

YTL LANDMARKS

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BUILDING FOR RESILIENCE AND ADAPTABILITY



In an ever-evolving world, adaptability is key to enduring success. At YTL Land, we believe real estate goes beyond development and construction—it is about creating spaces capable of responding to economic shifts, environmental challenges and changing lifestyle needs.

Today, more than ever, communities need spaces that are flexible, sustainable and future-ready. In response, we adopt smart design, innovative construction techniques and environmentally responsible solutions to ensure our developments are built to endure and evolve. At the same time, we continue to reimagine urban living in ways that evolve with the communities they serve.

A testament to this vision is Sentul Works at Sentul West, which garnered accolades both locally and internationally. After securing two prestigious awards at the Malaysia Property Award™ 2024 in both the Heritage Category and Office Category, Sentul Works

recently earned the World Silver Award in the Office Category at the FIABCI World Prix d'Excellence Awards 2025. These accolades reaffirm our commitment to preserving heritage while delivering a contemporary, world-class office environment steeped in railway history for the new generation of urban professionals and entrepreneurs.

Building on this momentum, Workshop 2 at Sentul Depot recently unveiled Pickle Depot—a dynamic reimagining of a 50,000-square-foot industrial space dedicated to the rapidly growing sport of pickleball, with padel courts soon to follow. More than just a sports venue, Pickle Depot is a lifestyle destination that fuses old-world charm with play, leisure and social interaction. It serves as a catalyst for placemaking within Sentul's historic railway workshop, where heritage architecture meets a new wave of youthful energy and community spirit.

True resilience is not just about enduring structures—it is about nurturing strong, inclusive communities. By prioritising liveability, accessibility and sustainable design, we create environments where people and places can flourish through time.

As we look ahead, our commitment remains steadfast to build and reimagine spaces that fulfil the needs of today, while being adaptable, enduring and inspiring for future generations.

Dato' (Dr) Yeoh Seok Kian
Managing Director
YTL Land & Development Berhad

PICKLE DEPOT BREATHES NEW LIFE INTO SENTUL DEPOT



More than just a sports venue, Pickle Depot is Kuala Lumpur's hottest new urban playground where sport, culture and lifestyle converge against a backdrop of timeless industrial architecture.

Once the hub of Malaya's railway engineering might, Sentul Depot—a 120-year-old industrial icon in the heart of Kuala Lumpur—is now writing a bold new chapter in its storied past. In a workshop where locomotives alongside the clatter of steel and steam once defined the rhythm of progress, a different kind of energy now fills the air: the rhythmic bounce of pickleballs and the vibrant hum of a thriving lifestyle hub.

But few could have imagined Pickle Depot taking over the space and transforming Sentul Depot into Malaysia's distinctive destination for the world's fastest-growing sport. Nestled within Workshop 2, this newly launched venue blends the historical significance of the depot with modern innovation, turning a once-disused space into a pulse point for sport, community and social engagement.



For years, Sentul Depot in Sentul West has been a cultural touchstone where art, food, festivals and celebrations started reclaiming forgotten spaces in a highly urbanised city. But with Pickle Depot, the transformation takes on a new dimension. Spearheaded by Malaysian celebrity and entrepreneur, Amelia Henderson and her co-founders, the project reimagines industrial heritage as a canvas for movement, momentum and human connection.

Spanning 50,000 square feet, Workshop 2 came back to life with preserved industrial details, the spirit of a bygone era retained to offer a rare glimpse into Kuala Lumpur's rich heritage. The vision is to honour this legacy while introducing a destination the broader community can truly embrace—where old-world charm is seamlessly infused with contemporary elements, creating an experience that feels both authentic and future-focused.



Formerly a versatile event venue, Workshop 2 pays tribute to Sentul's rich railway heritage through preservation of its distinctive industrial charm.

Bringing the vision to life are Pickle Depot’s 12 international-grade courts framed by the depot’s original steel beams, aged brick walls and vintage skylights—meticulously preserved architectural details that now serve as a dramatic backdrop to a modern sport. The outcome is a space where heritage meets high-performance design to offer players an inspiring arena unlike any other in the region.

Beyond paddle play, Pickle Depot is redefining how players interact with the sport and the space. F&B offerings, a mezzanine social lounge and curated spaces designed to meet and mingle, invite players and guests alike to experience the sport as a form of culture and community engagement.



Today, Workshop 2 is reimagined for a vibrant, youthful future anchored by international-grade pickleball courts supporting contemporary recreation.

Expansion plans are underway to introduce four padel courts by MezorSet, the official supplier of the International Padel Federation; elevating Workshop 2 as a comprehensive venue for pickleball and padel. More cafés, F&B stations, professional coaching services and curated community events are part of the broader vision to create a holistic, heritage-rooted lifestyle hub that defines the future of urban leisure.

Just one week after its soft launch in May 2025, Pickle Depot hosted the Skechers International Pickleball Championship 2025. The event drew 618 players from 13 countries, turning the heritage site into the epicentre of paddle-powered sport in Southeast Asia.

More than just a sports venue, Pickle Depot is Kuala Lumpur's hottest new urban playground where sport, culture and lifestyle converge against a backdrop of timeless industrial architecture. It is a dynamic space for all generations, where players and friends connect over a shared love for the game while rediscovering the soul of the city's heritage.

OLIVE GROVE: PHASE 1 COMPLETED AHEAD OF SCHEDULE, FINAL PHASE OPEN FOR SALE



At Olive Grove, safety, quality and community well-being are at the heart of the development. The gated and guarded concept offers residents peace of mind, while spacious homes and lifestyle-oriented amenities support a vibrant, connected lifestyle.

