

# WELCOME ABOARD

## **A breath of fresh air.**

The first liftoff. The thrill of adventure. The excitement of a holiday abroad.

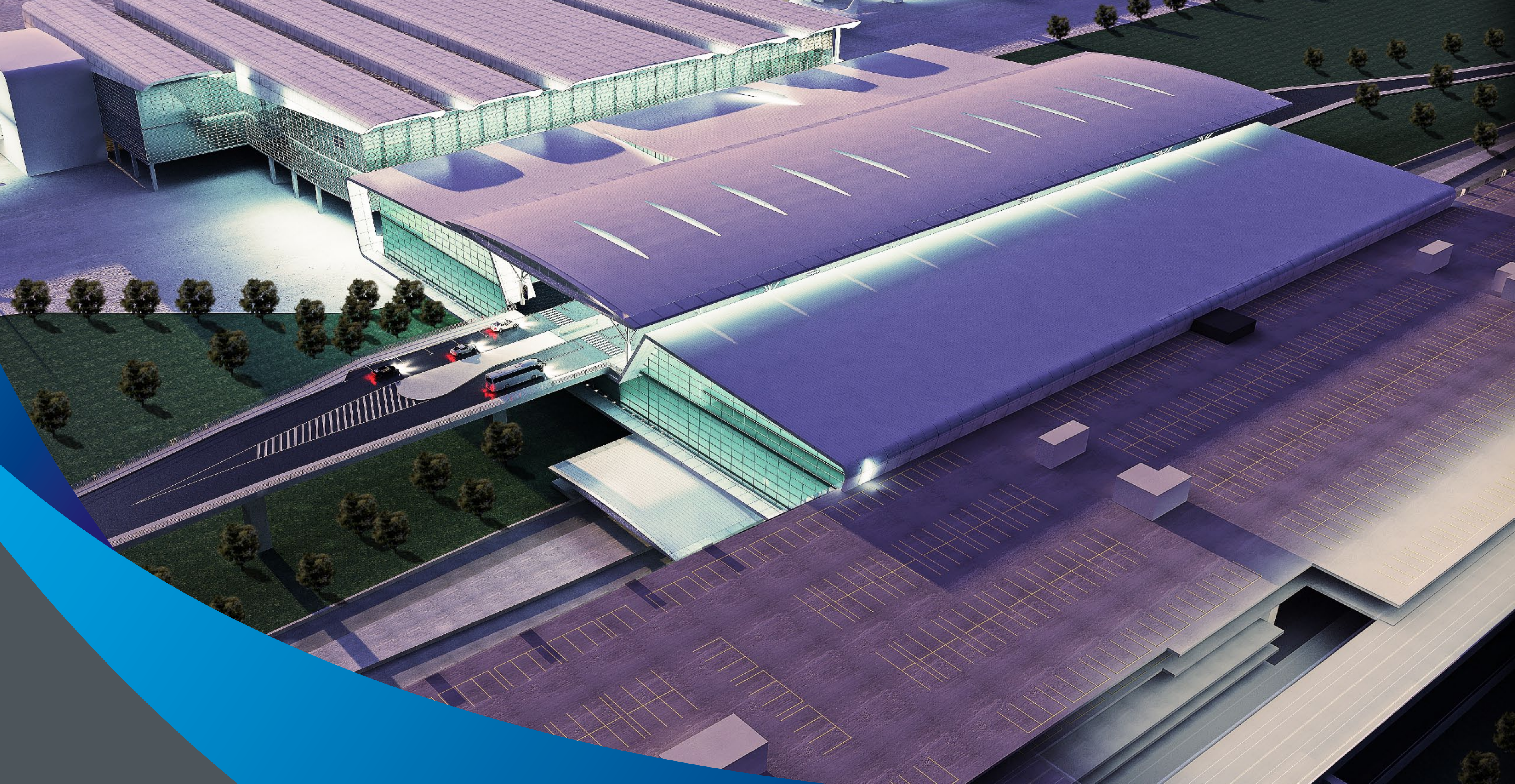
These are the sensations captured, for the first time, in a mall. A mall placed right at the gateway to the brand-new klia2. Where travel meets shopping, shopping meets travel, and vastly different retail offerings blend seamlessly to create an exciting journey for travellers both for outbound and inbound.

This is a portal to that much-anticipated holiday. To that well-deserved retreat abroad.

