



# UOA JEWELS

PP 14391/11/2012 (031211)

NEWSLETTER 2025 • ISSUE 28

**15**  
**AWARDS & ACCOLADES**  
Spotlight On Achievements

**16**  
**LIFESTYLE**  
A Poetic Journey

**23**  
**COMMUNITY**  
Threads Of Care

**30**  
**THE TECH COLLECTIVE**  
Momentum In Motion

**AETHERA\***  
RESIDENCES 艾雅軒



**AT THE CENTRE OF CONNECTIVITY & CONVENIENCE**

**PUBLISHER**

UOA HOLDINGS SDN BHD  
198901012937 (190246-V)  
Suite G-1, Vertical Corporate Tower B  
Avenue 10, The Vertical  
Bangsar South City  
No. 8, Jalan Kerinchi  
59200 Kuala Lumpur  
Malaysia  
Tel : +603 2245 9188

**UOA PROPERTY GALLERY**

Suite G-1, Vertical Corporate Tower B  
Avenue 10, The Vertical  
Bangsar South City  
No. 8, Jalan Kerinchi  
59200 Kuala Lumpur  
Malaysia  
Tel : +603 2282 9993

**SINGAPORE PROPERTY GALLERY**

UOA (SINGAPORE) PTE LTD  
7, Temasek Boulevard  
#18-02, Suntec Tower 1  
Singapore 038987  
Tel : +65 6333 9383

**UOA VIETNAM**

UOA Tower LLC  
Level 23, UOA Tower  
6, Tan Trao Street, Tan My Ward  
Ho Chi Minh City, Vietnam  
Tel : +8428 5411 8811

**UOA CARE**

Toll Free Line (Malaysia)  
**1 300 88 6668**

International Number  
**+603 2245 9192**

Email  
**uoacare@uoa.com.my**

**www.uoa.com.my**

All information, perspectives, articles and plans contained in this printed material are subject to change without prior notice and cannot form part of any offer or contract. All information contained herein is correct at the time of printing and neither the developer nor its agent(s) can be held responsible for any inaccuracy.

Printer: Oscar Press Sdn Bhd  
No. 29, Jalan Tago 11  
Taman Perindustrian Tago  
Bandar Sri Damansara  
52200 Kuala Lumpur  
Malaysia



# CONTENTS

- 06** **FEATURE**  
*Aethera Residences*
- 10** **HIGHLIGHTS ON BAMBOO HILLS**  
*Designed To Experience*  
*Modern Grandeur*  
*The New Social Energy*  
*A Taste Of Distinction*
- 15** **AWARDS & ACCOLADES**  
*Spotlight On Achievements*
- 16** **LIFESTYLE**  
*A Poetic Journey*
- 20** **UPDATES ON BANGSAR SOUTH**  
*The Current Line-Up*
- 23** **COMMUNITY**  
*Threads Of Care*
- 24** **LIFESTYLE**  
*Clean Living*
- 26** **WELLNESS**  
*Balance In Wellness*
- 28** **LIFESTYLE**  
*Keep On Spinning*
- 30** **THE TECH COLLECTIVE**  
*Momentum In Motion*

# FOREWORD

## IN STEP WITH THE FUTURE

This edition highlights the developments, achievements, and initiatives that reinforce UOA's commitment to delivering long-term value through well-planned spaces and integrated experiences.

Strategic connectivity remains a key focus. Aethera Residences in Johor Bahru is poised to redefine cross-border living, offering rare proximity to Singapore via the upcoming RTS Link, and enhanced rail connectivity to Kuala Lumpur. In the heart of the capital, Bamboo Hills has unveiled its sales gallery and show units, revealing a residential narrative where architecture, nature, and modern urban living exist in measured harmony.

The year marked significant industry recognition for UOA, as we garnered the Top Property Developers Award for the twelfth time at The Edge Malaysia Property Excellence Awards 2025. Komune Living & Wellness also received the Excellence in Integrated Wellness Hub Award, underscoring a philosophy that places wellbeing at the centre of contemporary living.

Bangsar South continues to evolve as a vibrant lifestyle destination, with an expanded mix of F&B and retail offerings enhancing daily conveniences. Innovation and knowledge-sharing took centre stage through The Tech Collective, where conversations explored the real-world application of AI, while supporting start-ups in building credible, scalable growth stories.

Beyond these developments, community initiatives extended support and opportunity to families and youth, reflecting a belief that growth is most meaningful when shared.

Looking to the year ahead, these stories illustrate a collective journey guided by purpose, growth, and future-ready direction.



# AT THE CENTRE OF CONNECTIVITY & CONVENIENCE

*With plans set in place to enhance connectivity between Johor and Singapore, Aethera Residences in Johor Bahru is perfectly positioned to make seamless cross-border living a reality, boosted by transport links that even stretch as far as Kuala Lumpur.*

AETHERA\*  
RESIDENCES 艾雅軒

ESTIMATED 400M  
COVERED WALKWAY

BUKIT CHAGAR  
RTS STATION





Drop-Off Area\*



Facilities Deck\*



The signing of the Johor-Singapore Special Economic Zone (JS-SEZ) agreement between Malaysia and Singapore at the beginning of 2025 has given rise to a new, dynamic vision of regional integration. One of the agreement's top priorities - the enhancement of cross-border mobility and connectivity for people and goods - has taken shape in the form of the Johor Bahru-Singapore Rapid Transit System (RTS) Link Project: a railway shuttle link between Bukit Chagar, Johor Bahru, Malaysia and Woodlands, Singapore.

Stretching approximately four kilometres in length between the two stations, this international rail link is expected to transport up to 10,000 passengers per hour per direction, carrying a maximum of 300,000 passengers a day. Immigration, customs, and quarantine facilities will be integrated with both stations, giving passengers the ability to complete the full immigration process of leaving and entering both countries at their departing station.

