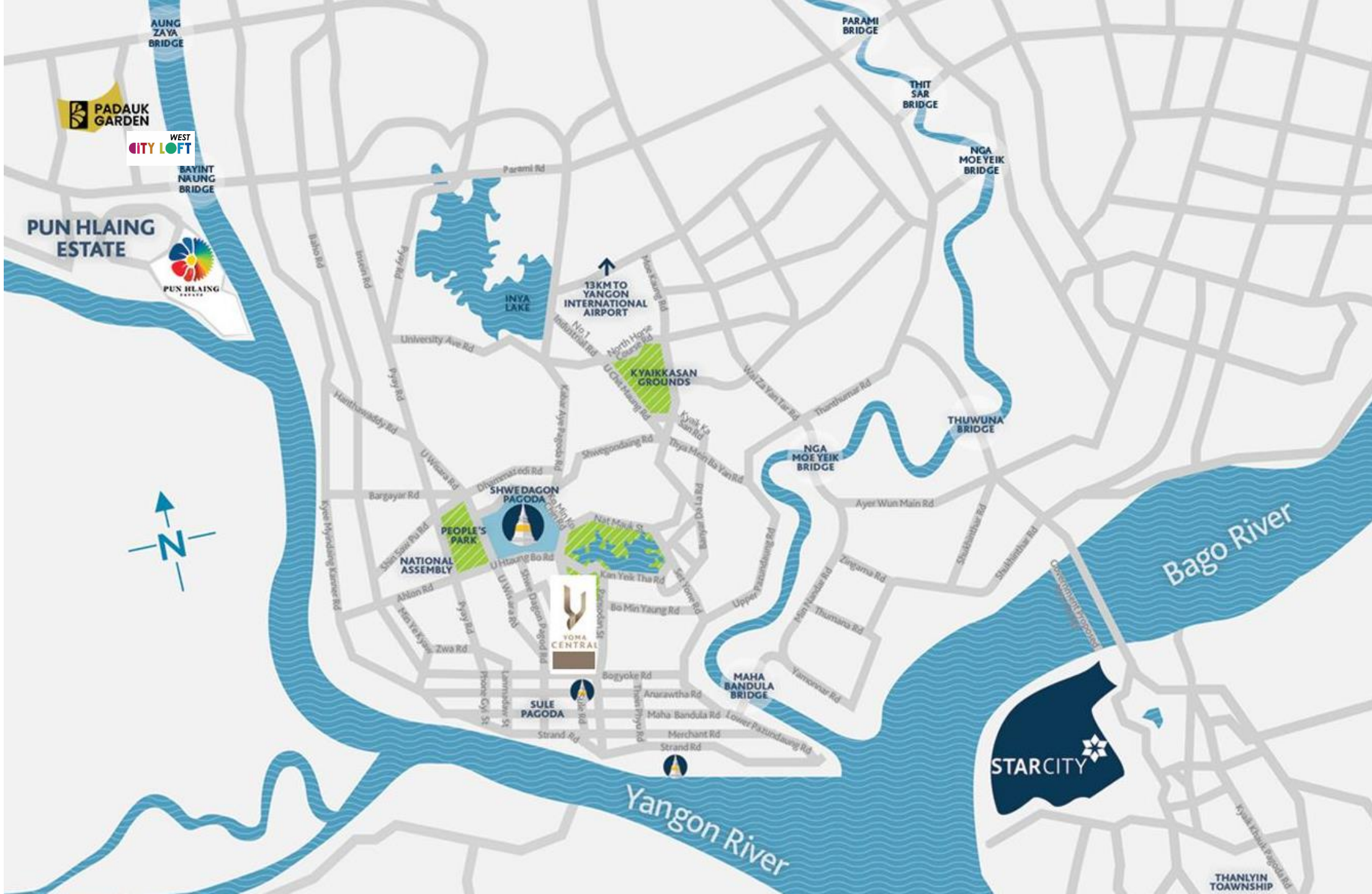




Building Better Communities for the People of Myanmar





PADAUK GARDEN

WEST CITY LOFT

BAYINT NAUNG BRIDGE

PUN HLAING ESTATE



Parami Rd

University Ave Rd

13KM TO YANGON INTERNATIONAL AIRPORT

KYAIKKASAN GROUNDS

SHWEDAGON PAGODA

PEOPLE'S PARK

NATIONAL ASSEMBLY



YOMA CENTRAL

SULE PAGODA

MAHA BANDULA BRIDGE

