

KCC

Building Value For Life



CORPORATE PROFILE



Message from the Board of Directors

2023 may not sound exceptional to most people, but it is definitely a remarkable year for **KCC Group**.

Our history has reached a milestone! We have done remarkable work for the past 40 years and built an excellent team who grows together with our supporters! What a lifetime achievement.

KCC has overcome many challenges over the past 40 years, including the 1997 and 2008 financial crisis, political disruptions, and material and workforce shortages. Despite the difficulties encountered along the long road, we have been able to move forward by drawing on our experiences. **KCC's** impressive tradition, network of supporters and colleagues promise an even brighter future. Our appreciation for human relationships and life, commitment to building lifestyle, and pledge to give back to society puts us ahead of the competition.

The **Remarkable 40TH** is more about the future than the past because our long journey takes us higher and further. We couldn't have done it without the aid of our advisors, banks, contractors, and suppliers. Above all, our management team and staffs are the most prominent supporters and valuable assets. We appreciate our amazing team members for every moment they spent to create a better future.

We're grateful to our employees, collaborators and supporters. Our promise to continue to perform at our best to create more value for all is stronger than ever. **KCC** will also promote our core values of "**Knowledge, Commitment, and Care**" continuously.

Thank You.

Sincerely,

The Board of Directors
KCC HOLDINGS GROUP



KCC Slogan

Building Value for Life

As the demand for quality living continues to rise, **KCC** builds more than just a **HOUSE and HOME**. We've taken steps to ensure that all our products and services are of true value. The **value that improves the quality of life** for each resident while simultaneously **adding value to their cherished property**. Through these exceptional standards, **KCC** stays true to our belief in '**building value for life**'.



KCC is a company of passion inspired by a vision of building value for life. Over the years, **KCC** Holdings has grown from strength to strength and has evolved into a regional player that puts itself at the forefront of notable property developments in Malaysia. While we are still rapidly expanding our portfolio with numerous projects across the country, **KCC** aims to continue marching forth in the coming years with greater efforts to build up our core business in property and hotel developments. Also, deliver various iconic projects that mostly spread across the south.

We look forward to expanding our team with even more skilled professionals who share **KCC's** corporate culture in upholding its core values of knowledge, commitment, and care. **KCC** Holdings have closely focused in preserving a lifelong legacy of achievements to maintain our name to as a trusted brand that also transform aspiring home buyers into honoured homeowners, consequently turning their dreams into realities.



KCC Culture



Knowledge

The strength of an organisation lies in the expertise of its people.

Continuously encouraging all staff to work as refined as they should, efficiently and thoroughly, **KCC's** team consists of ever evolving professionals who recognise the necessity to improve on skills, capture industry insights quickly, and be competent in managing high productivity.

Commitment

KCC has steadfastly held to the philosophy "**Desirable Homes Made Affordable**".

We always place customers as our priority, and our employees are committed to achieving the organisation's goals that ensure the realisation of our vision to become nationally recognised as a leading, reputable, reliable, and preferred housing developer. Due to this results-oriented culture, our company adherence and maintenance of an excellent quality management system via **ISO 9001:2015**.



Care

KCC employees are assured of a working environment that is motivating, supportive and results-driven. Teamwork is also fundamentally upheld as all staff is encouraged to share ideas and support the team to achieve great success.

Besides that, **KCC** never forget its Corporate Social Responsibility (CSR). **KCC** tends to involve and support all types of charity events, e.g., blood donations, school donations, charity runs &, etc.



Preserving A Lifelong Legacy of
Success in Delivering Quality, Valuable, and
Substantial Properties

AWARDS

 <p>WINNER</p> <p>BEST COMMERCIAL DEVELOPER</p> <p>KCC Realty</p> <p>2022</p>	 <p>WINNER</p> <p>BEST HIGH-RISE ARCHITECTURAL DESIGN</p> <p>Rivercity Sky Residence by KCC Realty</p> <p>2022</p>	 <p>WINNER</p> <p>BEST RETAIL DEVELOPMENT</p> <p>KCC City Business Park, Muar by KCC REALTY</p> <p>2021</p>
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Our Vision

- To be nationally recognised as a leading, reputable, reliable, preferred housing developer.

Our Mission

- To provide superior products and services by maintaining excellent quality management system via **ISO 9001:2015**.
- To maximise shareholder value thru brilliant business strategies, healthy corporate governance and sound financial position.
- To strengthen the capability and performance of team through effective training, competitive employee welfare as well as a comfortable and safe working environment.
- To advocate social responsibility as an element of the business considerations.

Reputation For Quality Guaranteed



Being responsible to our customers over the years forms the reputation assets of **KCC**. As we certified the **ISO 9001:2015**, we provide customers with value-for-money housing as part of our effort by actively evaluating the construction progress while ensuring the quality of work and material used. At the same time, **KCC** took the initiative in 2002 to extend our housing guarantee period from 24 months to 36 months and formalized in 2006.



