is nestled in the heart of Perth’s Northbridge district, steps from the Art Gallery of WA and Metro City. It is a short walk from the Central Business District, and two kilometres from Kings Park and Botanic Garden.

Entity	Sim Murray Street Family Trust
Management	Hilton Worldwide
Location	100, James Street, Northbridge, WA
Land Area	1,666 sq m
Total No. of Rooms	206 Rooms
Facility	<ul style="list-style-type: none"> Swimming Pool Restaurant Meeting Rooms Fitness Centre
Opening Date	Year 2018



1 Exterior look of DoubleTree by Hilton Northbridge
 2 Lobby
 3 Hotel room

DoubleTree by Hilton Perth Waterfront



DoubleTree by Hilton Perth Waterfront is situated on the edge of the Swan River with stunning views of the city, South Perth and Kings Park. Neighbouring Elizabeth Quay, hotel guests can enjoy many waterfront entertainment activities.

Entity	Sim Waterfront Family Trust
Management	Hilton Worldwide
Location	1, Barrack Square, Perth, WA
Land Area	2,024 sq m
Total No. of Rooms	198 Rooms & 31 Suites
Facility	<ul style="list-style-type: none"> Swimming Pool Restaurant Meeting Rooms Fitness Centre
Opening Date	Year 2020



1 Exterior look of DoubleTree by Hilton Perth Waterfront
 2 Hotel room

MIXED-USE DEVELOPMENTS



The Junction

Entity	Sim Cockburn Central Family Trust
Developer	SKS Cockburn Central Pty Ltd
Location	28, Signal Terrace, Cockburn Central, WA
Development Type	<ul style="list-style-type: none"> • 170 Units of Serviced Suites • 109 Units of Apartments • 3 Units of Commercial Shops
Land Area	2,991 sq m
Status	Future Development



Hawthorne Green

Developer	SKS Hawthorne Pty Ltd
Location	2 Hawthorne Place, Burswood, WA
Development Type	<ul style="list-style-type: none"> • 12 Units of Townhouses • 107 Units of Residential Apartments • 1 Unit of Commercial Shop
Land Area	4,484 sq m
Status	Future Development



The Harvest

Developer	SKS Claremont Pty Ltd
Location	581 Murray Street, West Perth, WA
Development Type	<ul style="list-style-type: none"> • 84 Units of Serviced Suites • 117 Units of Apartments • 2 Units of Offices
Land Area	2,573 sq m
Status	Future Development

GROUP DIRECTORY

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PROPERTY DEVELOPMENT

All Venture Assets Sdn. Bhd.

201701020644 (1234810-D)

Continental Management Sdn. Bhd.

198401015931 (128487-U)

Dimensi Panorama Sdn. Bhd.

200901031308 (874416-T)

Parasky Projects Sdn. Bhd.

200701011038 (769041-K)

SKS Southern Sdn. Bhd.

200901000042 (842965-P)

SKS Focus Sdn. Bhd.

201201040321 (1024799-U)

TNC Consolidated Sdn. Bhd.

200401006852 (645356-A)

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BUILDING MATERIAL TRADING

SKS Builders Trading Sdn. Bhd.

201201042141 (1026617-U)

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F 607-336 1172

INVESTMENT HOLDING

Bandar Tenggara Industries Sdn. Bhd.

201701036602 (1250773-X)

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MB Market Technology Sdn. Bhd.

199701002752 (418248-P)

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81100 Johor Bahru, Johor, Malaysia.

T 607-335 5433/ 6433

E mbmarket@sksgroup.com.my

Meriah Industries Sdn. Bhd.

201701033654 (1247825-X)

SKS Assetbuilders Sdn. Bhd.

201001020544 (904314-D)

SKS Oriental Sdn. Bhd.

201201040329 (1024807-A)

SKS Pandan Sdn. Bhd.

Formerly known as SKS Contract Sdn. Bhd.
201601030998 (1201939-M)

SKS Premium Sdn. Bhd.

201201041795 (1026273-X)

SKS View Sdn. Bhd.

201201040331 (1024809-M)

Tenggara Land Sdn. Bhd.

201701038693 (1252864-W)

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80300 Johor Bahru, Johor, Malaysia.

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HOSPITALITY

Hotel 77 Sdn. Bhd.

200901027831 (870933-T)

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80300 Johor Bahru, Johor, Malaysia.

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Hotel Nusajaya Sdn. Bhd.

201201033510 (1017998-D)

Jalan Persiaran Nusa Puncak,
Taman Nusa Puncak,
81550 Gelang Patah, Johor, Malaysia.

T 607-869 1168

HOSPITALITY *Cont'd.*

MB Vest Sdn. Bhd.

201101029378 (957513-U)

Pandan Hotel Sdn. Bhd.

200701041911 (799943-H)

SKS Alliance Sdn. Bhd.

201301022887 (1052716-U)

SKS Hotel Residences and Resorts Sdn. Bhd.

200201023448 (591111-H)

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80300 Johor Bahru, Johor, Malaysia.

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SKS Project Sdn. Bhd.

200201023450 (591113-X)

AmanSari Residence Resort,
Jalan Persiaran Seri Alam,
Bandar Seri Alam,
81750 Masai, Johor, Malaysia.

T 607-381 7070

SKS Vacations Sdn. Bhd.

200701022681 (780696-T)

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No. 59, Jalan Dato' Abdullah Tahir,
80300 Johor Bahru, Johor, Malaysia.

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607-330 5063 (Accounts Dept.)

MALAYSIA MY 2ND HOME (MM2H)

MB Leisure (MM2H) Sdn. Bhd.

200601029657 (749414-M)

Unit 6.18 (Suite 05), Level 6, Plaza DNP,
No. 59, Jalan Dato' Abdullah Tahir,
80300 Johor Bahru, Johor, Malaysia.

T 607-336 2868

TRAVEL AGENCY

SKS Xplore Sdn. Bhd.

201901013289 (1322617-H)

Suite E08-08, Capital 5, Oasis Square,
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80300 Johor Bahru, Johor, Malaysia.

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Taman Desaru Utama,
81930 Bandar Penawar,
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Taman Nusa Puncak,
79200 Iskandar Puteri,
Johor, Malaysia.

T 607-869 1168**E** info.nj@amansarihotels.com**W** www.amansarihotels.com/ahn/**AmanSari Residence Resort**

Jalan Persiaran Seri Alam,
Bandar Seri Alam,
81750 Johor Bahru, Johor, Malaysia.

T 607-381 7070**E** hotel.info_sa@amansarihotels.com**W** www.amansarihotels.com/arr/**Capri by Fraser, Johor Bahru / Malaysia**

Menara Tiga Serangkai,
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