A gateway for tourists visiting Malaysia for the first – or the fiftieth – time.

This is Gateway @ klia2.





# The Adventure Begins

## About Gateway @ klia2

Sandwiched between the drop-off point and Main Terminal, Gateway @ klia2 is the bustling integrated complex that will welcome **30 million people** into the largest low-cost carrier terminal in the world.

With **350,000 square feet** of net lettable space spanning over **4 levels**, a **6,000-bay multi-storey car park** and a fresh airport-within-a-mall concept, it is fertile territory for success.

Channelling people to klia2 is the Transport Hub at the Gateway @ klia2. It links the airport to the Express Rail Link (ERL), with allotted pickup/drop-off areas for coaches, taxis, rented vehicles and private transportation.

Gateway @ klia2 is slated for completion by the **second quarter of 2013**. It is set to change the travel & retail landscape as we know it, once and for all.



# Walking On Clouds

## Design & Architecture

Lightness. Mobility. Transition and flux. Coming and going. All framed by the inspiring calm of drifting clouds.

Beneath their diversity, the interiors of Gateway @ klia2 have one underlying theme: FLIGHT. From curved soaring lines to illustrations depicting the early days of flight, each detail brings you higher into holiday zone – before you even leave the ground.

### INTERIOR DESIGN

The overall interior recreates a vibrant holiday atmosphere at every touchpoint. A mix of warm, soft lighting and cool colours induce a state of relaxation and contentment. Its spacious flight-themed interior, together with the lofty reflected ceilings, lend an open airy feel. The skylight roofing allows natural light to filter in; their curved forms are inspired by an aircraft's trajectory

patterns. Parts of the roof design mimic clouds drifting across the sky – strengthening the spirit of voyage, movement and the flux of visitors the world over.

### DISABILITY-FRIENDLY

Gateway @ klia2 is a place for everyone. That means ensuring comfort and convenience for those with extra needs. Our features for the disabled include designated car park bays, ramps alongside stairs and elevated areas, and of course, special washroom stalls.



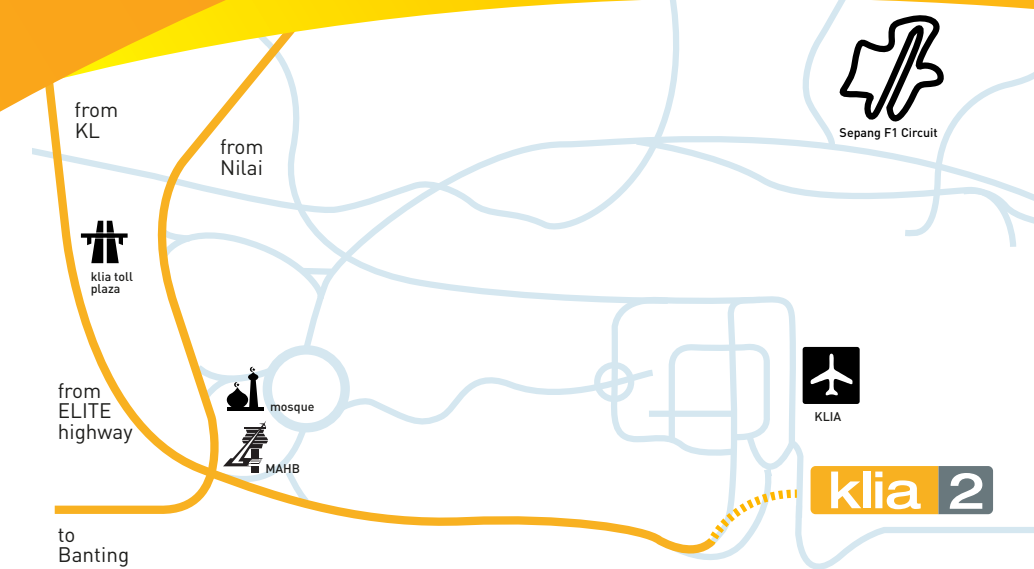
## Where We Are

### Location & Map

Located just 2km away from the KLIA terminal, klia2 allows for easy transfer and better connectivity between the two terminals.