For travellers and frequent commuters between Malaysia and Singapore who have spent many hours waiting to cross the border via car, bus, or plane, the concept of a speedy and

efficient transportation system between the two countries (complete with relatively painless border crossing formalities) is a welcome prospect.

Equally exciting is Aethera Residences, UOA's upcoming project which is strategically situated on a 1.21-acre land parcel along Jalan Tun Abdul Razak, and will be built within the beating heart of the Ibrahim International Business District (Johor Bahru's commercial and political centre). The serviced residence project's biggest plus point is its unbeatable transport connections. A five-minute walk along a 400-metre covered walkway will take residents directly to the Bukit Chagar RTS station, which makes it possible for them to commute to Singapore in under 10 minutes.

From Woodlands North RTS station, passengers can transfer over to Woodlands North MRT Station, which is connected to both the North-South Line (NSL) and the Thomson-East Coast Line (TEL), bringing Orchard MRT station within an easy distance of 12 stops. Beyond the RTS Link, Aethera Residences stands to benefit from the completion of the Gemas-Johor Bahru Electrified Double Track Project (EDTP), which will cut



Indoor Swimming Pool\*

the journey time between Kuala Lumpur to Johor Bahru down to 4.5 hours, making a train ride to Malaysia's capital almost as effortless as commuting to Singapore.

No stranger to creating high-quality residences that match the living standards and expectations of their investors, UOA plans to set a new benchmark in premium living, offering freehold units in a variety of practical layouts that range in size from 650 square feet (with two bedrooms and one bathroom) to a lavish duplex covering 2,547 square feet (with four bedrooms and three bathrooms). The development will appeal to Malaysians, Singaporeans, and international professionals whose work regularly takes them between the two countries or multiple cities.

Integrated lifestyle enhancements at the upcoming project include three floors of social spaces, fitness, and recreational facilities - most notably of all, a heated infinity swimming pool on the 52<sup>nd</sup> level that offers a stunning view of the skyline from the rooftop during the evening. Within Johor Bahru itself, residents will have easy access to over seven government and private hospitals nearby, such as KPJ Puteri Specialist Hospital and Gleneagles Hospital Medini Johor.

Residents can opt to enrol their children in one of Johor's many prestigious colleges and international schools (Marlborough College Malaysia, for example, was recently named the Boarding Schools' Association's International School of the Year), making Johor Bahru an ideal location for raising a young family.

Weekends and leisure time can be spent at a plethora of malls around the city - The Mall, Mid Valley Southkey or Paradigm Mall Johor Bahru, to name a few - or slightly further out of town



Master Bedroom

at Johor Premium Outlets. Johor Golf & Country Club, which prides itself on its 18-hole, par 72 course, will have any self-respecting golf player reaching for their clubs, while amusement theme parks like Legoland Malaysia (which has over 40 shows, rides, and attractions) should keep adventurous children occupied for hours.

If residents have their eye on a vacation farther afield than Johor's Desaru Coast or Singapore's Sentosa island, Senai International Airport is less than an hour away by car, with the added option of crossing the border to reach Singapore Changi Airport. The impressive convenience and accessibility surrounding Aethera Residences is such that its future residents can look forward to an unparalleled level of connectivity - the unique privilege of being able to wake up in one country, roll out of bed, and travel across the nearby border in mere minutes.

[www.aetheraresidence.com](http://www.aetheraresidence.com)

\*Artist's Impression



# DESIGNED TO EXPERIENCE

*A convergence of modern design, nature and seamless connectivity*

The Bamboo Hills Sales Gallery offers a vivid preview of the lifestyle envisioned for the lush, transit-focused development. Building on the strong reception of the Bamboo Hills Dining Enclave, the completed gallery marks the next step in an expanding destination that unites contemporary design, greenery, and connectivity into a distinctive urban experience.

Walking into the gallery feels like entering the next chapter of urban living — one that blends comfort with meaningful connection. A collection of carefully styled show units highlights a thoughtful flow between spaces, using warm tones, natural textures, and practical layouts. Every corner is intentionally arranged to evoke a sense of home, whether through soft lighting, layered materials, or custom fittings. Each unit paints a scene: the daily rhythm of a family breakfast, a quiet evening on the balcony, or a seamless transition from home to work to leisure. It is a tangible expression of the vision behind Bamboo Hills Residences.

As the residential core of the 27.5-acre freehold mixed-use development, Bamboo Hills Residences carries the same emphasis on intentional design into each home. Its three 51-storey towers house 2,517 suite apartments ranging from 603 to 904 square feet, suited for professionals, young families, and investors alike. From open living areas to efficient kitchens and private balconies, every element is shaped with both practicality and calm in mind, offering residents a home that comfortably adapts to modern routines.

Connectivity remains the hallmark of this address. Positioned at the junction of Jalan Ipoh and Jalan Kuching with direct access to the DUKE Highway, Bamboo Hills Residences links residents to central Kuala Lumpur just 8 km away. Its signature feature — an 80-metre covered link bridge to the Kentonmen MRT station — elevates accessibility further, providing weather-proof convenience and encouraging greener commuting habits. Residents can leave home, stroll across a breezy green walkway, and reach the city centre within minutes, making daily travel both effortless and sustainable.



Beyond convenience, the development champions community, wellness, and sustainability. The podium deck brings together three lifestyle realms: the Splash Zone with cascading pools and a lazy river; the Active Zone offering fitness areas, sports courts, and a trampoline park; and the Garden Zone, a peaceful retreat with edible gardens, outdoor lounges, and sky terraces overlooking the skyline. These spaces are designed for residents of all ages, encouraging social interaction and moments of relaxation. Complementing the lifestyle facilities are sustainable features such as solar-powered common spaces, rainwater harvesting, EV-ready bays, and smart home enhancements to support a more efficient way of living.

