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吉隆坡都市集团季刊



IMPERIAL LEXIS KUALA LUMPUR
TOPPING OUT CEREMONY
吉隆坡帝国套房项目封顶仪式

慕沙（中）主持吉隆坡帝国酒店项目的封顶仪式。左起叶泉泰及刘德发；右起吕恩及郑乐。



IMPERIAL LEXIS KUALA LUMPUR TOPPING OUT CEREMONY 吉隆坡帝国套房项目封顶仪式

KUALA LUMPUR, June 22 (Bernama) - Property developer Kuala Lumpur Metro Group (KL Metro) has sold over 90 per cent of the residential units at its RM720 million Imperial Lexis Kuala Lumpur and Grandview Residence development, which is scheduled to open in March 2023. The development, comprising a 275-room five-star luxury hotel and 164-unit luxury residence in Jalan Kia Peng, marks KL Metro's first entry into the Kuala Lumpur luxury hotel segment, managing director Dato Low Tek Fatt said. "To date, we have successfully sold 92 per cent of residential units prior to the opening of this prestigious project. We worked on a sales and leaseback programme, which has shown an excellent track record on rental returns," he told reporters during the topping-out ceremony here today.



The ceremony was in recognition of Imperial Lexis Kuala Lumpur and Grand Residence reaching its highest point in construction. In a statement issued at the event, Lexis Hotel Group president Mandy Chew Siok Cheng said the group will employ 200 employees from communities in and around the Klang Valley in anticipation of the opening of Imperial Lexis Kuala Lumpur. Imperial Lexis Kuala Lumpur is set to offer 275 guest rooms, including 272 sky pool villas and three VIP suites. The development will have 1,544 square metres of multipurpose meeting and event space with a capacity to accommodate a total of 350 guests.



（吉隆坡22日讯）【马新社】- 房地产业开发商吉隆坡都市集团（KL Metro）旗下的五星级豪华酒店的【帝国套房】项目目前已售出超过 90% 的单位，约 7.2 亿令吉。有关项目位于吉隆坡武吉免登嘉炳路，该开发项目计划将于2023年3月开业。该发展项目有275间五星级豪华酒店套房以及164套豪华住宅单位。此项目标志着其集团进军吉隆坡市中心豪华酒店领域的里程碑。另外，该集团董事总经理李德发在今天的封顶仪式上告诉记者说：“迄今，在这个享有盛誉的项目开幕前，我们早已成功售出92% 的住宅单位。我们开展了一项销售和回租合一的一站式回租计划，并且在租金回报方面有着出色的记录”。

该封顶仪式是为了表彰吉隆坡【帝国套房】的酒店套房和Grand Residence豪华单位已达到建筑的最高点。丽昇酒店集团总裁周淑清在仪式庆共中表示，其酒店集团将聘用来自吉隆坡巴生谷及其周边社约200名员工，来迎接吉隆坡【帝国套房】的隆重开业。吉隆坡【帝国套房】将提供275间酒店房，其中包括272间私人泳池别墅酒店套房和三间贵宾套房。该开发项目具备了1,544平方米的多功能会议室，宴会厅更可容纳350位宾客。

Malaysia's economy doing well despite global economic uncertainties - World Bank economist

KUALA LUMPUR (June 21): The Malaysian economy is doing reasonably well in the face of global challenges, according to World Bank Group lead economist for Malaysia, Dr Apurva Sanghi.

Analysing Malaysia's economy from three lenses, namely macro, meso and micro, he said the World Bank is forecasting Malaysia's economy to grow 5.5% this year, higher than the global growth of 2.9% and regional growth of 4.4%. "Malaysia is doing reasonably well, even with the impact of the pandemic compounded by the war in Ukraine, Chinese lockdowns, rising interest rates and fears of stagflation — low growth, high inflation — as we are surrounded by uncertainty," he said on Bernama TV's "The Nation" programme on Tuesday (June 21).

He also noted that consumer spending is gradually recovering, as is job creation, which is gradually improving. Moving on to the meso lens, he said that according to a World Bank survey, businesses in Malaysia are gradually increasing sales to pre-Covid-19 levels, thanks to the government's assistance during the pandemic.

"The optimism stems from the pent-up demand, opening up of the economy, and higher commodity prices," he explained. He went on to say that high commodity prices benefit Malaysia because the country exports commodities such as palm oil, liquefied natural gas, and petroleum, which account for 80% of all commodities. "Second, if you look at the geopolitical landscape, there's a bit of trade divergence going on. (With) great tensions between the United States

(US) and China, and due to security-related issues, the US is sort of diverging in trade, and some of it is coming to East Asia, as well as Malaysia.