Gateway @ klia2 will not only cater to the new low cost carrier passengers, but also benefit from surrounding communities from these key landmarks:

- Malaysia Airport Holdings Berhad
- Sepang International Circuit
- Natural Conservation Centre
- Malaysian International Exhibition Centre
- A business park (in development)
- A golf resort (in development)
- An auto city (in development)



### Nearby Townships

Part of the crowd that Gateway @ klia2 will potentially attract are from

- Sepang
- Putrajaya
- Cyberjaya
- Salak Tinggi New Town
- New Nilai Township
- Nilai North Interchange
- Bangi

Both Putrajaya and Cyberjaya – the federal admin centre and Multimedia Super Corridor of Malaysia, respectively – are now increasingly accessible via public transport and highways.

Overall, Gateway @ klia2 is a strategic destination for surrounding residential and commercial areas.

# Getting To The Gateway

## Transport & Accessibility

As a potential major hub in the Asia Pacific, klia2 is multiplying its routes to various international and domestic destinations.

Located less than 2km away from KLIA, it links the low-cost carrier and legacy airline passengers together for a seamless transit to any destination worldwide. And Gateway @ klia2 can only benefit from this constant flux of patrons from both terminals.

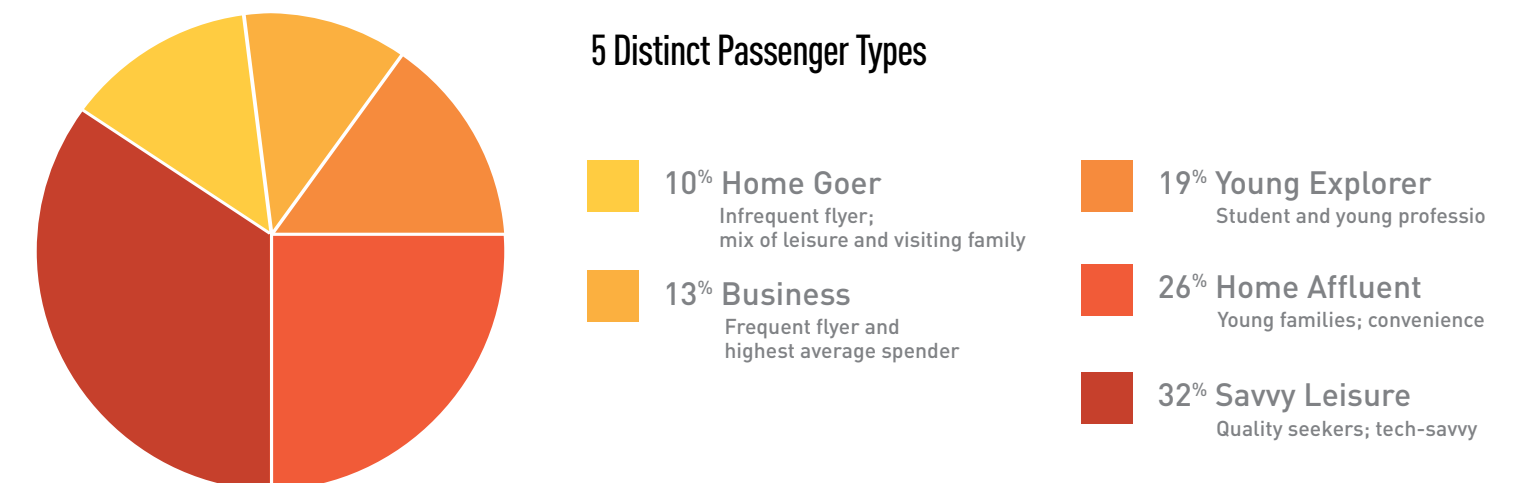
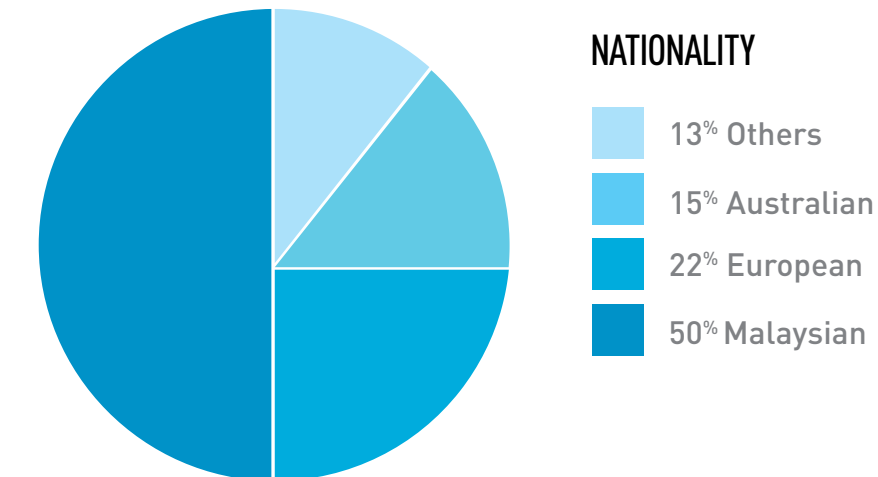
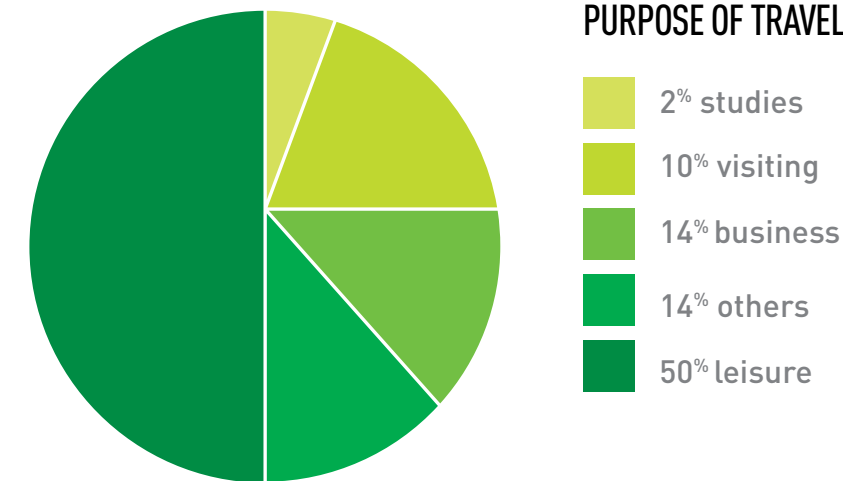
klia2 is accessible via 6 highways:

- ELITE Highway
- LDP Highway
- KESAS Highway
- Maju Expressway
- North South Expressway Central Link
- New Klang Valley Expressway (NKVE)

Within the Klang Valley, travellers would have these public transport options:

- KLIA Express Train (ERL)
- KTM Nilai
- KTM Intercity
- LRT (KL Sentral)

Gateway @ klia2 is also reachable via buses at key locations across the Peninsula, and designated Shuttle Buses going straight to the airport.



# Meet The Customers

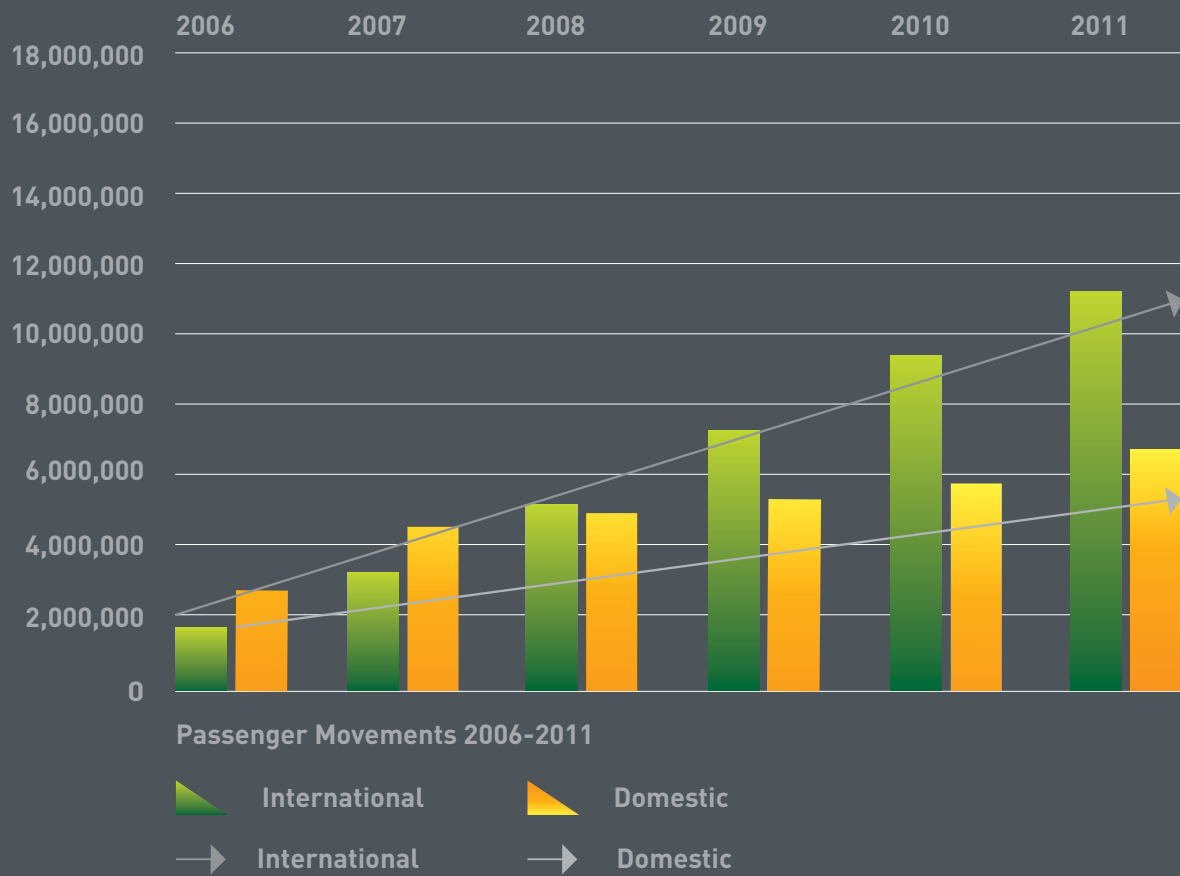
## Shopper Profiles

In-depth market research has not only aided in creating an ideal shopping experience, but determined the profiles, segmentation and behaviour of Gateway @ klia2's customers.