Yangon River

PARAMI BRIDGE

THIT SAR BRIDGE

NGA MOE YEIK BRIDGE

THUWUNA BRIDGE

NGA MOE YEIK BRIDGE

Bago River

STARCITY

THANLYIN TOWNSHIP



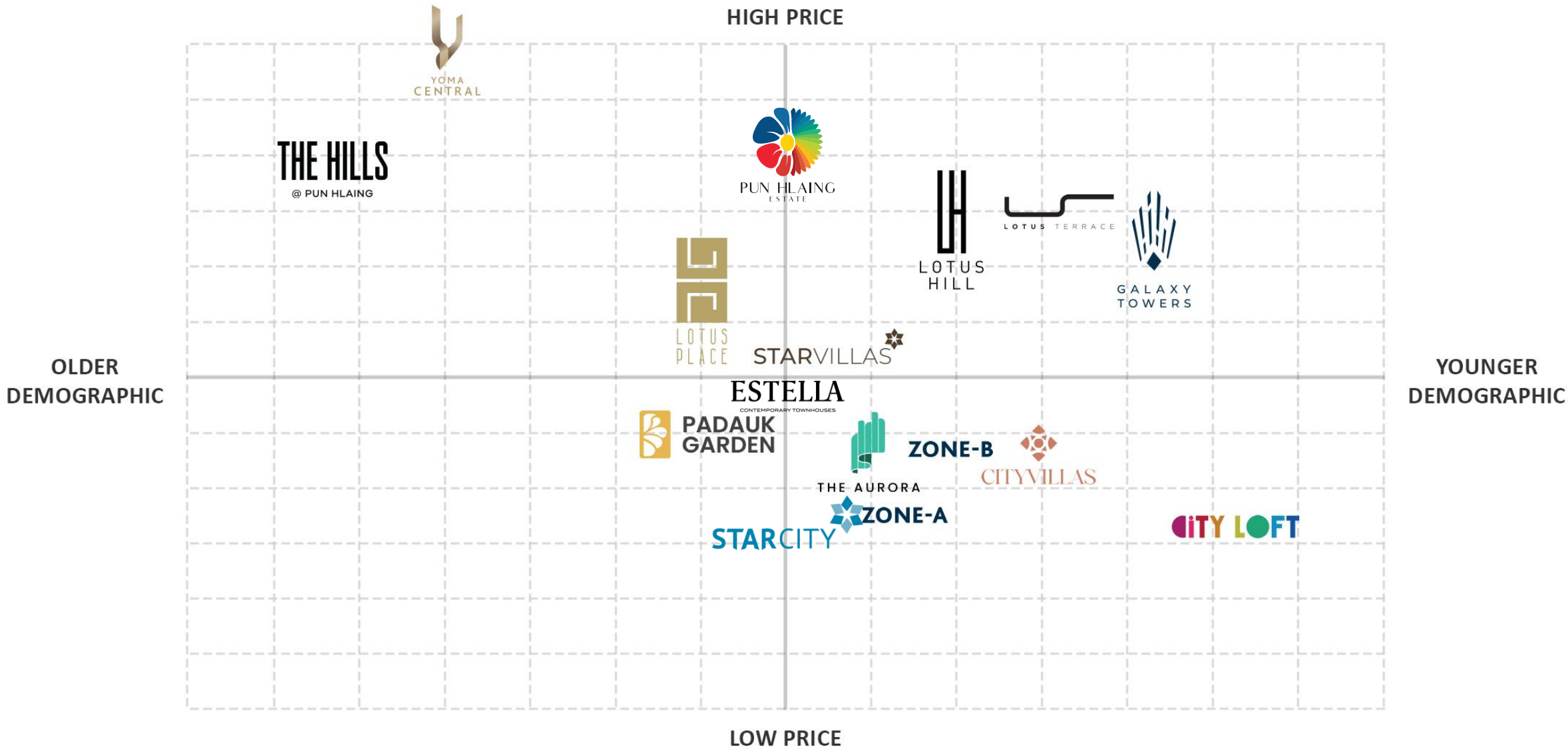
- Mixed-used development in prime CBD Yangon
- 2 hotels, 2 office & 1 residential towers.
- In partnership with Mitsubishi, Hong Kong and Shanghai Hotels, IFC & ADB