"This is especially beneficial to Malaysia's semiconductor industry," he added. Commenting on the monetary tightening trend globally, Apurva said monetary tightening or interest rate hikes in the US can and does have adverse impacts on output in the East Asian region, including Malaysia.

"There are several factors that reduce the severity of such shocks in the case of Malaysia. Firstly, it is that Malaysia has a flexible exchange rate. During periods of external shocks, a flexible exchange rate acts as a great shock absorber and that's what you see the ringgit is doing," he said.

He also noted that Malaysia has low US dollar-denominated external debt and significant international reserves. All of these factors combined, he said, would reduce the severity of the impact of monetary tightening in the US and other advanced economies on Malaysia. On areas for improvement, Apurva said despite the excellent strategies and policies, Malaysia needs to focus on implementation.

"For instance, the Goods and Services Tax (GST) widens the tax base and self-policing because businesses have to issue invoices to get refunds. The GST is more stable because it's a tax on consumption. At the end of the day, all of us are consumers. But, in Malaysia, there was a delay in getting refunds," he said, adding that there is a need to ensure systems are in place, as well as communication of any tax reform.

<https://www.theedgemarkets.com/> : 22 June 2022



国行升息0.25% 专家：不影响房市

(吉隆坡19日讯) 国家银行最近调高隔夜政策利率 (OPR) 25个基点至2%，专家预计不会对2022及2023年的房地产市场造成负面冲击。屈外IQI (Juwailo) 集团联合创始人兼首席执行员卡苏夫安沙里说，即使是在疫情最糟阶段，国行尽所能采取谨慎步伐，以扶持大马经济的成长。“世界多个地区的通胀率狂升，不过在马来西亚依然保持温和水平，今年通胀率料维持在2.2至3.2%。这是可以控制的通胀率，在不影响通胀率上升的情况下，就业和商业活动仍有改善的空间。”他在文告中分享看法，由于商品价格上涨，其他国家正经历高通胀率，马来西亚政府提供人民燃油补贴，因此目前不会面对高通胀压力。“在2004年和2020

年的全球危机，大马隔夜政策利率在8季只跌至2%低水平，而过去两年的利率处于1.75%，是史上的最低点。”他说，提高隔夜政策利率至2%，反映经济开始回弹，同时显示国行认为经济不再需要超低利率的扶持，调高隔夜政策利率，也不会对房地产市场构成风险。“我们深信，在经济成长、家庭收入、就业机会增加的基上，2022和2023年的房地产市场将会有正面反应，预测今年国内生产总值有望上升至6.3%，国行预测国内需求强劲，出口将恢复至较高水平。有鉴于此，在经济条件改善，加强产业市场的成长实力，估计今年下半年和2023年成长的步伐将加速。”

文章来源：星洲日报 2022-5-20



Lexis Hotel Group Woo Arab Tourists to Malaysia

丽昇酒店吸引阿拉伯游客涌入大马

Lexis Hotel Group has recently taken part in a series of roadshows organised by Tourism Malaysia in the Kingdom of Saudi Arabia (the cities of Damman, Riyadh and Jeddah). The roadshows had taken place from 21st to 29th May, 2022 and is spearheaded by the Chairman of Tourism Malaysia, Dato' Sri Ramlan Ibrahim who led a delegation of prominent hoteliers, travel agents, product owners, state tourism bodies, and medical tourism industry players.

Lexis Hotel Group was represented by Mr Ben Ho, the General Manager of Lexis Suites Penang. The roadshows provided a great opportunity for Mr Ben Ho to further promote the posh Lexis Suites Penang to Arab travelers, newcomers and regulars alike, network with travel trade partners and to develop new sales partnership for the Lexis brand.

