

think
work
connect

the
hub_{SS2}

**Three
interchangeable
spaces that come
together to create
a unique work-life
environment**

**The Hub @ SS2
— Next Generation
versatile Signature
Suites and offices
that inspire a quality
work-life balance**



The Hub breaks new ground by offering you an atmosphere conducive for thinking, working and connecting. The landscaping has a stylish simplicity that works with nature, and provides a background for works of art and sculptures that double-up as seats.

The Hub provides you not only with different spaces to work in, but spaces with versatility too. No longer are we restricted by traditional perceptions of what spaces should be.

The significant landscaping at The Hub creates a nurturing and inspiring environment that you can work in.

The innovative spaces offer you remarkable versatility to marry work with your lifestyle.

While the Retail Offices offer maximum opportunity to connect.

At The Hub, whether you need to think, work or connect, every space we have created encourages a blurring of borders and functions. All around you let the colours, shapes and textures of your surrounding spaces, works of art and sculptures that double-up as seats put you in the right frame of mind.

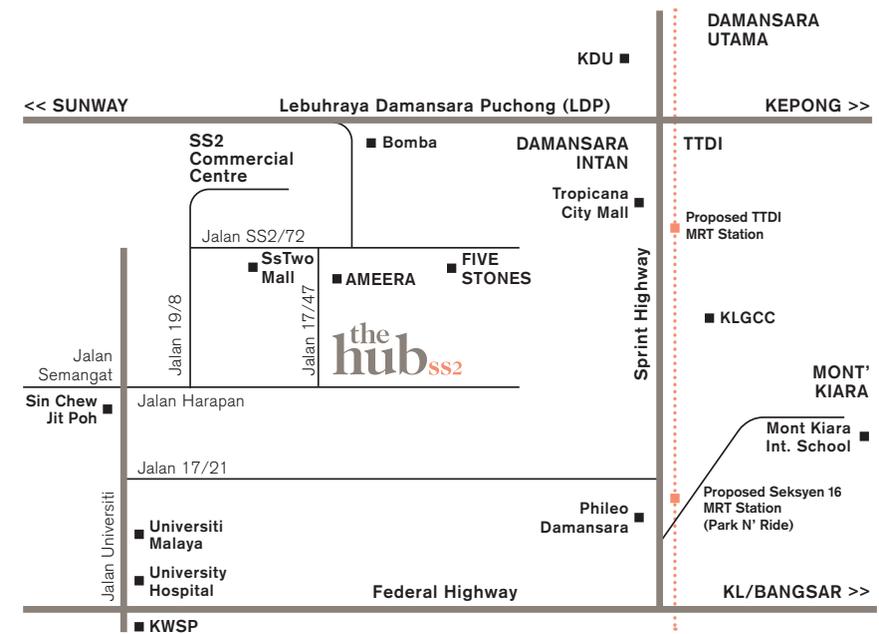
The Hub @ SS2

The epicentre for an emerging new generation

The Hub is the next generation versatile Signature Suites and Retail Offices designed for people who pride themselves on being different from the rest. This freehold development of 2.51 acres contains two components – Signature Suites with units ranging from 517 sq ft to 1,313 sq ft, and 13 units of 4-storey Retail Offices, set in well-balanced landscaping – all to inspire perfect work-life balance.

To further ensure that your life runs as smoothly as possible, The Hub is also earthquake resistant, using international standards.

Located in the trendy and youthful part of SS2, The Hub lets you experience a stylish lifestyle and youthful energy on one side, and the best of Petaling Jaya's charms, classic rustic food and good old fashioned values on the other. As to accessibility to the rest of the Klang-Valley, The Hub is close to 3 major highways – SPRINT, LDP and the Federal Highway.



- Proposed Sekysyen 16 MRT Station
2.6km away
- Proposed TTDI MRT Station
3.6km away

A thoughtfully integrated environment



thinking spaces

These are facilities for quiet contemplation, and private conducive environments to refine your business ideas, strategies and plans. You may find that your mind might work better at the gym, perhaps the pool deck, or in the calmness of the lush landscape. Take your pick.



working spaces

Choose a low-rise retail office space, or a high-rise power Signature Suites available in several versatile configurations – micro-unit, loft, 1-room and 2-room suites, all equipped with fibre-optic cables. Work comfortably at any time of the day or night.



connecting spaces

Here, we've allocated open areas, sheltered spaces overlooking beautiful landscapes, sculptures, and wide corridors, all specifically designed to inspire and connect you with people and nature, in an environment buzzing with good energy.



