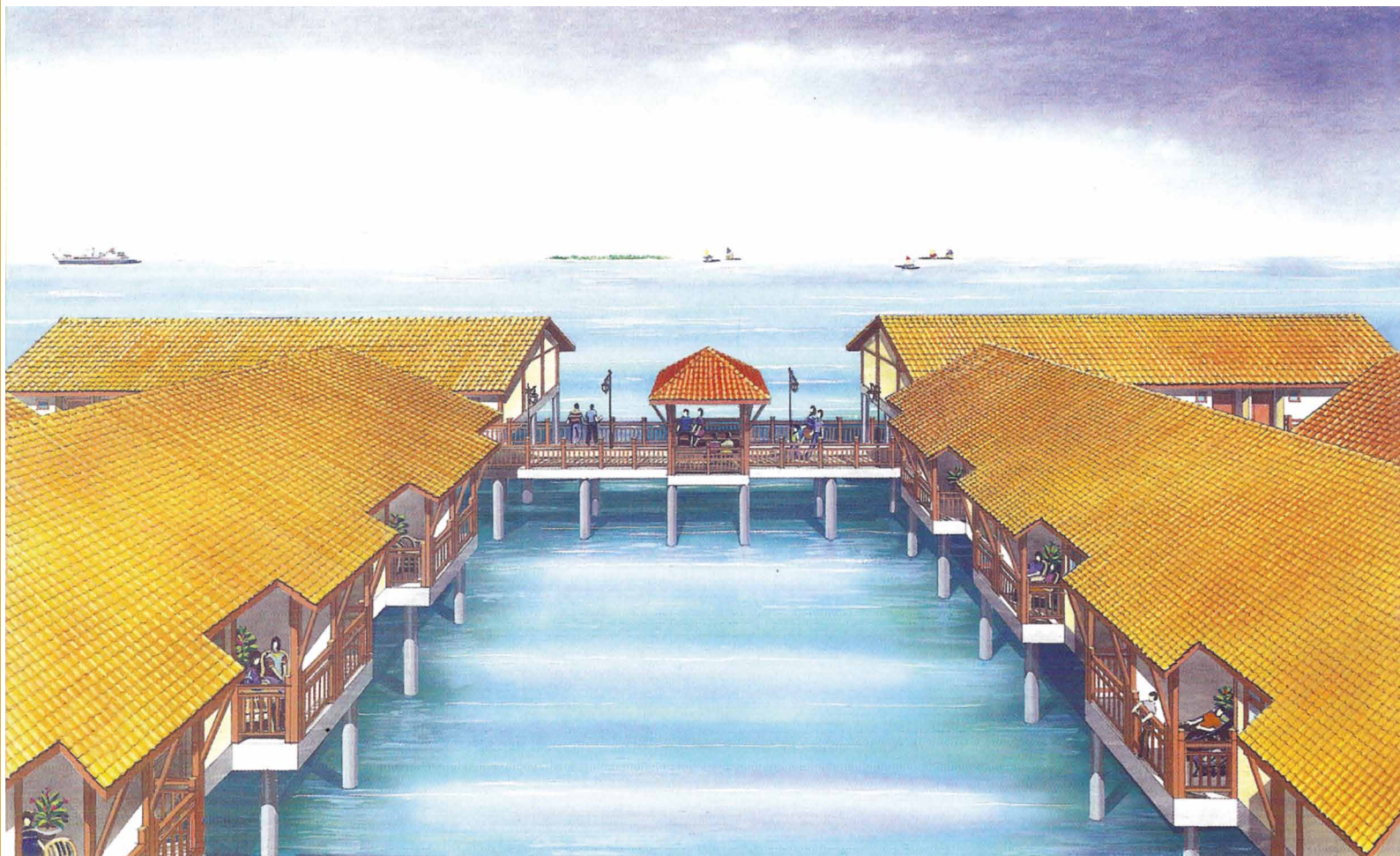


KUALA LUMPUR METRO GROUP

Quarterly Circular

ISSUE 3

July - Sept 2004



Developer



Kuala Lumpur Metro Development Sdn. Bhd. (622637-K)
(a member of Kuala Lumpur Metro Group)

January 2004

as it was then . . .



April 2004

as it was then . . .



PILING COMPLETED SINCE JULY 2004

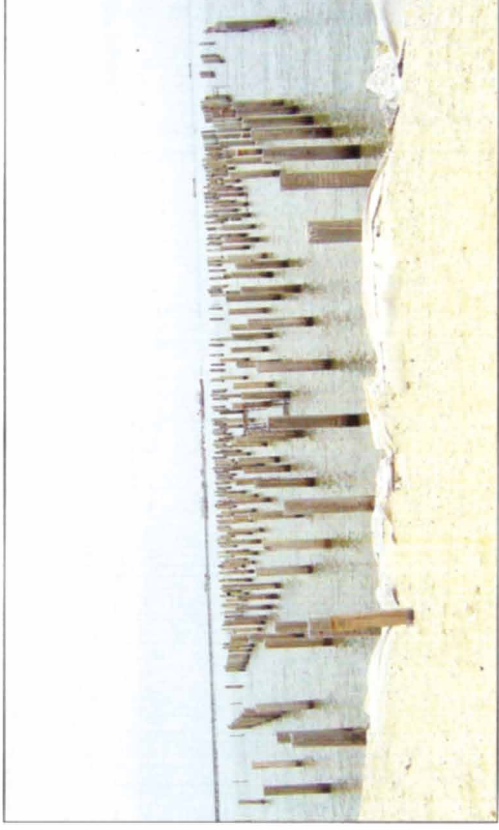


The main contractor appointed to carry out the construction of the project is a Singapore based contractor, Meridian Contracts S/B, which is an associate of GTMS Construction Pte Ltd (accredited with ISO 9001).