One significant finding is that the passengers at the current Low Cost Carriers Terminal (LCCT) do have significant purchasing power – as opposed to the misconception that they have limited budget and limited time. It all boils down to the selection of the right products offered to them.

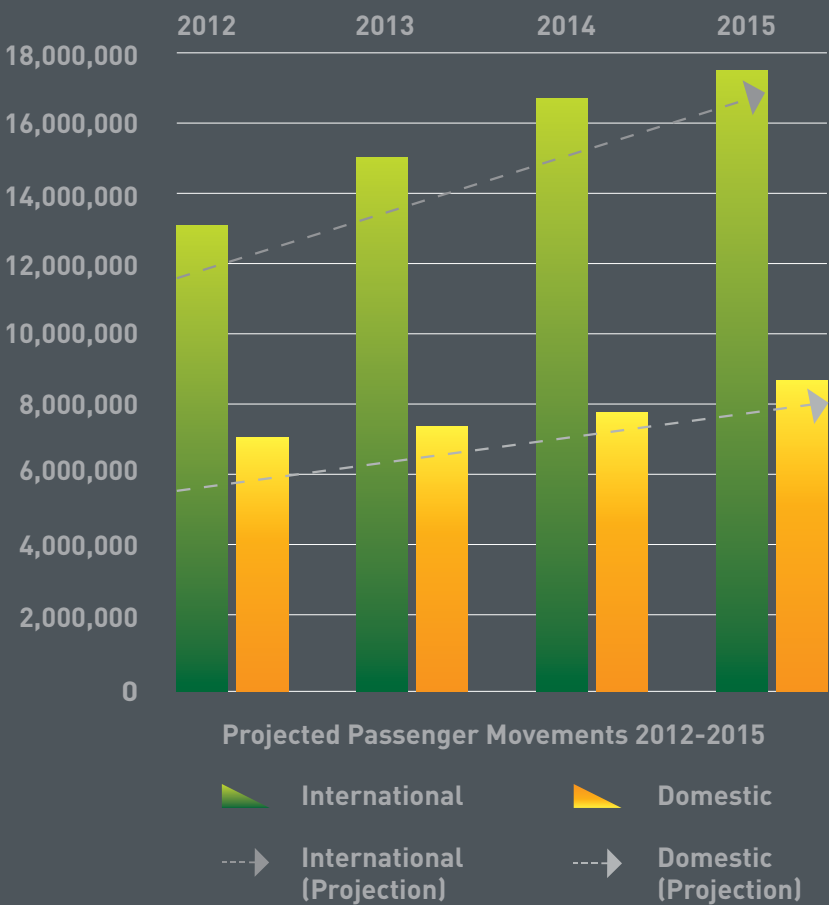
With these facts in mind, you can create an experiential journey that really stimulates the senses. You are encouraged to enhance your products and services so customers can better understand or appreciate them through interactivity, sampling, information or by creating an appealing setting and ambience.