What truly distinguishes Bamboo Hills is its unique atmosphere. Next door, the acclaimed Bamboo Hills Dining Enclave continues to attract diners from across the Klang Valley. With its bamboo-



framed paths, shimmering water features, and dining pavilions featuring Botanica+Co, Potager, Tap Room, Hanam BBQ, and others, it has reimaged what an urban escape can be — a place where weekend brunches, evening strolls, and casual meetups naturally blend into everyday life.

The completed sales gallery ties this vision together, offering future residents a chance to explore thoughtful spaces, experience the materials, and picture life unfolding here. More than a showcase, it is an invitation to discover what living well means at Bamboo Hills Residences — a home that balances vibrancy and tranquillity, accessibility and comfort.

[www.bamboohillkl.com](http://www.bamboohillkl.com)



## *Doorstep retail conveniences for the community*

The story of Bamboo Hills enters an exciting new phase with the introduction of its first eleven retail partners for the upcoming retail podium, scheduled to open in 2027. This marks a significant step forward for the growing development, signalling the arrival of a vibrant retail hub that will enhance the lifestyle experience of both residents and visitors.

Anchored by Jaya Grocer, the 130,000 square feet podium will host a well-rounded blend of essentials, dining, and lifestyle offerings. Among the confirmed names are 7 Eleven, Food City, Hairmo Hairdressing, Health Lane Family Pharmacy, Hock Kee Kopitiam, Komune Care, Luckin Coffee, Nasi Lemak Shop, R Pharmacy, and ZUS Coffee. Collectively, these brands form a thoughtful mix that caters to the daily needs, while also adding flavour, convenience, and familiarity to the neighbourhood.

The retail podium's curated tenant line-up reflects UOA's commitment to building spaces that complement modern



living, where convenience and quality come together to support a balanced urban lifestyle. Beyond serving residents, the retail podium will become a welcoming hub for the wider public with its expanding community, engaging lifestyle offerings, and contemporary homes designed for everyday city living.

# MODERN GRANDEUR

*Curated experiences for every occasion*



Astana at Bamboo Hills is now complete, offering a seamless blend of elegance, nature, and versatility within one captivating destination. Thoughtfully designed with lush landscaping, it introduces a refreshing blend of contemporary architecture and serene greenery, setting the stage for unforgettable gatherings of every scale.

Nestled within the vibrant enclave, Astana presents two distinctive event spaces, the iconic Astana Glasshouse and the newly introduced Astana Hall. Together, they open the door to endless possibilities for private and corporate occasions. Since its opening, Astana has already welcomed fashion shows, automotive showcases, wedding fairs, and brand unveilings, establishing itself as a preferred venue for activations, gala evenings, and intimate celebrations.



The Astana Glasshouse, defined by its A-shaped silhouette and expansive glass façade, offers a calm yet polished ambience fit for weddings, product launches, networking receptions, or curated showcases. Nearby, the Astana Hall delivers a sense of grandeur with its generous proportions, statement entrance, and rare drive-in capability for luxury vehicles or dramatic staging. Designed to accommodate up to 500 guests, it provides a versatile canvas for planners seeking both impact and flexibility.

Astana also prioritises convenience at every turn, offering VIP parking bays, over 500 parking spaces, multiple EV charging points, and easy access to a diverse selection of dining concepts within Bamboo Hills. Surrounded by verdant landscape, the venue feels like a retreat despite being only minutes from the city centre. Whether for a celebration, a showcase, or a one-of-a-kind experience, Astana at Bamboo Hills is where moments are elevated and every event finds its ideal setting.



# THE NEW SOCIAL ENERGY

*A hub for movement and connection*

Bamboo Hills continues to evolve as one of the city's most compelling lifestyle destinations, where nature, dining, and modern leisure intersect. The latest additions — from elevated hospitality collaborations to premium sports facilities — signal another chapter in how urban communities gather, socialise, and unwind.

UOA Hospitality, known for curating distinctive dining and lifestyle experiences, marked its latest collaboration with renowned spirits label Belvedere Vodka by introducing Prestige Pours on Tap — an exclusive cocktail concept making its debut in Malaysia at Bamboo Hills.

a sense of togetherness, making it equally suited for casual meals, long conversations, or special occasions. Its ground-floor dining area features natural textures and clean lines that echo the calm of its surroundings, while a private mezzanine level offers a more intimate setting for small celebrations and private events.

Adding a dynamic counterpoint to Bamboo Hills is Pop Padel, the new force in Malaysia's sports and lifestyle landscape. The launch of its flagship padel club introduces one of Southeast Asia's premier padel facilities, bringing movement and energy into the destination.



With an emphasis on quality, consistency, and craftsmanship, the curated collection features four signature cocktails — UNO ROS TRES, URBANO, UTOPIA, and ULTRA — developed in collaboration with Amanda Wan, Head Bartender of Three X Co, recently ranked No. 15 on Asia's 50 Best Bars 2025 list. Her approach brings balance, clarity, and creative confidence to each pour.

The collection debuts at La Pala, UOA Hospitality's new dining concept, setting the tone for future rollouts across selected venues. More than just a cocktail launch, the collaboration reflects a shared vision of elevating everyday dining moments through thoughtful design, flavour, and experience.

La Pala is inspired by Spain's vibrant social dining culture, reinterpreted through a contemporary local lens. The restaurant champions honest flavours, relaxed hospitality, and

The club features six fully sheltered courts by Mejsort — the official court supplier for Premier Padel and the International Padel Federation — including a centre court with spectator seating for competitive matches and community events.

Comfort and recovery are integral to the experience, with premium shower and changing facilities, an ice bath room for post-match recovery, and a private car park that ensures hassle-free access for players and guests alike.

Together, these developments reflect Bamboo Hills' growing appeal as a holistic lifestyle ecosystem — where elevated dining, innovative hospitality, and active living coexist. Whether it's sharing cocktails over long conversations or rallying on the padel court, the destination offers spaces designed for connection, balance, and modern urban living.