BUILDING STRUCTURE WORKS IN PROGRESS !





... and it is now

July 2004

GTMS is a very competent Singapore contractor and has extensive expertise in building construction which involves marine matters



The Legend Service Suites ... open for sale now !



Only 60
units available
for sale !



Our existing purchasers of
the legend Water Chalets
are eligible for a special
early bird's discount !



Option to apt for rental guarantee return scheme
(18% returns for 3 years)

Show unit for the newly completed service suite (type Y) is now opened for viewing
in our Port Dickson sales office at No. 23, Taman Mikamas, 71000 Port Dickson,

Tel : 06 - 651 5437 open Mon - Sun 9 am - 5 pm



The exclusive 5-star fully furnished luxurious service suite at very
affordable price, from RM 180,000 (for 612 sq ft built up)

< SPECIAL FEATURES >



- * Cosy environment > concealed lighting
- * Innovative design > elevated bedroom
- * Fully furnished up to luxurious hotel standard

- * Balinese style (similar to the water chalets')
- * All fittings covered by granity vanity top
- * Bali's tumble stone flooring
- * Tropical hard wood (bedroom) flooring
- * All units have kitchenette & 2nd double bed
- * Spacious balcony & bathroom

And other news . . .

Singapore's Exhibition



A property exhibition for our water chalets has successfully been launched in Singapore on the 10th and 11th July 2004 at Suntec's International Exhibition & Convention Centre, and has achieved fabulous sales response.



together with our Singapore's team
Parkland Property Services Pte Ltd

Forecast on construction progress : stage 4 & 5



The above is the forecast of our construction timetable in relation to the completion of the floor slab of your building Parcel - stage 4 of the Third Schedule of Payment of Purchase price

Note:

- (i) Example : for Parcel M103, the completion of the floor slab is expected to be in October; and the payment for that stage is due approx. 1 month thereafter, that is in November.

(The developer needs 2 week for arranging architect's certificate & billing; and thereafter the purchasers have another 14 days to settle the payment)
- (ii) The subsequent stage (5th stage of construction) on completion of reinforce concrete structure will follow approx. 1 month thereafter.
- (iii) The completion of the floor slab for double storey upper floor [type AA(U)] is approx. 6 - 8 weeks after the completion of the floor slab for type [type AA(L)].

example			THE THIRD SCHEDULE	
SCHEDULE OF PAYMENT OF PURCHASE PRICE				
Instalments Payable	%	RM		
1. Immediately upon the signing of this Agreement	10	28,000.00		
Within fourteen (14) days after receipt by the Purchaser of the Vendor's written notice of the :				
2. Commencement of land reclamation of the Project	10	28,000.00		
3. Commencement of piling work of the project	15	42,000.00		
4. Completion of suspended first floor slab of the Parcel	10	28,000.00		
5. Completion of the RC framework of the Parcel	10	28,000.00		
6. Completion of the wall of the Parcel	10	28,000.00		

Developer



Kuala Lumpur Metro Development Sdn. Bhd.
(a member of Kuala Lumpur Metro Group)
Suite 8.1, 8th Floor, Yayasan Selangor Building No. 99,
Jalan Bukit Bintang, 55100 Kuala Lumpur Malaysia.

Marketing
Consultants



AP Assets Ltd 泛亞環球物業顧問有限公司
Unit 1904, 19/F, Sino Plaza, 255 Gloucester
Road, Causeway Bay, Hong Kong.

Operator

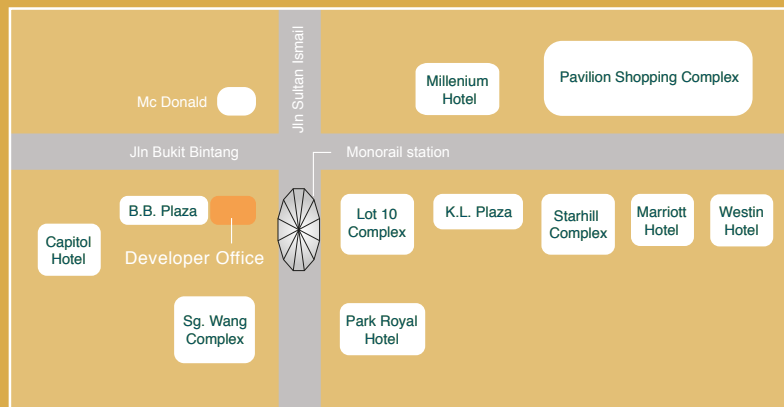


The Legend Group of Hotels & Resorts
Putra Place, 100 Jalan Putra, 50350
Kuala Lumpur Malaysia.



The Developer is registered with
Real Estate & Housing Developers' Association Malaysia
REHDA (Reg. No : HDA2200NS 0125/04)

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The next quarterly circulars will be issued in October 2004.

A Trusted Name : Kuala Lumpur Metro Group : the Multiple Award-winning Company



CNBC's International Property Awards
(London) 2007

- * "Best Architecture "
- * "Best Development "



6th Asia Pacific International
Honesty Enterprise Keris Award 2007



3rd Malaysia Business of The Year Award

- * "Emerging Entrepreneur of The Year 2008 "
- * "Superior Company "