VOGUE

sport

ON CLOTHES

CASEY MARTIN



Consider The Hub an outdoor art gallery

In life as in work, we all need inspiration — inspiration drawn from nature and our surroundings. The Hub is an outdoor art gallery that uses the landscape as a soothing backdrop for birds to perch on trees, flowers to awaken your sense of smell, and water features to tickle your ears. Every now and then, you will encounter works of art and sculptures that double-up as seats, to stimulate your mind as well as to offer relaxation.

The environment at The Hub offers a sense of calm and contemplation. Its beauty lies in the interchangeability of spaces, so you have the freedom to work, think and connect in a public or semi-private environment, individually or collaboratively.

4-storey Retail Offices and open lawn.

**To help your business
stay in the black,
we added some green.**



Pool deck and 30-meter lap pool.

The stylish and calming landscaping at The Hub may just tilt your balance sheet in your favour! Just taking a stroll outdoors, surrounded by health-giving green plants, inspiring sculptures and the soothing water feature, your heart beats more steadily, your breathing becomes deeper, your emotional state is more relaxed, and your mind becomes clearer and more focused. The more hectic your work day is the more reason there is to be surrounded by beauty.

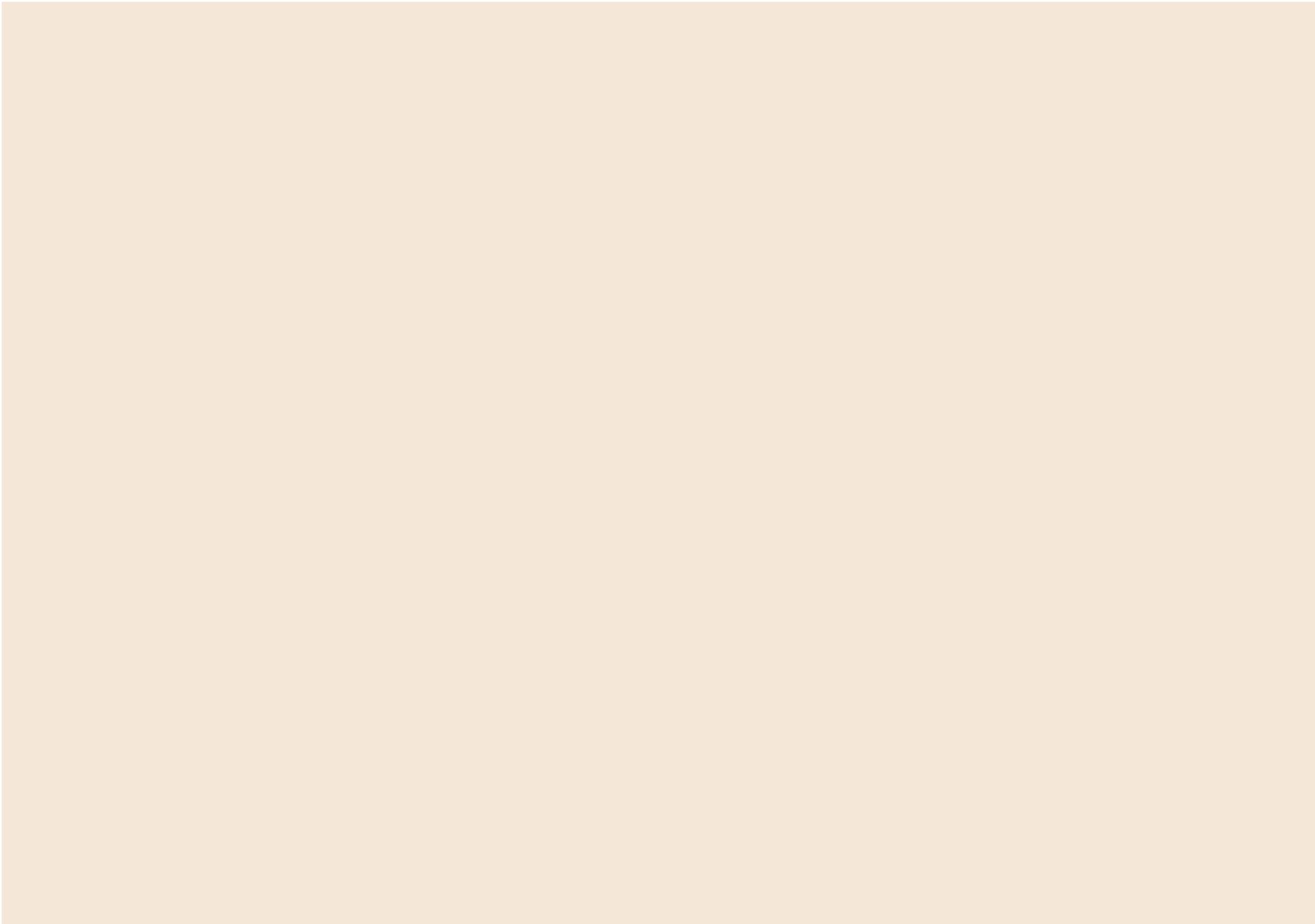
Realising that inspiration is as essential to your work as water is to plants, we have designed the landscape around your thinking, working and connecting spaces to put you in a great state of body and mind in order to work better. Shapes, textures and colours that trigger both creative and logical sides of your brain; trees to shade you from the sun; a quiet reflective pool to give you comfort; structures and outdoor 'tunnels' to divert breezes to cool you; a water feature to further encourage you with its calming sounds; a refreshing green rooftop that lifts you high enough to see the big picture of your surroundings—the view of PJ city—and to clear your mind of unimportant matters.

