



IKANO

Centres

Creating meeting places with IKEA

Part of Ikano Retail

**We own, develop, and
manage meeting places
anchored by IKEA**

Our destinations are community hubs
where families and friends can enjoy
a great day out





**Shopping, dining,
connections,
inspiration and
so much more!**

Our portfolio of destinations span across Malaysia & Thailand

MEGA
BANGNA



Megabangna
East Bangkok

Opened 2012
3 Levels, 900 tenants
8,166 Parking Bays
2.3 million sq ft GLA
Anchored by IKEA Bangna

KLIPPA



Klippa
Penang

Opened 2019
4 Levels, 38 tenants
4,000 Parking Bays
Anchored by IKEA Batu Kawan



ipc
SHOPPING CENTRE

IPC Shopping Centre
Mutiara Damansara

Opened 2003, Refurbished 2018
5 Levels, 158 tenants
2,000 Parking Bays
798,000 sq ft GLA
Anchored by IKEA Damansara



MyTOWN
SHOPPING CENTRE

MyTOWNKL
Kuala Lumpur

Opened 2017
5 Levels, 400 tenants
6,500 Parking Bays
1.5 million sq ft GLA
Anchored by IKEA Cheras



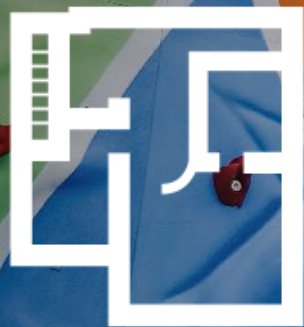
Toppen
SHOPPING CENTRE

Toppen

Johor Bahru

Opened 2019
4 Levels, 286 tenants
4,600 Parking Bays
1.25 million sq ft GLA
Anchored by IKEA Tebrau

Fast Facts & Figures



Gross Leasable Area
6.5million sq ft
(*including IKEA stores)



Over 100 million
joyful visits every year



Successful partnerships with
1,816 tenants

Creating a role for our brands for our communities

IKANO
Centres

Creating meeting places with IKEA

A partnership with Ikano Centres is more than just opening a store, it is an opportunity to co-create vibrant retail anchored meeting destinations that are the hearts and hubs of our communities.



MyTOWN
SHOPPING CENTRE

MyTOWN aims to create a vibrant retail anchored meeting destination that is the leader in leisure, entertainment, and F&B in the city-centre.



ipc
SHOPPING CENTRE

IPC aims to create a vibrant retail anchored meeting destination that is the home away from home for the Damansara neighbourhood.



Toppen
SHOPPING CENTRE

Toppen is a retail anchored meeting destination that is the heart and hub of the Johor Bahru community, inspiring families and friends to lead an active lifestyle.



MEGA
BANGNA

Megabangna's ambition is to become a retail anchored meeting destination that is the future Megacity of East Bangkok.



K
KLIPPA

Klippa's ambition is to become a vibrant retail anchored meeting destination that is the foundation of the new Batu Kawan township.



Reimagining Retail

As retailers ourselves, we can relate to the business opportunities and challenges faced by our partners. Operating at a regional level gives us a bigger picture of the retail scene. Here's how we are transforming retail at Ikano Centres...

