

FOREST CITY A PRIME MODEL OF FUTURE CITY



PARADISE A GREAT PLACE TO ENJOY LIFE

This is the place, the city with perfect climate, sea views, clear blue skies and fresh air all year around. The city covered with idyllic parks and no vehicular traffic, forming an ideal environment. Everyone can enjoy sunshine, a swim or a carefree stroll. Life here is exciting, with smart technologies and everything from food and entertainment, to work and leisure.



Country Garden Forbes World's Top 500

Australia



China

COUNTRY GARDEN GROUP

Incorporated in 1992 , listed in HK Stock Exchange in 2007

Annual sales exceeded USD 20 billion

Currently have over 70,000 emplyees and 238 subsidiaries

More than 500 projects globally, served over 3 million

property owners

Developed throughout the countries

such as China, Austrilia, Malaysia, Indonesia

Listed in 2016 'Forbes World 's Top 500 Pubilc Companies

word's 2nd largest developer by property space delivered

Country Garden's Excellent Projects





Danga Bay [Malaysia]

USD1.6 Billion sales during its launch Award for Quality and Excellence at the International Quality Crown (IQC) in London, The International Diamond Prize for Excellence in Quality and many more world-class glories



Ryde Garden [Australia]

First project in the Southern
Hemisphere
USD160 Million sales worldwide
during its opening day
Australia property sales
champion



Great township project
developed over 24 years
Created the new development
model 'Great project + Great
Education'
Leader of the integrated
community development in

Asia Investment, Great Future Growth





Economic Stabilit

decades of economic stability, Asia continues to grow towards greater global financial standing



Populati on

Estimated on the world's population, with extensive markets and abundant workface.



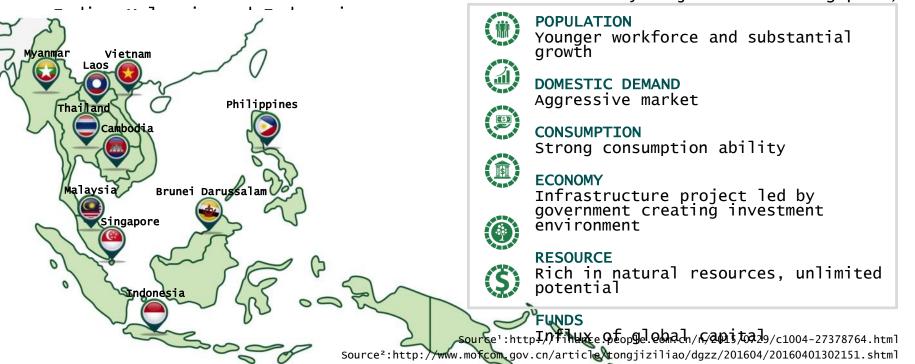
Growing Infrastruct

Rapid development of infrastructure and construction, growing GDP per capita, attracting investment flowing into Asia

China is the Third Largest Contributor of



Up to end of 2014, the mutual investment between China and ASEAN has reached over USD 130 billion¹. In the first quarter of 2016, Chinese companies injected USD 3.59 billion² of non-financial investment to the countries under "The Belt And Road Initiative", equaling year-on-year rises of 40.2% and 9% of total investment. The non-financial investments were mainly injected to Singapore,



Adjacent to Singapore, A Future City



- Located in the Johor Strait between the Singapore-Malaysia
- 2 km from Singapore
- Only 10 minutes' drive to the Singapore-Malaysia Second Link
- Enjoy the prosperity of Singapore and the affordability of Malaysia



A Multicultural Country With Diversified Economy





Malaysia is a country with diversified emerging economy which consists of 13 states and three Federal Territories. The total land area of Malaysia spans 330,323 square kilometers. As of 2015, the total population of Malaysia 31 million. Chinese is accounts for one quarters of population, Chinese the language such as Cantonese.

The total foreign trade of Malaysia hit a historical high of RM-1,449 billion in 2014. Exports amounted to RM766 billion while imports reached RM 683 billion, being increases of 6.4% and 5.3% respectively when compare to 2013 respectively. Trade surplus increased by 16.6% to RM 83 billion; Malaysia has maintained a trade surplus for 17 consecutive years. China is Malaysia's largest trading partner, ranked first for the imports and second for the export.