Unmatched Vibrancy Immense Potential in Muar

Discover a prime business park that gives a new perspective to your business, **KCC City Business Park** is the ultimate choice for entrepreneurs and investors who demands only the best.

Located deliberately in a prominent location of Muar, **KCC City Business Park** was built along the Main Road of Jalan Bakri, where in the future, there will be a Superstore and the first 4 - stars Hotel in Muar. With commands maximum visibility, it ensures steady customer flow. We anticipated that this dynamic business hub would energise the vicinity with conveniences and retail choices. It will be the perfect venue to catch up with family and friends in a conducive environment.

Excellent Opportunity to Reap THE BENEFITS

- 
Strategic Location
- 
Ample Parking Space
- 
Maximum Exposure
- 
Lucrative Returns
- 
Well-optimised Layouts
- 
High Capital Appreciation
- 
Convenient Access





GEMILANG SQUARE

KULAI

The New Commercial Hot Spot of Kulai

Be part of Kulai's fast growing district and unleash the potential of your business in Gemilang Square so that you may enjoy the high investment returns and excellent capital appreciation.

Gemilang Square's shop offices are right next to Aeon Shopping Mall. The perfect setting for wide variety of business includes signature offices, established retail outlets, convenience stores, restaurants, tuition centres, service providers, clothing & fashion boutiques, pharmacies and many others.

Located within the booming Kulai township, Gemilang Square offers excellent visibility and accessibility that allows maximum exposure for steady flow of customers.

Built for today's modern business in mind



Excellent Opportunity to Reap THE BENEFITS



Positioned Adjacent to AEON Kulai



Strategically Located in Matured Kulai Township



Kulai Matured Neighbourhood



Freehold Commercial Development



Excellent visibility & accessibility



More than 250 Car Park Lots



RIVERcity

BUSINESS PARK

@ BATU PAHAT

First Semi-D Concept Shop Office in Batu Pahat






Rivercity Business Park is a unique and integrated Freehold commercial development in which everything converges in one location to satisfy business, entertainment and recreational needs.

Set to change the Batu Pahat cityscape through a well-planned collection of modern commercial spaces within a thriving hotspot of commercial activity. This well-planned commercial development is primed for a profitable future. Various businesses such as KFC, Mr. DIY, convenience shops, retail shops, food & beverage stores and more are currently running here.



Key Factors that Ensure Long-term Potential

THE BENEFITS

-  Strategically Located at fast-emerging Commercial Precint
-  Accessibility & Availability
-  Ample Parking Space
-  Dual frontage retail outlets
-  Private lift for Convenience





1st tallest Condominium in Batu Pahat

Behold the tallest resort-styled condominium in Batu Pahat by the river. Indulge your family in the cosiest and most luxurious living environment.

Rivercity Sky Residence is an 18-floor contemporarily designed condominium with 136 units located at the boundary of Batu Pahat's city centre. Once completed, this stylish and low-density condominium will be an iconic landmark of Batu Pahat.

Comprehensive amenities surround Rivercity Sky Residence and mostly a five-minute drive to the nearby schools, banks, restaurants, shopping malls & medical centre. Your daily necessities are just a stone's throw away.

— A Secure & Safe Home Anytime —



24 hours Guard & Patrol Services



Digital Door Lock for Each Unit



CCTV in the Lift



CCTV at Lift Corridor



Card Control at Lift Lobby



Children's Playground



Jacuzzi Pool



Sky Gym



COMING SOON

PropertyGuru
ASIA AWARDS
MALAYSIA
with iProperty

WINNER

BEST HIGH-RISE
ARCHITECTURAL DESIGN

Rivercity Sky Residence
by KCC Realty

2022



THE SENAI GARDEN

Lifestyle Serviced Apartment
PHASE II

The Intimate Sense of Home

The Senai Garden is a prestigious new address comprising Phase I - 264 exclusive units and Phase II – 128 exclusive units of serviced apartments upon 8 acres of lush green terrain. As an expression of exclusivity and class, this refreshing low-density freehold address offers the lushness of nature's warm embrace. Ideally located in proximity to essential amenities, including KFC Drive-Thru and the Impiana Hotel Senai next to KFC, The Senai Garden offers the ultimate convenience. Embark on the most satisfying moments of your life in a home that understands your daily needs and desires.

To fulfill your lifestyle, we have designed an amazing array of facilities to ease the stress of everyday living. Measuring all your needs, The Senai Garden is committed to delivering you a lifestyle that prioritises your wellness and healthy living.

— A Secure & Safe Home Anytime —



24 hours
Guard & Patrol
Services



Guardhouse
access control



Card control
at lift for
individual floor



CCTV
surveillance at
lift corridor



Card Control at
Lift Lobby



Clubhouse



Children's Playground



Mini Theatre



Gymnasium

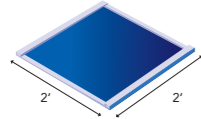




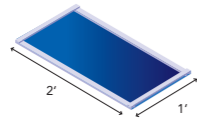
Enjoy a comfortable life with all family members together

There's a brand new landed residential development project in SIMPANG RENGAM named ERA PARK. Geographically nested and surrounded by amenities nearby makes Era Park an ideal family home to be owned.