# Rising Tides in Travel



The current and projected passenger movements in the Low Cost Carrier Terminal have shown steady growth. As low-cost travel becomes accessible to all, and various airlines actively engage in value-oriented promotions, the market for travel and retail has widened immensely.

Source: Customer survey and analysis by Booz & Company



# Bright Skies Ahead

## Present & Future Growth

Malaysia Airports Holdings Bhd (MAHB) predicts an initial **20-25 million passengers** a year at the new klia2. These figures are partly based on the passenger movements at the current LCCT. Movements that have risen steadily in the last five years, thanks to a boom in affordable travel.

With future expansions already being planned, klia2 will be able to accommodate up to **45 million** flyers annually.

By end of 2013, the AirAsia Group – klia2’s anchor tenant – is expected to have a fleet of more than 180 planes.

**The groundwork has been laid. Now, we need the right partners.**

With over **200 lots** at high-traffic areas, including spectacular duplex fronts and open-concept dining areas, we have so much to offer.

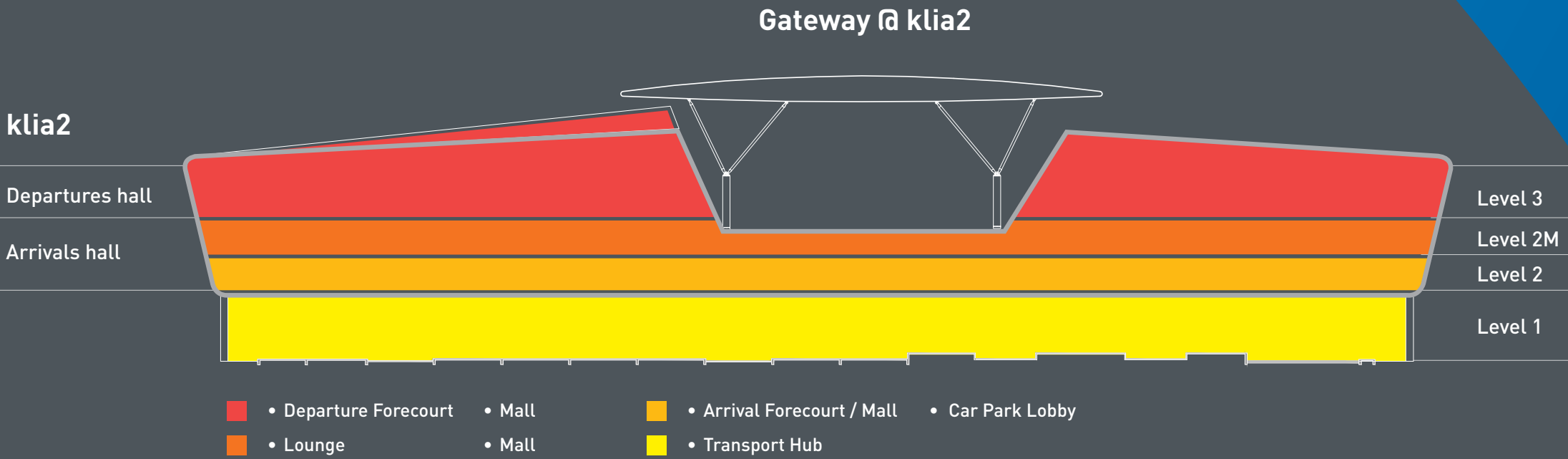
Gateway @ klia2 will allow your business to push its limits in an adventurous new scene. You can define what this place will become. Your brand or service can become part of a remarkable retail landscape.

Ready to fly with us?

# Gateway: A Walkthrough

## Building Details & Visuals

Gateway @ klia2 is divided into 4 layers: Level 1, Level 2, Level 2M (Mezzanine) and Level 3. Each level brings the shopper through a different stage of their retail journey while still creating a seamless experience.