Potager



# A TASTE OF DISTINCTION

Refined dining crafted for discerning palates



Since opening at Bamboo Hills, Potager has swiftly established itself as one of Kuala Lumpur's standout dining destinations. Anchored in a philosophy of locally sourced ingredients and guided by contemporary French techniques, the restaurant delivers cuisine that is precise, expressive, and grounded in seasonality.

Its dedication to culinary excellence has earned Potager significant recognition, including the appointment as a KRUG Ambassador, Tatler Asia's 100 Best Restaurant for 2024 and 2025, Michelin Selected for 2024 and 2025, and a place among Tatler Malaysia's Top 20 Restaurants 2025. These accolades reflect a consistent pursuit of quality, creativity, and immersive dining experiences.

Beyond its menus, Potager is known for hosting collaborations with international chefs and seasonal culinary talents, reinforcing its reputation as a venue for exclusive gastronomic encounters. Each collaboration introduces new perspectives while remaining true to the restaurant's refined identity.

The experience is complemented by elegant spaces designed for both dining and celebration. With four private dining rooms, an open kitchen, and Oeno – a wine lounge featuring over 1,000 French-focused labels – Potager continues to set the benchmark for contemporary fine dining and memorable occasions in Kuala Lumpur.

# SPOTLIGHT ON ACHIEVEMENTS

Celebrating enduring excellence

## THE EDGE MALAYSIA PROPERTY EXCELLENCE AWARDS 2025

UOA Development Bhd (UOA) was accorded three prestigious awards at The Edge Malaysia Property Excellence Awards (TEPEA) 2025, a distinguished benchmark recognising Malaysian property developers for their expertise, financial strength, creativity, and resilience.



UOA has once again been recognised among Malaysia's finest, receiving The Edge Malaysia Top Property Developers Awards (TPDA) 2025 – its twelfth win since 2013. Ranked among the top three developers in the country, UOA also clinched the Best in Quantitative Attributes Award, further cementing its leadership in the industry. The TPDA, the flagship accolade of The Edge Malaysia Property Excellence Awards, celebrates the nation's leading property developers. Winners are ranked from the consumer's perspective, evaluated through both quantitative measures – such as shareholders' funds, pre-tax profit, revenue, and net gearing – and qualitative attributes including product quality, innovation, creativity, value creation, brand image, and industry expertise.

These award achievements highlight UOA's enduring reputation as one of Malaysia's top property players and its continued commitment to excellence.



Komune Living & Wellness by UOA was named the winner of The Edge Malaysia Property Development Excellence Award 2025 for Excellence in Integrated Wellness Hub Award. Envisioned as an inclusive, holistic destination that uplifts the physical, emotional, and social wellbeing of people across all generations, Komune Living & Wellness offers a rejuvenating resort experience right in the city - close enough for convenience yet surrounded by nature for tranquillity. It combines hospitality, healthcare, wellness, and community in one thoughtfully-designed space located alongside a lush 99-acre public park in Cheras, Kuala Lumpur.

The recognition is a testament to UOA's forward-thinking vision and positions the project as a model for future urban communities where wellness is not an add-on, but the foundation of everyday life.



Housing and Local Government Minister Yang Berhormat Tuan Nga Kor Ming (second from right) - accompanied by The Edge Media Group Publisher & Group CEO Datuk Ho Kay Tat (far right), GSPARX Sdn Bhd Managing Director Sansubari Che Mud (second from left), and Artelia Director Alex Toh (far left) - presented the award to UOA Development Bhd Alternate Director Kong Sze Choon (centre).



(From left) The Edge Media Group Publisher & Group CEO Datuk Ho Kay Tat, The Edge Malaysia Editor Emeritus Au Foong Yee, The Edge Malaysia Editor-In-Chief Kathy Fong, and The Edge Malaysia City & Country Senior Editor E Jacqui Chan with UOA Development Bhd Head of Marketing & Communications Joie Kong (centre).

# A POETIC *Journey*

*Hangzhou's famous West Lake may only be an hour away from Shanghai and Hangzhou International Airport, but this enigmatic UNESCO World Heritage site deserves much more than a frenetic day trip. Only a slow, dreamy journey of discovery reveals the West Lake's secrets of its whispering willow branches, wind-teased cherry blossoms, and mysterious reflections on its shimmering surface.*





For centuries, the West Lake has captivated locals and tourists alike, intriguing and inspiring visitors through the beauty of its Ten Scenic Sites. 'How about enjoying fine wine by the West Lake, where the fragrance of apricot and peach blossoms fills the air...' the Chinese poet Su Shi, a literary titan of the Song Dynasty, wrote of Hangzhou's most famous landmark. Another renowned poet, Bai Juyi, composed 200 poems solely dedicated to extolling the landscape of the West Lake - more than any other writer in China's literary history.

While modern-day Hangzhou is now a bustling first-tier city that thrives on its e-commerce and digital economy, it has not forgotten its past as an ancient capital. It boasts no less than three UNESCO World Heritage sites, one of which is the West Lake Cultural Landscape: a serene freshwater lake covering an area of 5.6 square kilometres, surrounded by undulating hills on three sides. A wealth of temples, pagodas, pavilions, gardens, ornamental trees, causeways, and artificial islands decorate the landscape, creating a harmonious union between humans and nature: a traditional concept that stems from the Tang and Song Dynasties.

A full loop around the West Lake - which is divided into five sections by a mountain and three causeways - leads visitors on a classic 13-kilometre pathway past most of the Ten Scenic Sites, most notably the Sunset Glow over Leifeng Pagoda and the Evening Bell Ringing at Nanping Mountain (when the enormous bell of Jingci Temple sounds at dusk). Depending on the time of year, the visual appeal of certain

sites may be heightened by a specific season, such as Spring Dawn at Su Causeway, which sees an abundance of peach blossoms lining the causeway in March and April.