Dynamic Malaysia, the Iskandar Edge



MALAYSIA & ISKANDAR

- With rapid development of Malaysia, Johor's Iskandar stands as the new focus of major international capital investment.
- Since Iskandar was established in 2006, the development has entered its tenth year, it has become the fastest growing economic corridor. Under the 11th Malaysia plan (2016-2020), Johor Bahru has been identified as a high growth city.
- The Malaysia government will construct a data center at Sedenak, Iskandar Region to establish a world-class data hub and form a network termed "iron-triangle" communication industry with Cyberjaya and Singapore.
- With rapid economic growth of Iskandar, it will boost the housing and consumer demand from local employment, coupled with the 2020 oversea studying plan. purchasing and increasing the demand for real estate, hence the development of the market



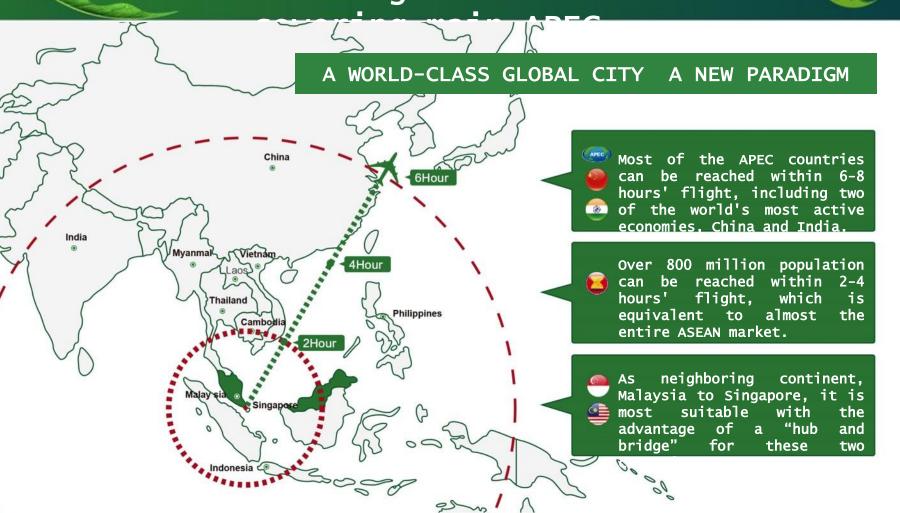
SINGAPORE & ISKANDAR

- Singapore has limited land area for development. However, in the trend of economic globalization, Singapore Economic Development Board encourages multinational companies to consider Malaysia Iskandar as a supplementary zone for further expansion.
- Singapore companies relocating to Iskandar can enjoy assistance schemes from IE Singapore, including Internationalization Finance Scheme, Loan Insurance Scheme, Trade Credit Insurance Scheme and the Political Risk Insurance Scheme.
- As the choice locaiton for Singapore corporations, Iskandar has 3 major pull factors:
- 1. Great geographical advantages. Relocation cost is greatly reduced.
- Low operating cost. The land cost is only one-third of Singapore. Enterprises in Iskandar zone are able to enjoy the incentives provided by Malaysia government, preferential rent and tax exemption

for 10 years.