At The Hub, the Law of Attraction is full-on in action. When you're in a beautiful and relaxing environment, there's a good chance that you will meet equally beautiful and relaxed people who may become your best business partners and friends.



Pool deck garden with PJ city view.

Signature Suites

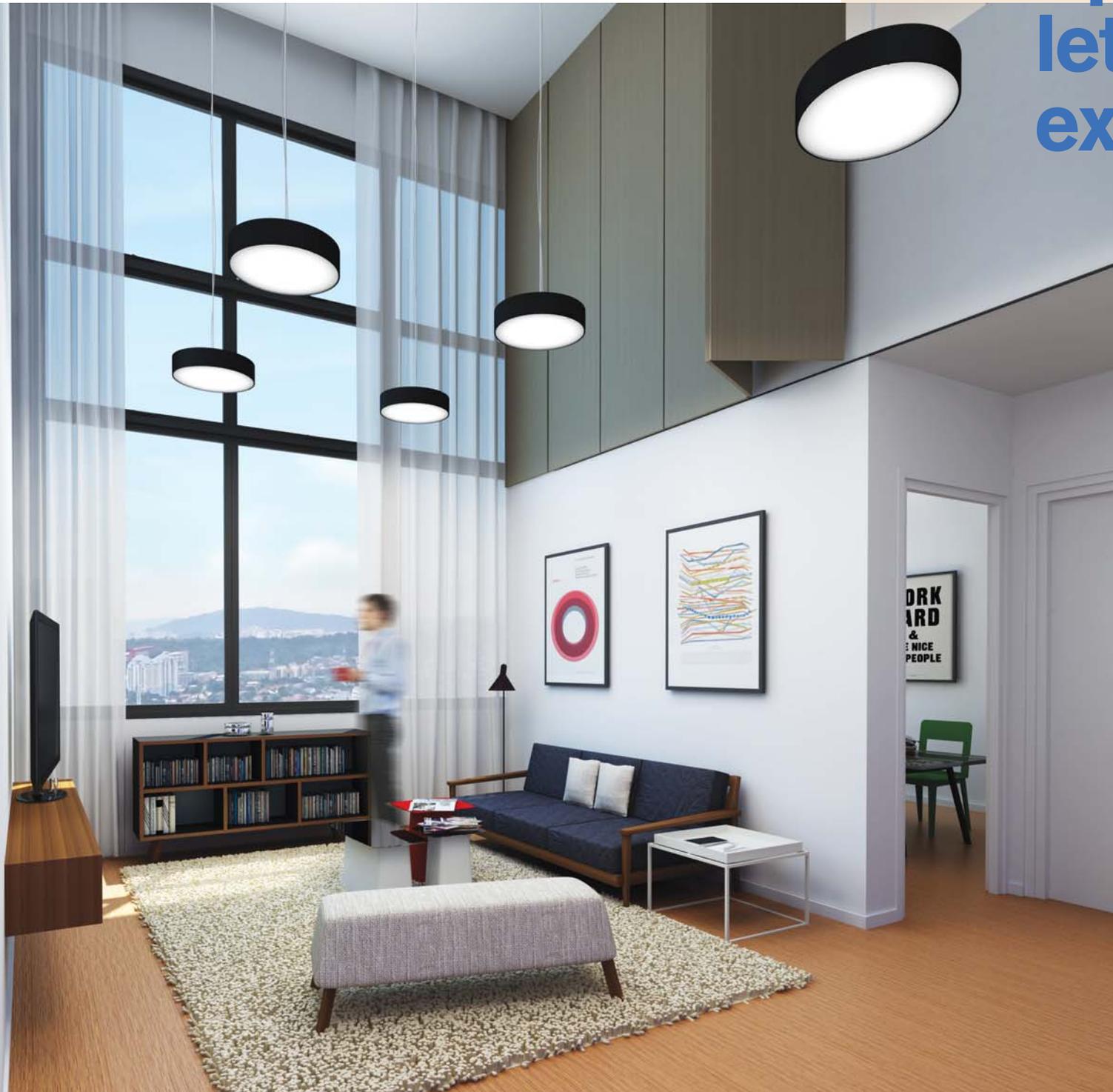


**To think outside
the box,
step outside
the box.**



Signature Suites drop-off area.

Spaces to let your ideas expand



Double volume Signature Loft.

Let's say it's in the middle of a working day. Your mind is bursting with a million things to do, deadlines to meet. You wish you could lie by the pool with a tall chilled drink, being seduced by the sound of trickling water. But wait, you can! Just walk right out of your professional life and into the arms of a lovely distraction. Within minutes. You can also walk down to the open lawn, sit at a quiet corner in the garden, or take a stroll in the beautifully landscaped grounds and let the artwork and sculptures refresh your mind. But if you have some pent up energy that needs something with a bit more punch, challenge some iron or set the treadmill on fire at the gym. Then, take the lift back up to your suite, ready for anything.

At The Hub, work is inspired by life, and life is inspired by work.

A spacious gym that allows your mind to roam freely while your body works out.



**your ideas flow 24/7.
why should you be
restricted to a
9 to 5 environment?**





Night view of pool deck.





Work. Life. We'd like to help you strike a balance.

These chic Signature Suites come in several configurations — micro-unit, 1-room and 2-room suites, and 1-room and 2-room double-volume lofts, ranging from 517 sq ft to 1,313 sq ft.

Long gone are the days when thinking and living are considered separate entities. Our working spaces — Signature Suites— allow your professional and private lives to co-exist happily and comfortably. This is where you achieve balance through versatility!