During the summer months, visitors admire the Lotus in the Breeze at Crooked Courtyard and enjoy Viewing Fish and Lotus Fronds at Flower Pond, catching the intoxicating scent of lotus flowers in full bloom. In an imperial garden southeast of West Lake, Listening to Orioles Singing in the Willows becomes a highlight, before the birds migrate to avoid the onset of winter. As the cooler weather arrives, the West Lake takes on an even more contemplative atmosphere: Autumn Moon over Calm Lake and Three Pools Mirroring the Moon are best appreciated during the Mid-Autumn Festival, when the moon is at its fullest and brightest.

In wintertime, a visit to a traditional arched stone bridge proffers the promise of viewing Melting Snow on Broken Bridge - perhaps the rarest of the



Four Seasons

Ten Scenic Sites - when snow melts only on the northern side of the bridge, making it look as if the bridge has split. Regardless of the season, visitors should rise early at least once to catch the Twin Peaks Piercing the Clouds, when two mountain peaks located about five kilometres north of West Lake appear wreathed in clouds or mist.

Given that visitors can spend an hour or more at each of the Ten Scenic Sites, not to mention additional stops such as Yue Fei Temple (constructed around



Ken Seet / Four Seasons

the tomb of the legendary Song-era general), Yongjin Gate, and Hefang Street for souvenir shopping and dining, it's highly advisable to spread a visit to the West Lake out over two to three days. The presence of high-end luxury hotels including Four Seasons Hotel Hangzhou at West Lake and Grand Hyatt Hangzhou - both just steps away from the water - makes it possible to enjoy the relative serenity of the West Lake in the evening, once the tourist crowds have dissipated.

As a livelier alternative, visitors can watch the Impression West Lake show: a live open-air night show created by the acclaimed Chinese film director Zhang Yimou and staged on the lake's north bank, using the natural scenery as a backdrop for a spectacular performance involving music, lights, and dance. Travelling gourmands should also take the time to sample well-known local dishes like West Lake fish in vinegar gravy - a signature of Hangzhou beloved for its velvety gravy and tangy aroma - alongside fried shrimps with Longjing tea and West Lake water shield soup (a tiny but nutritious aquatic plant simmered with red ham and white chicken).

After a leisurely handful of days spent cruising across the West Lake's waters on a private boat tour, bicycling along its pathways, or even circling around in a battery-powered car, travellers charmed by its graceful scenery will inevitably find themselves in agreement with the poet Bai Juyi's words: 'If I cannot bring myself yet to put Hangzhou behind me, half of what holds me here is on this lake.'



# THE CURRENT LINE-UP

Explore the new offerings in F&B and convenience

## NASI LEMAK SHOP

There is something comforting about a plate of nasi lemak. Nasi Lemak Shop brings this Malaysian classic to life with a modern twist in a café-style space that is inviting and relaxed. Beyond fragrant coconut rice, crisp fried chicken and just-right sambal, the menu features Curry Chicken, Rendang Daging and Sambal Sotong, plus noodle favourites such as Asam Laksa, Mee Siam and White Curry Mee.

Cosy seating, soft lighting and thoughtful décor set the pace for unfussy meals and easy company. The experience is straightforward, quick service, consistent quality, and a contemporary take on a beloved staple, equally at home for weekday lunches or unhurried weekend meet-ups.

📍 Unit G-10, Ground Level, Nexus  
☎ 018 250 3838



## GUUD ACAI

Bright, balanced and bursting with goodness, Guud Acai celebrates life's vibrant side one spoonful at a time. Founded on the belief that everyone deserves the benefits of real, wholesome acai, Guud Acai brings fresh energy to healthy dining. Each bowl begins with premium organic acai — never ordinary — then layers of luscious fruits, crunchy toppings and honestly good ingredients that nourish as much as they delight.

Beyond the bowls, Guud Acai is also a cosy urban retreat, a place to slow down, share a table and feel-good inside out. Sip smoothies, customise bowls and watch for seasonal creations. The journey has only just begun, and it is looking confidently and undeniably good right now.

📍 Unit LG-12, Lower Ground Level, The Sphere  
☎ 011 1969 3828



## MAKAN MAKAN BY HOCK KEE

The comforting aroma of freshly brewed coffee, the hum of chatter and the joy of sharing familiar flavours capture the Malaysian spirit like a good meal. Makan Makan by Hock Kee brings that spirit to life in a welcoming space, bathed in natural light and greenery. An evolution of Hock Kee Kopitiam, it pairs nostalgia with polish and a menu of revived favourites.

This refreshed dining destination offers a mix of classics and new discoveries, each prepared with the heartwarming touch that defines the brand. From quick weekday lunches to weekend gatherings or a quiet bite alone, Makan Makan by Hock Kee makes everyday meals feel easy, genuinely generous and happily shared.

📍 Unit G-02A & 02B, Ground Level, The Vertical Podium  
☎ 019 802 8977



## SHISHIDO EXPRESS

The unmistakable aroma of ramen, the swirl of rich broth and the comforting slurp warm the soul like a bowl from Menya Shishido. Founded in 2015 from a humble dream to share authentic Japanese flavours, it has grown into a name beloved by ramen devotees. Craft shows itself in slow-simmered stocks, balanced tare and springy noodles — a tradition served with quiet confidence.

That legacy takes a fresh turn with Shishido Express, built for pace without compromise. Bowls arrive fast yet patient in flavour — deep *umami*, a clean finish, and the same broth-first philosophy brought straight to your table. Good ramen, minus the queue: truly faithful, satisfying, and ready when your craving hits.

📍 Unit B1-18, Basement 1, South Link  
☎ 017 686 4469

## LUCKIN COFFEE

Luckin Coffee turns the everyday caffeine fix into a crafted moment of joy and precision. Each cup begins with beans sourced from renowned growing regions and is dialled in by World Barista Championship winners. Blends reflect a relentless pursuit of excellence, evidenced by seven consecutive IAC Gold Medals for quality and consistency, bringing benchmark standards to an accessible, everyday ritual for coffee lovers.