6-8 hours' flight



A Bridge Away from Singapore Seamless Connectivity



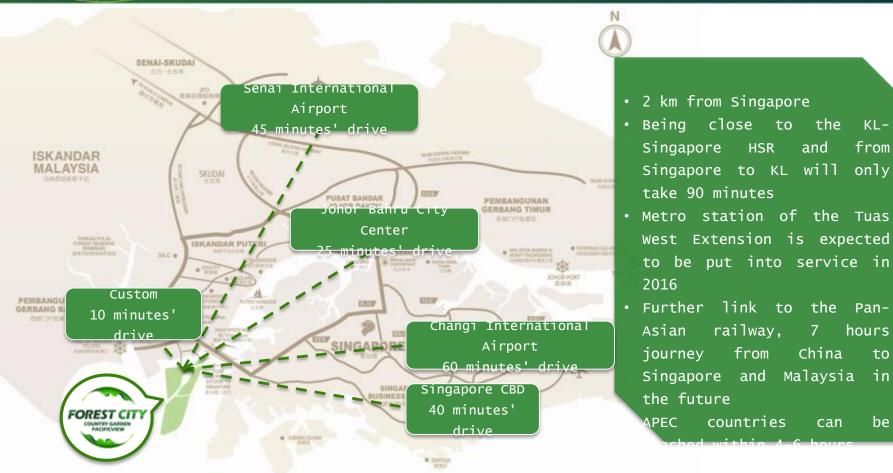
KL-

from

onlv

to

be



Freehold Property Sold at ¼ of Singapore's





1, Freehold Property

Forest City is a freehold development. The ownership can be transferred to the next generation at zero inheritance tax.

2. Only ¼ of the Singapore's Property Price

World's Top 10 for property price appreciation, and No. 9 for rental yields.

3. Secured Assets

Singapore and Malaysia real estate
markets are mature and highly transparent
where the privacy of individual asset is
projected by the Constitution of the
Commonwealth with full respects

Malaysia My Second Home (MM2H)



One applicant, Whole Family Enjoy Long Term Residence Visa

Better environment-Malaysia is a beautiful country with low cost of living. It has the top healthcare resources available in Asia, and is Forbes Top 3 Best Countries in the world for retirement.

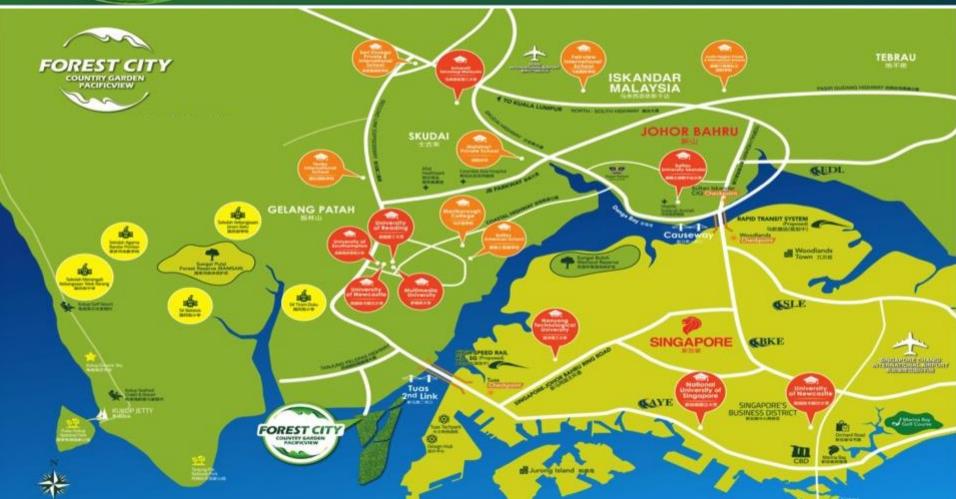
Less requirement-requiring fixed deposit from only RM150,000, minimum 3 months approving time. No English proficiency requirement. No changes in nationality, get to enjoy additional benefits of being a Malaysian resident.

Rich resource-Original nationalities can be retained, enjoying advantages and the benefits of two countries.



Leading education resources within 15-35 km





Advanced Medical System



According to "2015 Global Retirement Index" on the website of Global Life, Malaysia was ranked fourth in the world and first in Asia as the world's most suitable retirement country. Amongst that, Malaysia also scored the highest in the world for health care systems.

The Iskandar special zone in Malaysia is designated as a medical tourism center. Targeted in 2016, at least 25 government and private hospitals will be established to attract neighboring countries to seek medical services in Johor Iskandar.