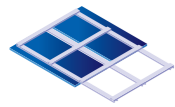
Excellent Opportunity to Reap SPECIFICATION



Tile 2' x 2' in Living Room, Dining Room and Bedroom



1' x 2' Tiles in Bathrooms, Kitchens & Car Porch



Plaster Ceiling in Living room and Bedroom



Wet & Dry Kitchen



Well arrange space furnishing





Hotel

Senai • Malaysia



Embracing growth by taking on challenges that propel understanding of the small details to execution of the big picture.

From the steady bedrock formed by decades of experience in residential development, KCC ventured into the hotel business years ago. While still staying true to our purpose in building beautiful and "value-for-money" homes, we're proud to be able to take things one step further through our added objectives in the hospitality industry. With new sights set under KCC Hotels, we are excited to create exceptional, one-of-a-kind staying experiences that will encourage guests to return to, what we hope, will be second home to our guests.

The brand new hotel is built in KCC City Business Park compound and located at Jalan Bakri, Bandar Maharani Muar. It will be completed in the near future and will target customers who are entrepreneurs and families who come to Muar for a Business trip or travelling. Let's look forward at this 1st four-Star hotel in Muar owned by KCC.

Impiana Hotel Senai is the first business hotel in the rapidly developing town and its set to complement the demand of hospitality services as well as cater the needs of business and leisure travellers.

The hotel enjoys an excellent location and is accessible within a few minutes from the Senai airport and approximately a 30-minute drive to Singapore and Malaysia Customs, Immigration & Quarantine (CIQ) facility and Tuas Link 2. It is within the neighbourhood of Johor's main industrial and commercial areas, along with the local tourist attractions such as the Johor Premium Outlet.

Boasting 172 rooms including 6 spacious executive suites, each equipped with an individually controlled air-conditioning unit, a dedicated workspace with high-speed internet access and modern amenities.

For conferences and meetings, the hotel offers a grand ballroom and three meeting rooms fitted with state-of-the-art audio and visual technology, a LED Screen projector, a television and retractable projection screens.



The Pool

With a seating capacity of 50 pax, food and drinks are well enjoyed with a spectacular pool view.



ASIA PACIFIC PROPERTY AWARDS INTERIOR DESIGN
★★★★★
BEST HOTEL INTERIOR MALAYSIA
Impiana Hotel Senai
By Hercey Gubai Ish Blad
2018-2019



The Tiffin

Offers all-day dining, including daily breakfast and lunch buffet for a seating capacity of 120 pax.





KCC Foundation

THE NURTURER

Empowering The Believers
Care, cultivate, and contribute.
For in raising others, we rise.

The successes shared by our group go far and beyond the business side of things. Those mark our sense of purpose and achievement are the impacts and changes we make on society. We aspire to leverage our capacity to maximise every opportunity for a better environment and continually spread positive social change within communities in need.

Cultural Run & Zumba



JCI Batu Pahat Cultural Run on 24th September 2022



JCI Batu Pahat Cultural Run on 24th September 2022



Rotary Club Zumba Night on 16th October 2022



Rotary Club Zumba Night on 16th October 2022

Blood Donation

KCC Realty was honored to sponsor venue Rivercity Function Hall to those organisers who organise the blood donation events between the year 2020 to 2022.



BLOOD DONATION at Rivercity Business Park on 4th June 2022



BLOOD DONATION at Rivercity Business Park on 5th May 2022



BLOOD DONATION at Impiana Hotel Senai on 11th April 2021



BLOOD DONATION at Rivercity Function Hall on 14th November 2020

Chinese New Year & Hari Raya



HARI RAYA CHARITY at KFC Rivercity Business Park



HARI RAYA CHARITY at Parit Jawa, Muar



KCC Foundation provides groceries support to 20 needy families for Chinese New Year festive celebration.



21st Anniversary Celebration of Persatuan Meninggikan Akhlak Che Ai Khor at Kulai, Johor



Realizing Beautiful Visions With Exquisite Details

We are celebrating forty years of creating remarkable value together with our business partners, purchasers and other supports that we have gained.

As we step into our fifth decade, we are more inspired and motivated than ever. Ready to dream even bigger, build even better, make even stronger marks and empower even more people.

We consider reaching our 40th anniversary a remarkable milestone upon which we shall create our exquisite legacy of **Knowledge, Commitment and Care.**

We believe the sky is the limit for greatness and we are confident that we will exceed the limit in the years to come. This is why our 40th anniversary is remarkable. Let's build the future brighter than ever!

HOLDINGS

REALTY

HOTELS

Foundation

KCC
Building Value For Life

KCC Holdings Group
Head Quarters
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84000 Muar, Johor, Malaysia.
Tel: +606-953 8953

ISO 9001 : 2015
PROVISION OF PROPERTY DEVELOPMENT SERVICES



36 months defects liability period
三十六个月房屋交付后质量保证期

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