Innovation drives the experience here, where a tech-forward, cashier-less model lets guests order, schedule pickup or opt for delivery seamlessly through the Luckin Coffee app. Blending sophistication with simplicity, Luckin Coffee redefines modern coffee culture — bold, smooth, and made to elevate commutes, meetings, and quiet breaks throughout the day.

📍 Unit LG-13, Lower Ground Level, The Sphere  
☎ 012 628 2385



## MIXBOWLICIOUS

Fuel your hustle with MixBowlicious — the fast, fresh, flavour-packed way to eat on your own terms. Inspired by global streets and city rhythms, its menu fuses Mediterranean, Mexican and Asian influences into wraps, tacos, bowls and hearty stews. Choose your base, pile on proteins and vegetables, finish with punchy sauces and pickles where every combination lands bright, balanced and genuinely satisfying. Expect swift service too.

Each meal is built for momentum, quick to grab, clean to eat and endlessly customisable. Wholesome ingredients meet bold textures and spice, delivering energy without compromise — the confident, creative, unapologetically modern way to eat fast, think bold and stay fuelled, from breakfast through late nights.

📍 Unit B1-K03, Basement Level, South Link  
☎ 017 954 1669



### GATHERWELL HAINAN COFFEE

Proudly in its third generation, Gatherwell Hainan Coffee traces a path from humble *kopitiam* to modern dining haven, honouring heritage and flavour. The brand's spirit blends nostalgia and refinement with familiar aromas, service, and a pace suited to breakfasts and casual catch-ups alike.

Signatures speak to tradition with a twist, the creamy Black & White Coffee, Malaysia's first Horlicks Tea, and stalwarts like Hainanese Chicken Rice, Curry Mee and the aromatic Curry Grouper Claypot. Recipes are prepared with care and meant to share, inviting tableside conversation. Gatherwell Hainan Coffee is truly honest food and heartfelt flavours, turning everyday meals into moments of togetherness for families, colleagues and friends.

📍 Unit G-13A, Ground Level, South Link  
☎ 010 522 1151



### STUFF'D

Wholesome, bright and full of flavour, Stuff'd serves food that feels good and tastes even better. Meals are made to uplift and satisfy, from juicy kebabs, hearty burritos to nutritious bowls, tacos and quesadillas. Eating well is easy here, where nutrition meets indulgence, whether you are refuelling after a workout or grabbing a quick lunch.

With Mash'd joining the line-up, the menu just got even more exciting. It features a comforting mashed potato side that goes perfectly with everything. Create your meal your way: choose a base, add proteins and vibrant greens, and top it off with salsas, dressings, and toppings. For anyone who loves nourishing food, Stuff'd delivers convenience, flexibility and feel-good satisfaction.

📍 Unit G-K01, Ground Level, Nexus  
☎ 012 215 0969

### MAYBANK

Experience a new approach to banking with the Maybank Bangsar South branch. Combining digital innovation with a human touch, this is branch banking, reimagined. Conduct everyday banking transactions with ease at the Digital Xperience Zone, while the staff are on hand should you need any further assistance.

For secure and private consultations, step into the Virtual Room and connect with the relevant consultants. Discover tailored solutions for your wealth or business in the dedicated Advisory Zone. Or just order a drink and chill out in the Community Area. This is Maybank's vision of the future of banking, ready to serve you today.

📍 Unit G-02, Ground Level, The Vertical  
☎ 03 2241 3353



# THREADS OF CARE

*Weaving hope and purpose into communities*

### WELLNESS IN ACTION FOR THE COMMUNITY



Held in August 2025, the Bangsar South Community Wellness Day by UOA celebrated healthy living and togetherness within the community. With appreciation to YB Puan Hannah Yeoh, Minister of Youth and Sports for her support, the event highlighted the importance of prioritising personal wellbeing. The day also welcomed more than 600 walkathon participants who demonstrated that every effort, big or small, mattered. By offering activities and guidance for all ages and backgrounds, the event has encouraged everyone to take meaningful steps toward a balanced life. It reinforces that true wellness grows through community support and shared habits.

### BRINGING JOY TO CHILDREN'S HOME

UOA organised a visit to Rumah Ozanam in August 2025, offering both practical support and heartfelt engagement. Essential items such as food supplies and household products were donated to ease daily routines. The volunteer team spent quality time with the children, hosting interactive games and quizzes that sparked joy and learning. Rumah Ozanam provides a safe haven and supportive care for abused or abandoned children from underprivileged communities. The day concluded with a shared lunch, fostering warmth, connection, and a genuine sense of community.



### FOSTERING KINDNESS & RESILIENCE IN THE CONNECTED WORLD



UOA extended its support to the S.A.F.E. (Speak, Acknowledge, Feel, Empower) Awareness Programme, designed to help children navigate the digital world with confidence and compassion. Held in October 2025 for a group of 35 underprivileged children aged 9 to 15 years old, it equips them with essential skills to balance screen time, manage emotions, and build resilience against bullying. Through interactive learning and reflective activities, children are empowered to foster kindness, practise empathy, and make safe, thoughtful choices online and offline. The programme nurtures emotionally strong, digitally aware individuals ready to thrive in today's connected world.

# CLEAN LIVING

*From sustainably packaged, cruelty-free household products to elegantly scented toiletries that house guests might be tempted to pinch for themselves, these Malaysian brands make staying squeaky clean a breeze.*

## HANKY PLANTY

Created with sustainable waste management and green practices in mind, founder Caroline Oi has ensured that Hanky Planty's bath, beauty, and homecare items are all plant-powered and made from natural ingredients. There's an impressively wide range of items to suit customers' needs: house-proud homeowners gunning for a thorough spring cleaning session can reach for Hanky Planty's antibacterial floor cleaner and laundry detergent, while pH-balanced body washes scented with mangosteen, raspberry, or watermelon add a touch of luxury to daily showers.