Country	Buying & Renting	Benefits & Discounts	Cost of Living	Fitting In	Ent. & Amen.	Health Care	Infra.	Climate	Total
Ecuador	100	96	92	95	98	82	78	100	92.7
Panama	80	100	91	97	100	89	84	85	90.6
Mexico	80	80	90	95	97	84	85	89	87.6
Malaysia	81	66	90	97	96	94	95	76	86.8
Costa Rica	84	76	90	97	97	89	82	78	86.6
Spain	84	70	89	84	93	87	100	83	86.1
Malta	78	84	87	100	78	86	93	82	86.1
Colombia	84	68	90	82	91	88	85	95	85.4
Portugal	79	74	90	86	88	81	98	82	84.8
Thailand	76	68	92	94	100	89	79	79	84.6
Italy	73	69	82	84	100	83	95	79	82.9
Uruguay	68	70	62	92	97	89	90	86	82.0
Belize	83	84	92	100	74	80	66	78	81.9
Nicaragua	92	70	100	90	75	79	68	80	81.7
New Zealand	64	72	57	100	100	83	91	83	81.0

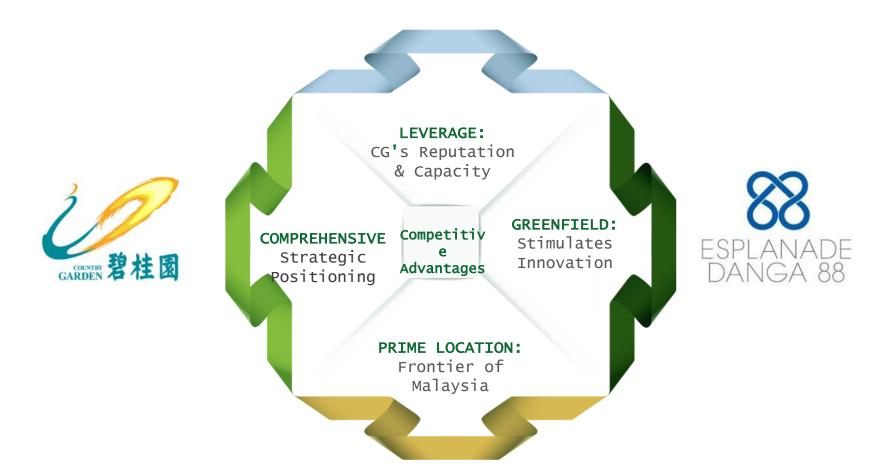




Background Of Forest City



China's Real Estate Top 10 + Johor's Economic Development Arm



Strategic Partnership with







EDSB, is a company directly controlled by the Johor Government, and shareholder of Iskandar Malysia. It has planned and developed various key projects in Iskandar Special Economic Zone, such as the new administrative center - Nusajaya, and it has strong development experience and strength.

Cooperation with Top global



Intelligent City

taams

HUAWEI

A global leading information and communication solution

accenture

The world's largest management consulting and operations service firm

celcom

A renowned telecommunications company

Multi-Layer/Eco City

S A S A K I

Top global architectural and environmental design firm

ARUP

One of the largest engineering consultant

G-ENERGY

The largest qualified energy management company

Engineering Construction



EBAWE-Carry out the comprehensive green construction



The largest professional steel structure group in China



Guangdong provincial
Changda highway engineering
co.. ltd

Education/Medical



Top international private boarding school with 158 years history



Top renowned healthcare management institute in

World's Renowned consulting company helps Forest City to plan for the sustainable development of 8 key

The world's most enjoyable zone No Natural Disasters





Where you can enjoy equatorial climate, blue sky and white cloud, clean sea breeze, without haze.





Malaysia is one of the most livable countries in the world with temperatures ranging from 21°C to 32°C all year round.

NO FOG AND HAZE, NO NATURAL DISASTERS

Forest City embraces tens of kilometers of coastlines, with sea grass reserve and proximity to



Multi-layered Mobility and Connectivity



A 20 KM² CAR-FREE CITY WITH NO VEHICLES ON THE

GROUND

Forest City utilizes the world's most advanced 3D urban planning concept:

- The light rail connects the whole city
- Garden city, parks are everywhere
- Highway network and parking spaces are placed underground, which properly separates the traffic flow from pedestrian
 The lighthsail is above the ground.

A car-free garden city.

Highway network and parking spaces are underground.



Vertical Greening



PLANTS COVERING THE
FACADE OF THE
BUILDINGS, PRESENTING
A CITY OF NATURAL
FOREST

Designed by SASAKI, Forest City features vertical green walls, sky gardens and rooftop garden system. The ground floor features waterfront promenade and bistros, surrounded by coastal parks all over the island.