### Transport Hub / Level 1

A hub that centralises all forms of public transportation, making it easier for passengers to find their respective modes of transport



### Arrival Forecourt / Level 2

A comfortable designated area for meeters-and-greeters, and those waiting to pick up family or friends





#### Retail and F&B Outlets / Level 2

A seamless mix of retails and cafés to meet everyone's needs  
– be it business travellers or casual shoppers



#### Car Park Lobby / Level 2

Car park lobbies are all located within Gateway @ klia2  
and centralised at 2 locations for maximum convenience





#### Retail Offerings / Level 3

A wide spread spaciouly laid-out brands and merchandise for some last-minute shopping before departing



#### Green Zone / Level 3

An airy space filled with lush greenery is a welcome respite from the bustle of travel and shopping before taking off



# A Welcoming Arrival

## Integrated Transport Hub

Connecting various modes of transportation such as taxis and buses, Gateway @ klia2 will also be linked by an Express Rail Link (ERL) and a possible extension to the nearest KTM. The ERL station provides passengers with a quick and convenient transfer between KLIA and klia2.

More than a drop-off point, it is a multi-mode transport hub. One that enhances connectivity – not only for arriving and departing passengers, but also for the public.

All this extends your reach far beyond klia2 passengers. Thanks to advancements in both public transport and interlinked highways, now is the right time to set up your business at the next buzzing travel destination.

# Parking In Peace

## Car Park Features

This integrated complex was designed to function, not just as part of an airport, but a full-fledged mall. This includes comprehensive parking facilities with security and convenience as top priorities.

One of the obvious improvements is distance – or lack thereof. Gateway @ klia2 hosts a 8-storey car park that directly adjoins the Main Terminal, and accommodates over 6,000 vehicles.

The car park is fully gated. Security personnel operates 24 hours, enabling travellers to park their vehicles overnight – or over several days – with complete peace of mind.







# A Space for Success

## Find Your Place At Gateway

The three segments of klia2 – a shopping mall, landside retail area and airside retail area – collectively give passengers the feel of being at an “Airport in the Mall”. Now, you can take advantage of that adventurous spirit.

### LOT DISTRIBUTION AND CATEGORIES

The placement of tenant lots in Gateway @ klia2 has been strategically allocated to maximise convenience for travellers and create a smooth, seamless journey from arrival to departure.

There are **over 200 lots** to let, all at high-traffic and high-visibility areas, the size of each ranging from **50sqm to 300sqm**.

Out of over 200 commercial spots, **60%** will be for Retail and Services; **40%** will be allocated for Food & Beverage tenants.

### AFFORDABLE VARIETY

Market research on customer segmentation and purchasing behaviour has determined the type of brands we aim to offer at Gateway @ klia2.

While KLIA as the legacy terminal focuses on premium, high-end offerings, klia2 will have a good range of medium to high-end products and brands to indulge the leisure travellers as well as the surrounding communities.

### TIME FOR TAKE-OFF.

We want Gateway @ klia2 to be a place for everyone. For the young, the old, the curious, the bold. Help us realise that vision. And boost your business to greater heights today.

# A Bit About Us

## OUR BUSINESS PARTNERSHIP

### Segi Astana Sdn Bhd

was formed on 1 October 2010 as a strategic partnership between WCT Bhd and Malaysia Airports Holdings Bhd for the development of Gateway @ klia2. WCT Bhd holds 70% shares while Malaysia Airports Holdings Bhd holds 30%.

### WCT Bhd

is a public-listed Malaysian real-estate developer and construction company with a global presence. The prestige and excellence of WCT Bhd's projects can be seen in local projects that include the 1346-acre Bandar Bukit Tinggi Township and AEON Bukit Tinggi Shopping Centre in Klang.

Another stellar showcase of its quality development is Paradigm Mall in Petaling Jaya. With its striking architectural design and

eclectic mix of business, retail and entertainment, this distinct landmark is testament to WCT's calibre.

These high standards are carried through to the breezy golf course-fronted d'Banyan Residency, and the East Malaysian paragon of urban luxury that is North Borneo. WCT has also recently made a foray into Johore with the development of 1 Medini condominiums at Iskandar Medini, Johor Bahru.

### Malaysia Airports Holdings Bhd

is the operator of 39 airports within the country, and winner of Frost & Sullivan's Aerospace & Defence Awards. One of its biggest projects to date is the remodelling of the current Low Cost Carrier Terminal into the brand new klia2.