**It's a space when
you want to work,
and a place to
hang out when you
want to relax.**



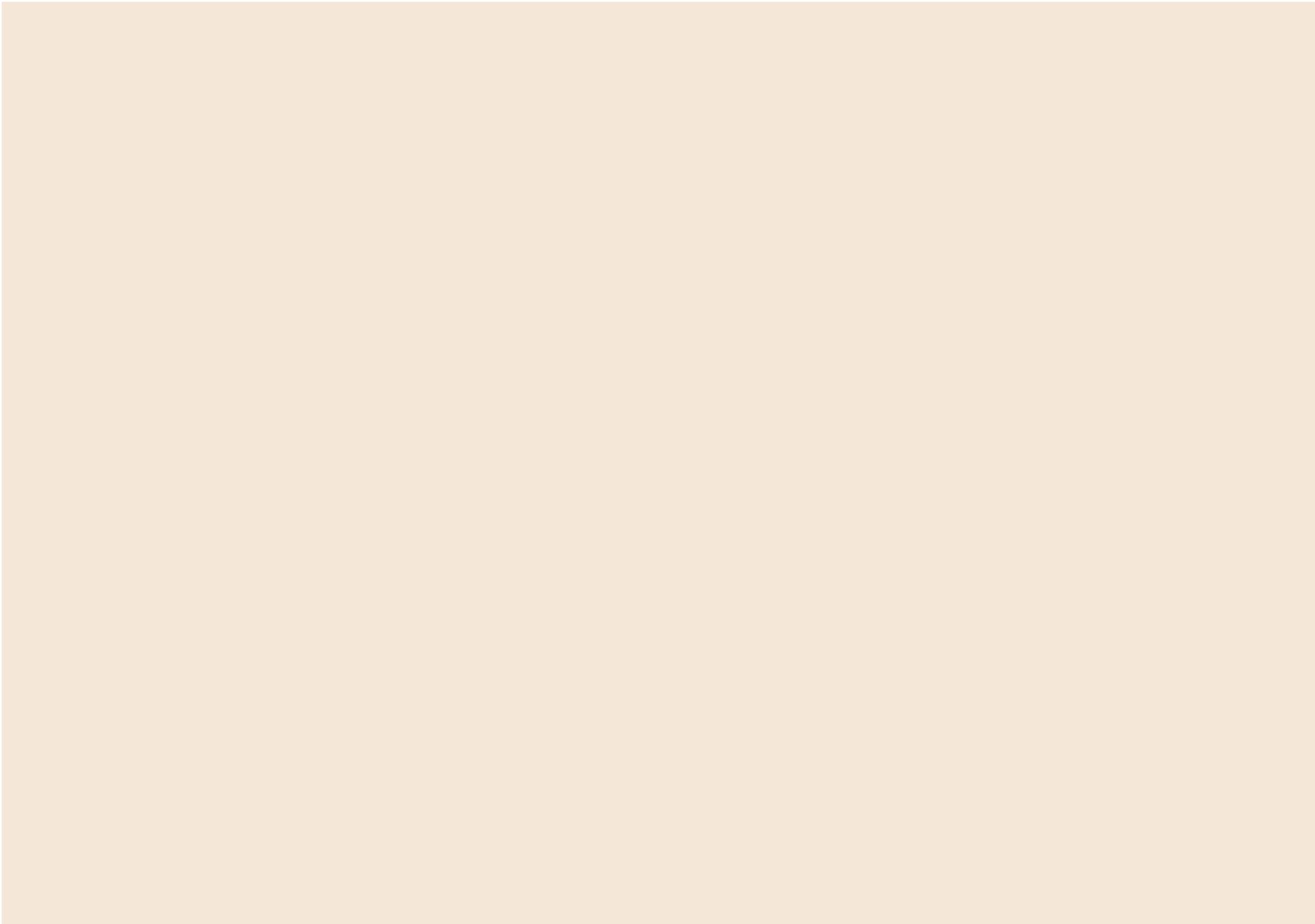
Double volume Signature Loft.

Each unit is inspiring in its own way. Here, you will be delighted by both form and function. For instance, high ceilings that set your mind and spirit free; flexible designs that allow you to modify your unit to suit your specific needs and to accommodate possible future changes in your business; full height, folding sliding shutter panels (only for lofts) that disguise themselves as walls that slide smoothly to form a private meeting space; wide windows that allow plenty of natural light to lift your mood; and elegant materials and aesthetics to further enhance your work-life environment.

Typical suite.



Retail Offices



**This is where
successful businesses
start. And grow.**





Melbourne House

MODERN HOUSE



Located at the young, trendy and upcoming part of the well-established SS2, The Hub's Retail Offices have excellent opportunities for retail business of every kind. The success of SS2 as a thriving business district is well known and needs no further explanation. And as a tenant at The Hub's retail office, you will be right smack in the middle of the business buzz. To help you be a part of this buzz, we have given all Retail Offices dual-frontage so that chi, good luck or whatever you choose to call it will have not one but two entry points to your business. Add to this, every retail office has its own private rooftop garden to re-charge your staff whenever they need nature's energy boost. Private lifts allow quicker access and convenience.

Street view of 4-storey Retail Offices.



Every retail office comes with a private rooftop garden.