丽昇酒店集团最近参与了大马旅游局在沙特阿拉伯王国(达曼、利雅得和吉达)所举办的一系列路演。路演于2022年5月21日至29日隆重举行,由大马旅游局主席拿督斯里南兰依布拉欣(Dato' Sri Ramlan Ibrahim)率领由知名酒店经营者、旅行社、产家、大马旅游机构和医疗旅游业者所组成的代表团。

丽昇酒店集团由檳城丽昇豪华套房酒店总经理何昌祺先生代表出席。何昌祺先生借此机会,火力全开地向阿拉伯游客们极力推广五星级的丽昇豪华套房酒店,与来自各地的旅游业者建立良好关系,并为丽昇酒店招募新的销售合作伙伴。



Lexis Hotel Group Promotes Malaysia to the Middle Eastern Market

丽昇酒店集团将大马推向中东市场

Lexis Hotel Group along with other Malaysian tourism trade players does their part to strengthen our nation's economy through the tourism industry by participating in the largest travel trade show, the Arabian Travel Market 2022 under Tourism Malaysia. The prestigious yearly event was held from 9th to 12th May at the majestic Dubai World Trade Centre. The hounourable Dato' Sri Hajah Nancy Shukri, Minister of Tourism, Arts & Culture lead a delegation of 64 Malaysian sellers from 32 renown organisations participating under the Malaysia Pavilion to convene with key industry buyers from the Middle East. Lexis Hotel Group was represented by its Senior Vice President of Sales & Marketing, Mr Steve Woon.

"Now that our borders are fully opened again, we are confident that we will witness a strong rebound in tourism numbers, to bolster the recovery of our economy. We estimate 2 million international tourist arrivals this year, generating more than RM8.6 billion in tourism receipts," said Dato' Sri Hajah Nancy Shukri.



丽昇酒店集团同其它马来西亚旅游业者们在大马旅游局的悉心安排下参与了全球最大旅游贸易展——阿拉伯旅游市场2022，希望能够通过增强旅游业来加强我国的经济，为国家尽一份力量。此著名的年度活动于5月9日至12日在雄伟的迪拜世界贸易中心举行。马来西亚旅游、艺术和文化部长拿督斯里哈嘉·南茜苏克利率领由来自32家知名机构的64名由马来西亚卖家组成的代表团，在马来西亚展馆与中东地区的主要旅游业买家会面。丽昇酒店集团由其高级市场销售副总裁曹维洪先生代表出席。

"如今大马边境又完全开放了，所以我们有信心游客人数会迅速回升，并促进国家经济复苏。我们估计今年将有200万国际游客蜂拥而至，创造超过86亿令吉的旅游收入，"拿督斯里哈嘉·南茜苏克利说道。



Seaside Getaway for MILAD at Lexis Hibiscus

MILAD到马来西亚大红花一游

Happy faces were abound during a fun-filled seaside retreat for Malaysia Independent Living Association For Disabled (MILAD) from 18th to 20th April at Lexis Hibiscus Port Dickson. During the 3D2N staycation, the Group had the opportunity to satisfy their palates with delectable local, Chinese and Japanese cuisine prepared by the resort's chefs. They also had the opportunity to enjoy the lull of the sea breeze at the beach and be mesmerised by the serene beauty of nature on a cruise.

4月18日至20日，大马残障自立协会(MILAD)在马来西亚大红花(丽昇精选酒店)举办了一场充满欢乐的海滨度假活动。短短的三天两夜，协会会员们就有机会品尝到由度假村厨师烹制的当地、中式和日式美食。他们也有机会在海滩上享受海风的宁静，在游艇上被大自然的宁静之美深深的迷住了。



Food Donation for Frontliners

为前线人员们献上关怀



In recognition of our frontliners' tireless and loyal efforts to continuously ensure the safety and happiness of the Port Dickson community, the Lexis Hibiscus Port Dickson team recently visited the Fire & Rescue Departments in Port Dickson Town and Teluk Kemang, as well as the Police Department in Pasir Panjang and the Port Dickson District Police Headquarters with food donations. The resort's team handed out a total of 184 food packets consisting of classic local favourites including Nasi Briyani, Kambing Briyani, Ayam Briyani, Kabis Goreng Kuriyit, Telur Rebus, and Papadam.



为了表扬前线人员们为了确保波德申区的安危以及让居民们能够安居乐业所做出的不懈努力，马来西亚大红花(丽昇精选酒店)团队最近到访了波德申镇和直落甘榜的消防局，以及老港警察局和波德申区警察总部，更诚心诚意的献上各种捐赠食品。丽昇团队此番关怀之旅一共派了184个餐盒，当中包括本地各式经典美食，如印度香饭、羊肉布瑞雅尼、鸡肉布瑞雅尼、卷心菜炒黄姜、水煮蛋和印度飞饼。



Construction in Good Progress 建设进展顺利



Renovation works in progress 装修工程正在进行中



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www.lexishibiscuspd.com

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