Hanky Planty

## RIINSE

Positioning themselves as 'not your typical household brand', Riinse's plant-based cleaning products are composed of coconut oil, aloe vera, and organic salts, rendering them 100 percent biodegradable. The brand's shining star is its 3-in-1 Dishwash, conceived by co-founders Phoebe Yew and Sharmaine Lau, giving it the power to clean dishes, fruits and vegetables, and baby bottles. The equally eye-catching addition - the Pomelo Fresh Handwash - incorporates the crisp, uplifting fragrance of Tambun's iconic golden pomelos with a gentle hand soap made of 99.5 percent plant-based actives.



Flavr's

## JOI

Founded by Charlotte Chua, the brand is on a mission to create all-natural, clinically proven skincare that caters to even the most sensitive skin types. Joi's deodorant range spans roll-ons and creams capable of keeping customers dry and odour-free for between 12 to 72 hours. There are plenty of choices when it comes to scents, including cypress and sandalwood, lemon and rosemary, and lavender and bergamot, to name but a few. For

those allergic to baking soda (which is often present in many natural deodorants), Joi has a deodorant specially tailored towards soothing sensitive skin, enriched with chamomile oil.



Joi



Riinse

## LILIN+CO

Julie Yim and Marcus Khoo's modern fragrance goods company, Lilin+Co, might be best known for their premium soy candles - but their new selection of Gentle Hand & Body Washes makes it easy to enjoy the brand's delightful scents without involving any flames. Neroli and ylang-ylang, eucalyptus and pine, and their latest release - ginger lily and white tea - are all available as Hand & Body Washes, all of which have been developed to cleanse and moisturise the skin without sulphates, parabens, and mineral oils.

## FLAVRS

Forget standard, run-of-the-mill mint-flavoured toothpaste: Flavr's, a Halal-certified oral care start-up by Stephy Sam, is leading the charge for toothpaste with clean ingredients, fluoride-free formulations, aesthetic packaging, and funky local flavours. Its unique product range is made from more than 94 percent natural ingredients, powered by Nano-Hydroxyapatite - an enamel-safe fluoride alternative used in Japan and Europe. Flavr's existing line of flavours includes Tropical Pandan, Coconut Breeze, Rosy Glow, and Lavender Smile, with many more in the pipeline.



Lilin+Co



# BALANCE IN WELLNESS

*A holistic approach to everyday wellbeing*



Wellness today is less about transformation and more about calibration. Komune TCM, a health concept by UOA, reflects this shift by offering traditional Chinese medicine (TCM) through a new context shaped by urban lifestyles and evolving expectations of care.

Komune TCM represents an inclusive wellness journey designed to support individuals at different stages of life. Blending traditional expertise with modern sensibilities, it welcomes families, seniors, professionals, and young adults to experience a holistic approach to health.

With locations at Komune Living & Wellness in Cheras and Nexus, Bangsar South, Komune TCM provides an alternative to reactive healthcare, one that prioritises balance, diagnosis and prevention. The centres are designed as quiet counterpoints to the city, offering restorative spaces where balance begins the moment one steps inside.

Pain management sits at the core of its offering. From orthopaedic concerns and trauma recovery to sports-related injuries, therapies are structured to ease discomfort, restore mobility, and support rehabilitation. The focus is on helping



the body recover efficiently, while building resilience that extends well beyond the treatment room and into daily life.

At Komune TCM, aesthetics are also approached holistically. Treatments are curated to nourish the skin, improve circulation, and revitalise energy, supporting skin vitality that develops over time and aligns with long-term wellbeing.

What sets Komune TCM apart is its philosophy of care. It is neither anchored solely in tradition nor driven by trend. Instead, it delivers care adapted for modern living. Personalised treatments ensure that each experience responds to individual

needs, whether addressing chronic strain, lifestyle stress, or the desire to maintain vitality.

The experience extends beyond treatment. Calm interiors and private treatment rooms offer comfort and discretion, reflecting a belief that healing is influenced as much by atmosphere as by technique.

More than a wellness destination, Komune TCM represents a thoughtful way forward in integrated care. By bridging modern medical practices with mindful, holistic support, it offers a balanced path to better wellbeing.

KEEP ON SPINNING

Tired of hanging out in places with generic playlists, tinny speakers, and teeth-clinchingly bad acoustics? A new crop of vinyl listening cafés popping up across Malaysia is now making it possible for music lovers and audiophiles to revel in sonic pleasures while getting their caffeine fixes and cocktails.

Of all the details involved in shaping a bar or café into a space that's comfortable and genuinely enjoyable, sound often seems to be the most overlooked facet. As terrific as a venue's coffee or cocktails might be, it's difficult to settle into the experience when its playlist clashes horribly with your own musical preferences, the tunes are bleated out through one very overworked and underpowered Bluetooth speaker, and its walls create echoes and reverberations to such an extent that you can barely hear yourself think.

Fortunately for sound-sensitive bar- or café-hoppers and music enthusiasts, vinyl listening cafés around Malaysia are leading the charge for audio-driven experiences capable of pleasing their patrons' ears and palates at the same time. Depending on each vinyl listening café, customers might take a highly personalised approach by quietly perusing the venue's wide variety of vinyl records (rather like a library), then taking their records of choice to a private listening station fitted with headphones. Alternatively, other vinyl venues offer an engaging collective listening experience, where a DJ plays an expertly curated selection of vinyl records.

Vinyl records and even the concept of listening bars are certainly not new (Café Lion in Tokyo, which is considered to be the first

*ongaku kissa* or music café, first opened in 1926), but there seems to be a reenergised surge of enthusiasm for analogue sound. "Vinyl makes you slow down and listen with intention," explains Kent Ong, the well-tuned set of ears behind Kool Kongsi - Penang's first-ever listening bar, located at Hotel Mokokoyo. "You don't just click and skip; you drop the needle and let the album play as a story. Unfamiliar tracks you've never heard before often turn out to be the real gems. That kind of discovery just doesn't happen with a playlist."