We are pleased to announce the early completion and successful handover of Phase 1 of Olive Grove, featuring 132 units of contemporary double-storey homes. Delivered ahead of schedule in January 2025, this achievement reflects YTL Land's unwavering commitment to quality and timely delivery without compromising on design, craftsmanship and attention to detail.

As Bercham's first gated and guarded development, Olive Grove is redefining modern living in Ipoh. Spanning 34 acres, this thoughtfully planned community is nestled amidst lush greenery and designed with the needs of homeowners in mind. Its harmonious blend of modern architecture, secure environment and tranquil surroundings has made it a standout choice for discerning homebuyers.



The entrance to Olive Grove, Bercham's first gated and guarded residential enclave.



A seamless integration of contemporary design, secure living and serene surroundings redefines the essence of modern living.

At Olive Grove, safety, quality and community well-being are at the heart of the development. The gated and guarded concept offers residents peace of mind, while spacious homes and lifestyle-oriented amenities support a vibrant, connected lifestyle.

Designed to elevate everyday living, the development offers:

- 10 acres of landscaped open space
- A 2-acre central park
- Jogging tracks
- An exclusive clubhouse featuring a swimming pool, gymnasium, badminton court and a multi-purpose hall



Contemporary double-storey homes thoughtfully designed for modern lifestyles.



Green spaces and amenities promote connection with nature and interaction among residents.

Strategically located in the established Bercham neighbourhood, Olive Grove offers easy access to daily conveniences and is directly connected to the North-South Expressway which provides seamless travel throughout Ipoh and beyond.

With Phase 1 and Phase 2 fully sold out, Olive Grove has proven to be a sought-after address in Bercham. The final phase is now open for sale.

To be part of this vibrant, growing community, visit www.olivegrove.com.my or call +605 536 2633 / 536 3093 for more information.

DEDAUN RIMBA CONSTRUCTION PROGRESS UPDATE

JUNE 2025

The construction of Dedaun Rimba is progressing smoothly, having reached an impressive 85% overall completion. This marks a significant milestone in the journey toward delivering a thoughtfully crafted residential enclave that embodies comfort, luxury and modern living within the Kwasa Damansara township.



Final-stage infrastructure works in progress, including road construction and site grading.

As work advances steadily on site, we remain committed to upholding the highest standards of quality and excellence—bringing our vision of a vibrant, future-ready community closer to reality.

For more information about Dedaun Rimba, visit www.dedaunrimba.com.my or call +603 2143 3000.



Aerial perspective showcasing overall construction advancement and site layout development.

MY BMW WORLD 2025: A CELEBRATION OF HERITAGE IN MOTION AT SENTUL DEPOT

MY BMW World 2025 made its long-awaited return this June, a full decade after its inaugural showcase in 2015, and fittingly chose Sentul Depot as the site to celebrate this milestone. Held from 13 to 15 June 2025 at The Yard, one of the depot’s most iconic event spaces, the three-day showcase delivered an immersive brand experience celebrating BMW’s enduring legacy and visionary future.





This year’s event, themed “Driven by Legacy, Defined by Progress”, reflected BMW Group Malaysia’s ongoing “Heritage in Motion” global campaign, celebrating innovation, craftsmanship and the evolution of sheer driving pleasure. Featuring raw brickwork, steel trusses and cavernous workshops built for rail engineering, the century-old Sentul Depot provided a deeply resonant backdrop. The collection of former railway workshops—once the largest of its kind in Malaya—has been thoughtfully revitalised into a vibrant cultural and lifestyle hub, making it the ideal venue for an event that bridges heritage and progress.

The Yard, Workshop 1 and Workshop 3, which collectively offer 55,700 sq ft of versatile open space, were transformed into an interactive BMW universe. From the latest in traditional combustion models to plug-in hybrids and fully electric vehicles, the full spectrum of BMW’s mobility offerings was showcased against Sentul Depot’s industrial-chic surrounds—a space that celebrates history while embracing innovation.

The experience extended well beyond product reveals. Visitors explored a curated gallery charting BMW's five-decade journey in Malaysia, featuring milestones in motorsports, sustainability and innovation. Lifestyle zones, a BMW Café, tech showcases, VR simulators and exclusive merchandise displays delivered a fully immersive experience reflecting the BMW brand lifestyle.

Outdoors, the heritage venue's expansive green space came alive with adrenaline-pumping test drives and the BMW xDrive Challenge—an obstacle course demonstrating the X3's intelligent all-wheel drive in rugged conditions. Visitors had the rare chance to navigate steep ramps, gravel surfaces and low-traction terrain, all within a secure urban setting.

With its strategic location in the heart of KL city, rich narrative and adaptable spaces, Sentul Depot continues to attract discerning brands and creative communities seeking venues that go beyond function—spaces that inspire, connect and transform. As MY BMW World 2025 has demonstrated, historical spaces like Sentul Depot are not just about the past, they are creative platforms to shape the future.

For more information about Sentul Depot, visit www.sentuldepot.com.my or call +603 4041 0822.



DESIGNED BY MASTERS, BUILT AS MASTERPIECES.

YTL Land has an illustrious track record of creating some of Malaysia's most uniquely conceptualised communities. As a leader in sustainability practices, YTL Land incorporates green designs into the engineering and architecture of its developments, promotes environmental renewal and cultivates sustainable ideas and habits within its communities.

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