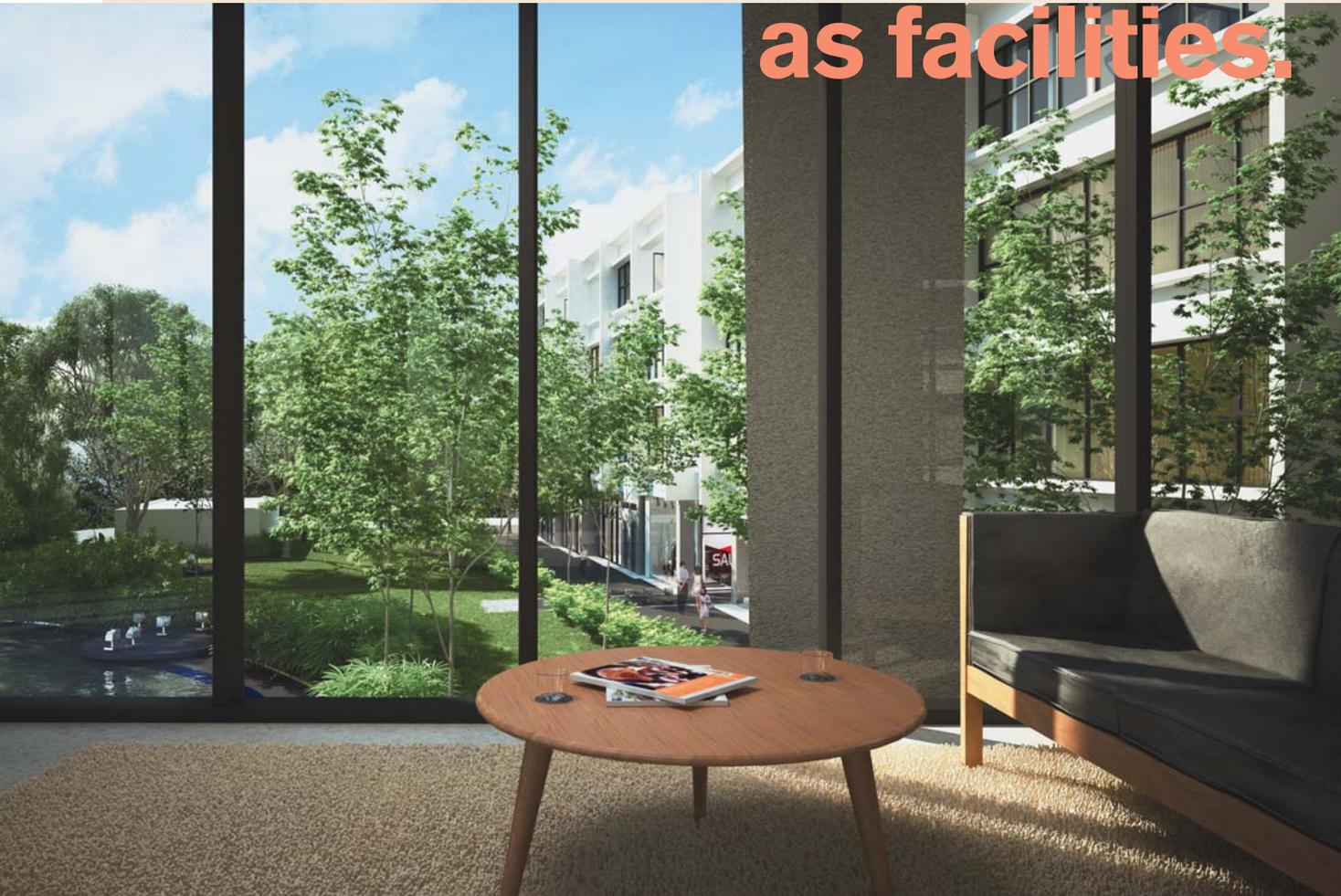
Where thinking, working and connecting are integrated and interchangeable.

Granted, some lucky people only have to sit and wait, knowing that sooner or later, something great would appear right before them, or the phone will ring to inform them of a wonderful opportunity. Well, here at The Hub, it wouldn't be so bizarre a thought for you to be one of those lucky people! Let's just say that the Hub was designed to give opportunity a smoother and faster route to you — sooner rather than later.



It's not just what
you know. It's also
who you meet.

Business connections. Or what others refer to as facilities.



Commercial spaces overlooking greenery.

We no longer need to separate work from our personal life as though they were jealous lovers competing for our attention. It's time to stop getting pulled to pieces in this tug-of-war. You want both, and you deserve both.

At The Hub, they are best of friends.