Ong takes no small amount of satisfaction in personally hunting for records both locally and abroad, while also collaborating with DJs Emai and Oddjob to build up Kool Kongsi's vinyl collection. "Our setup is built for warmth and clarity: turntables, amps, and speakers that make the room feel alive without being overwhelming," he says proudly. "Kool Kongsi is like your friend's living room but with better speakers and a bigger vinyl collection. It's a place where the records spin first, and the drinks come second. People come not only to sip, but to sit back, share music, and let the vibe of analogue sound set the mood."

If the idea of allowing the music to do the talking appeals to you, pay a visit to Kool Kongsi or any of the following vinyl listening venues around the country for a sumptuous sonic treat:



Kool Kongsi

#### Eternyl Vinyl, SS18 and Subang / @eternylvinyl

Boasting a collection of over 500 vinyl records and 15 listening stations with noise-cancelling headphones, customers partake in 90-minute listening sessions (with the option to extend their time there) using Audio-Technica record players. Ideal as a starting point for vinyl newbies who can't tell a stylus from a sleeve, first-timers can ask Eternyl Vinyl's staff for assistance or follow an instructional video.

#### Love Music Vinyl Café, Melaka / @lovemusicrecords

This eclectic venue not only holds vinyl sharing events, where enthusiasts can bring their own records to play and display, but also buys and sells vinyls if customers are looking to build up or trim down their collections. Do check their Instagram account for frequent updates, as the café often doubles up as a live music venue.

#### Vintage Kissa, Kota Damansara / @vintagekissacafe

The husband and wife team behind Vintage Kissa are all about the retro vibes, hosting epic listening parties (the most recent was an original first pressing of Japanese singer Anri's 1983 album *Timely*) and BYOV (bring your own vinyl) evenings that follow themes ranging from Mandopop to Bossa nova.

#### Kiku, Chow Kit / @kissakiku

Tucked away in Yap Ah Shak House, time seems to come to a standstill in this quiet bar and listening room. Perhaps it's because of Kiku's soul-soothing jazz records, formidable coffee, and delicately flavoured highballs - or a winning combination of all three. An ideal spot for date night, book two seats for their ultra-romantic Crooners in Candlelight evening.



Eternyl Vinyl

Kool Kongsi



# MOMENTUM IN MOTION

*Expanding possibilities through collective effort*

The Malaysian government views Artificial Intelligence (AI) as a key driver of national economic transformation and aims to position the country as a regional leader in AI adoption and innovation. This strategy is underpinned by clear national roadmaps and a focus on both technological capability and ethical governance. Successfully running an AI algorithm relies on data as its foundation and most critical component.

In addition to harvesting data for AI, we continuously generate dashboards and reports to monitor market trends and consumer behaviour. As the number of sellers grows, buyer loyalty becomes increasingly fragmented. Purchase decisions are no longer determined solely by price; buyers now seek the optimal combination of convenience, trust, and engaging experiences.

While large, general marketplaces still dominate in terms of volume, consumer attention is increasingly divided across specific channels and experiences that meet their evolving demands. The Tech Collective began 2025 with *e-Commerce Strategies: Data-Driven Decision Making*, designed to help sellers learn from practical case studies and proven, actionable strategies to determine which platforms are best suited for their products.

During the panel discussion, we explored the importance of using data to make better decisions that improve company cash flow with insights from Polaris Net, EasyStore, and Flybear. AI and machine learning can be leveraged to forecast demand by analysing time series data, seasonality, and promotional impacts. Data provide insights into marketplace velocity, while channel attribution helps track where buyers discover products.

AI is often described as a game-changer for business operations and revenue growth – but how can it be harnessed beyond demand forecasting in e-commerce? Experts from GlobeOSS, Accordia Global, Ideagen ICT, and Cyclone Robotics joined us for a panel discussion, *The Automation Revolution: Demystifying AI for Your Business*, breaking down AI technologies such as machine learning, natural language processing, and robotics in clear, accessible terms.

The panellists shared real-world examples of how AI can automate repetitive tasks, optimise workflows, and enhance decision-making. Today, businesses can move beyond traditional Business Intelligence dashboards and graphs to tools that respond to natural language queries, providing actionable insights to guide decisions.

The next step is practical application: how can AI truly be integrated into business operations? As the year drew to a close, we focused on helping businesses understand Generative AI (GenAI). ChatGPT, a type of GenAI tool that was launched in



The Automation Revolution: Demystifying AI for Your Business



e-Commerce Strategies: Data-Driven Decision Making

November 2022, opened new possibilities for AI usage. Today, businesses can mine their own data more deeply and gain insights through Prompt Engineering – a process that guides GenAI models to produce desired outputs.

At *Decoding GenAI: The Business Perspective*, the moderator from Growth.Pro AI engaged with panellists from Orliq and KewMann to explore real-world applications of GenAI. The session helped the audience distinguish between hype and reality, examining how GenAI differs from traditional AI. The panellists showcased high-impact use cases across various



Financial Projections & Valuation – Building a Credible Growth Story



The Automation Revolution: Demystifying AI for Your Business

business functions. In addition to the discussion, Growth.Pro AI conducted a live demonstration of prompt engineering.

While The Tech Collective has been busy with AI-related initiatives, we have not forgotten start-ups. Understanding that business valuation extends beyond numbers and that solid foundations are crucial, we invited the Founder of Mandrill Tech to moderate a panel on *Financial Projections & Valuation – Building a Credible Growth Story*, with panellists from 1337 Ventures and Artem Ventures.



Decoding GenAI: The Business Perspective

Alongside eight start-up founders, we explored go-to-market strategies, early traction, and how to develop credible financial projections. Participants also gained insights into what investors look for, key assumptions, and balancing ambition with realism.

The Tech Collective is pleased to note that many participants and speakers at these events have established valuable connections that contribute to the advancement of their businesses. We are encouraged to see the community strengthening, as the cultivation of these networks remains a key priority.

# ASTANA

AT BAMBOO HILLS



FIND OUT MORE



*Where Elegance Meets Unforgettable Moments*