Nearly USD 100 Billion Investment, Intelligent Eco-City



Renowned global enterprises were invited to plan for the sustainable development of the 8 key industries, to attract the world's leading corporations and nternational



Metropolitan City next to Singapore



1st March Contracted with ARUP One of the largest engineering consultant companies 28th March Exclusive Custom Green Lane

For visitors to Forest City at Second Link CIQ with 12 operating counters 15th June
Cooperates
with MJ
Healthcare
Asia's leading
health
management
institute

23th June Contracted with SECOO

International luxury flagship store

Premium Hotel and Luxury Flagship Store Grand opening in October

6th March
Duty free
zone approved
Cooporate
income tax
exemption in
the first 5
years

6th April Independent CIO

New CIQs by land and sea have been approved 19th June MOU with Shattuck-St.Mary School Over 158-year-old history 28th June Contracted with EBAWE

Automatic production system carries out the comprehensive green construction industrialization

Exclusive Incentives Support From Malaysian Government



To ensure the success of Forest City project to achieve its vision of smart eco-city,

I am pleased to announce the Incentive Support Package as follows:

- 1. Duty Free Area Status to spur the businesses and tourism for four islands
- 2. Corporate tax incentive for Approved Green Developer and Approved Green Development Manager
- 3. Corporate tax incentive for IDR status companies, in the sectors of tourism, education and healthcare
- 4. There is no foreign equity restriction to enjoy the abovementioned incentive



Speech by PM Najib Razak on the Grand Opening Ceremony of Forest City (6th March, 2016)



New CIQs





Exclusive CIQs (by land and by sea) had been approved. This is one of the most attractive factors to attract population and highly increase the investment value.

150,000 people commute between Singapore and Malaysia daily, 100,000 of the these people are staying in



Shuttle Bus Service & Direct





Forest City will operate its exclusive bus service to popular places in Johor Bahru and Singapore

Direct airline from Chi to Johor Bahru



Contract Signed with American School





Kindergarten to high school international education: We have already signed a MOU with prominent American schools in which one can enjoy a complete elite education from kindergarten to high school. The school is expected to operate on August 2018. Forest City is also collaborating with the Iskandar Malaysia authorities to establish research centers, technical training institutions and etc.

Malaysia and Singapore follow the Commonwealth education





MOU Signed with Renowned Medical Groups



We have signed the MOU with Asia's leading health management group MJ. Residents can enjoy Asia's top medical and healthcare environment at lower cost.

At the same time, we are also discussing with various internationally recognized hospitals, medical services and research organization in order to provide the world class medical services to our residents. Abundant medical resources by having more than 8.000 hospitals and clinics globally.





Flagship Luxury Store





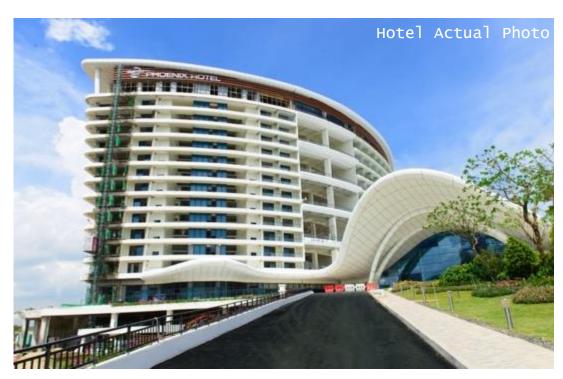
A renowned international luxury flagship store is available in Forest City, the biggest luxury store in Southeast Asia is soft opening in October 1st. People will enjoy the top luxury brands at more competitive price compare to HK and Singapore. Hermès, LV, Dior, CHANEL, PRADA, GUCCI, ROLEX etc. are available





Premium Hotel Expected to Open in October







The Country Garden Phoenix Hotel will have facilities such as yacht club, retail store, international

Show Village-Actual Photo





Sales Gallery







Beach Park





Infinite Pool





Transportation Hub





Harbor Commercial Street





Landscape Avenue





Site Plan