Open area and reflective pool.

another extraordinary living experience from SDB

Incorporated in 1962, Selangor Dredging Berhad (SDB) was, until the 1980's principally involved in tin mining. Today, SDB is positioned as a quality lifestyle company focused on property-related activities. Listed on Bursa Malaysia, SDB owns Wisma Selangor Dredging – a prestigious business address, and Hotel Maya Kuala Lumpur – an award-winning boutique urban resort. Both are within a short walking distance to the iconic Kuala Lumpur City Centre (KLCC). Today, SDB is a brand name that is recognised for its niche luxury developments and innovative designs. SDB has consistently been recognised for its innovation and its excellence by numerous professional bodies such as Singapore Institute of Architects (SIA), Pertubuhan Arkitek Malaysia (PAM), and International Real Estate Federation (FIABCI) for setting new benchmarks in the industry. SDB is committed to its brand promise of “Driving Excellence, Building Lifelong Relationships”.



windows on the park
bandar tun hussein onn, cheras



village at pasir panjang
district 5, singapore



by the sea
batu ferringhi, penang



dedaun
jalan ampang, kuala lumpur

our projects

SDB's projects in Malaysia include:

Laman & Bayu, Puchong

A guarded community comprising 72 units of 2-storey and 2½-storey semi-D with excellent connectivity located in Puchong South

By The Sea

138 beachfront luxury suites with panoramic views located on Batu Ferringhi, Penang, designed for the global executives

Dedaun

A 38-unit luxury apartment nestled in a secluded corner of Kuala Lumpur City Centre

20trees

A 201-unit mixed development overlooking the world's longest quartz ridge, just 15km from Kuala Lumpur City Centre

20trees West

An exclusive collection of 48 bungalows with private pools sited adjacent to 20trees

Five Stones

A collection of 377 units of low and high-rise condominiums with extensive facilities located in Petaling Jaya

Park Seven

A 105-unit luxury condominium at Persiaran KLCC, 700m from the iconic Petronas Twin Towers

Windows on the Park, Cheras

8.9 acres of parkland surrounding 540 units of apartments ranging from 916 sq ft – 4,311 sq ft, all with beautiful views.

Upcoming Projects:

Jia, Melawati

Take in the view of the Twin Towers on one side or the world's longest quartz ridge on the other. Otherwise, a series of vertical gardens is just outside the door of these super-link homes

SDB's projects in Singapore include:

Hijauan On Cavenagh

41 handcrafted low-rise luxury apartments in a coveted green lung, located off Orchard Road

OKIO

An 18-storey stylish contemporary residential and commercial development located on Balestier Road

Gilstead Two

A 34-storey luxury development in the prime Newton locale

Jia@65 Wilkie

An exclusive 7-storey development with only 22 units, located just off Orchard Road

Village at Pasir Panjang, Singapore

Most of the 148-unit apartments open up to more than 7,000 sq ft three-dimensional lawn



2012 FIABCI MALAYSIA PROPERTY AWARD - 20 TREES, TAMAN MELAWATI, KUALA LUMPUR - WINNER FOR BEST RESIDENTIAL DEVELOPMENT (LOW-RISE)



THE INTERNATIONAL STAR FOR LEADERSHIP IN QUALITY AWARD 2012



THE ASIA RESPONSIBLE ENTREPRENEURSHIP AWARD (AREA), SOUTH-EAST ASIA 2012



THE ASIA PACIFIC INTERNATIONAL PROPERTY AWARD 2012, 2011 & 2010



THE ASIA PACIFIC ENTREPRENEURSHIP AWARD (APEA), MALAYSIA 2012



THE BRAND LAUREATE AWARD 2011-2012 FOR "CORPORATE BRANDING — BEST BRANDS IN REAL ESTATE & PROPERTY"



THE INTERNATIONAL STANDARD QUALITY (ISQ) AWARD 2012



SOUTH-EAST ASIA PROPERTY AWARDS 2011 — WINNER FOR BEST DEVELOPER



PERTUBUHAN ARKITEK MALAYSIA (PAM) AWARD 2011, 2007 & 2006



SINGAPORE INSTITUTE OF ARCHITECTS (SIA) ARCHITECTURAL DESIGN AWARD 2010 & 2006

Next generation versatile Signature Suites and Retail Offices that inspire a quality work-life balance



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The Hub sales gallery

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