- An urban golf resort, private estate
- 18-hole Gary Player golf course
- A boutique 4-star hotel, JCI accredited hospital and office complex.
- In partnership with DUHD

- A flagship development of work, live, play
- Unparallel facilities and amenities: 9-hole golf course, state of the art multi-sports club, river park, wet market, clinics and international school
- Easy access within and to the City

- A mixed commercial-residential development in the heart of the Yangon's biggest industrial zone.
- Private 2-storey villas and 3-storey shophouses.
- 100% completion of construction by early Q2 of 2023

- A riverfront high rise condominium development
- Minimalist, highly efficient units
- Incepted in 2019, City Loft is still the most popular among the young working professional.



Products & Pricing

Ref: \$ 1 = S\$1.35 = MMK 2,600



Estate	Product	Type of Product	Area (Sqft)	Ticket Price	Average Psf
Yoma Central	Private Residences	Tier 1 Luxury Residences 2Br, 3Br, 4Br	1,900 to 12,000	\$ 1.5m ++	\$800 Fully fitted
Pun Hlaing	The Hills	3-Storey Landed Villas 3MBr, 1Br, 4Ba	L: 9,000 B: 5,300	MMK 4.5b	-
	Lotus Hills	3-Storey Landed Townhouses 2MBr, 1Br, 3.5Ba	L: 2,500 to 4,700 B: 4,800	MMK 2.3b ++	-
StarCity	StarVillas	2-Storey Landed Villas 3MBr, 4Ba	L: 6,400 B: 4,800	-	-
	Galaxy Towers	Condominium St, 1Br, 2Br, 3Br, 4Br	412 to 2,274	MMK 300m ++	MMK 650,000 Fully fitted
	City Villas	2-Storey Landed Homes 1MBr, 3Br, 3Ba	L: 2,400 B: 2,500	-	-
	City Loft	Apartments St, 1Br, 2Br, 3Br	312 - 958	-	-
	Estella Townhouses	2-Storey Landed Townhouses 4Br, 2Ba	L: 1,210 B: 1,277	MMK 490m ++	MMK 383,000 Bare shell, open concept
Padauk Garden	Padauk Shophouses	3-Storey Comm-Residence Hall-type	3,407 – 3,747	-	-
	Padauk Villas	2-Storey Landed Homes 1MBr, 3Br, 3Ba	Land ~ 2,400 House ~ 2,500	-	-
City Loft West	City Loft West	St, 1Br, 2Br, 3Br	350 – 928	MMK 115m ++	MMK 385,000 Bare shell

City Loft

StarCity, West Yangon
2019, 2023



- Minimalist Lifestyle
- Young Professionals, Aspiring homeowners
- Attractive Monthly Payment with Mortgage Financing

- Incepted in 2019, City Loft became the most sought-after homes for aspirational buyers.
- 40-50 units' sales on average pre-Covid.
- The residential zone with most owner-occupiers.

- Expanded to the West of Yangon, Hlaing Tharyar. Located along the shore of Hlaing River, City Loft West was introduced in mid 2023 and recorded a breaking sales of 70% within the first week.

Padauk Garden

Hlaing Tharyar
2022



- Combination of private residential villas and commercial shophouses in the heart of the biggest industrial zone.

- Most popular among families who have businesses or factories in Hlaing Tharyar.
- Two Phases - Phase I completed in July 2023 and Phase II is due in February 2024.

Estella Townhouses

StarCity
2023



- Record-breaking sales, 527 units were sold within the first week of launch
- First-time home buyer to families who are looking to upgrade
- First Key Handover in November 2024. 100% completion by mid 2025.



Project Area

652
acres

Sold Units

525

Completed

386

Residents

1,100

**Daytime
Population**

1,500

Low-density, Upscale Premium Luxury Golf Estate

December 2023



Project Area

484
acres

Sold Units

4,256

Completed

3,503

Residents

7,000

**Daytime
Population**

2,500

High Density, Mid-scale Affordable Luxury Estate

December 2023



Project Area

22
acres

Sold Units

250

Completed

145

Residents

50

**Daytime
Population**

-

Small-scale Commercial and Residential Development

December 2023





December 2023