Our customers are the heart of everything we do

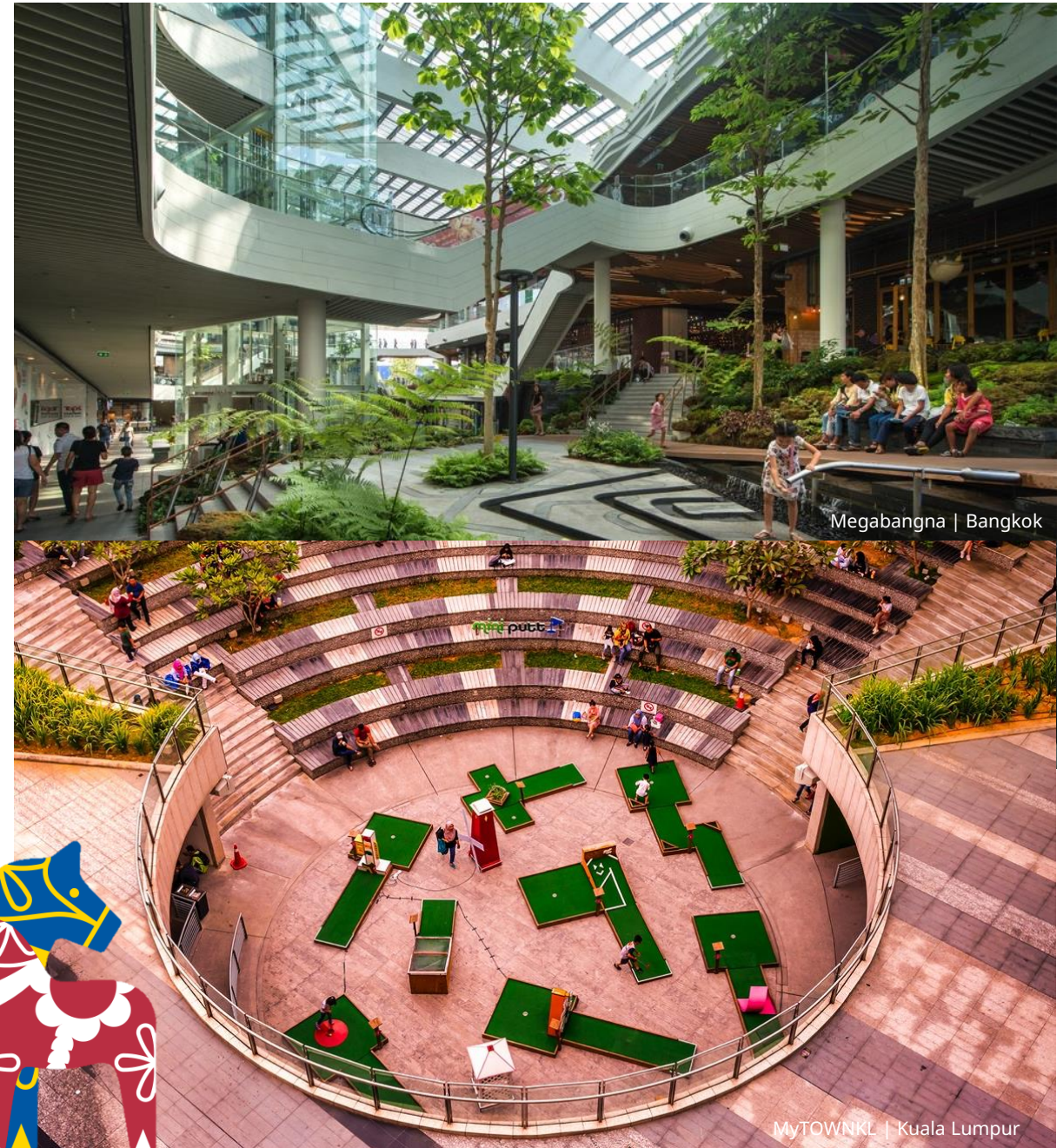
- 1 We are committed to always evolving our offers to better meet our customers' needs.
- 2 We sustainably invest in ongoing developments to improve accessibility and upgrade our community spaces.
- 3 We focus on co-creating memorable experiences through our robust marketing activities and community initiatives.



Swedish charm with a local touch

We take inspiration from our Swedish heritage to offer a unique customer experience and ambience at our meeting places.

- 1 Lots of daylight, bright spaces, greenery, and open areas.
- 2 Minimalist and purposeful design.
- 3 Functional and flexible spaces for our communities.



Bringing together international brands and local heroes

From established names to new-to-market concepts, we are always on the lookout to co-create unique opportunities with our tenant partners.

- 1 We design our tenant mix based on the customer profile in each catchment area.
- 2 We are strong in categories such as home furnishing, F&B, entertainment, and fashion.
- 3 Family-friendly clusters are a key USP at all our meeting places.



Our anchor tenants secure solid and stable footfall



Thailand



Thailand



Thailand



Thailand

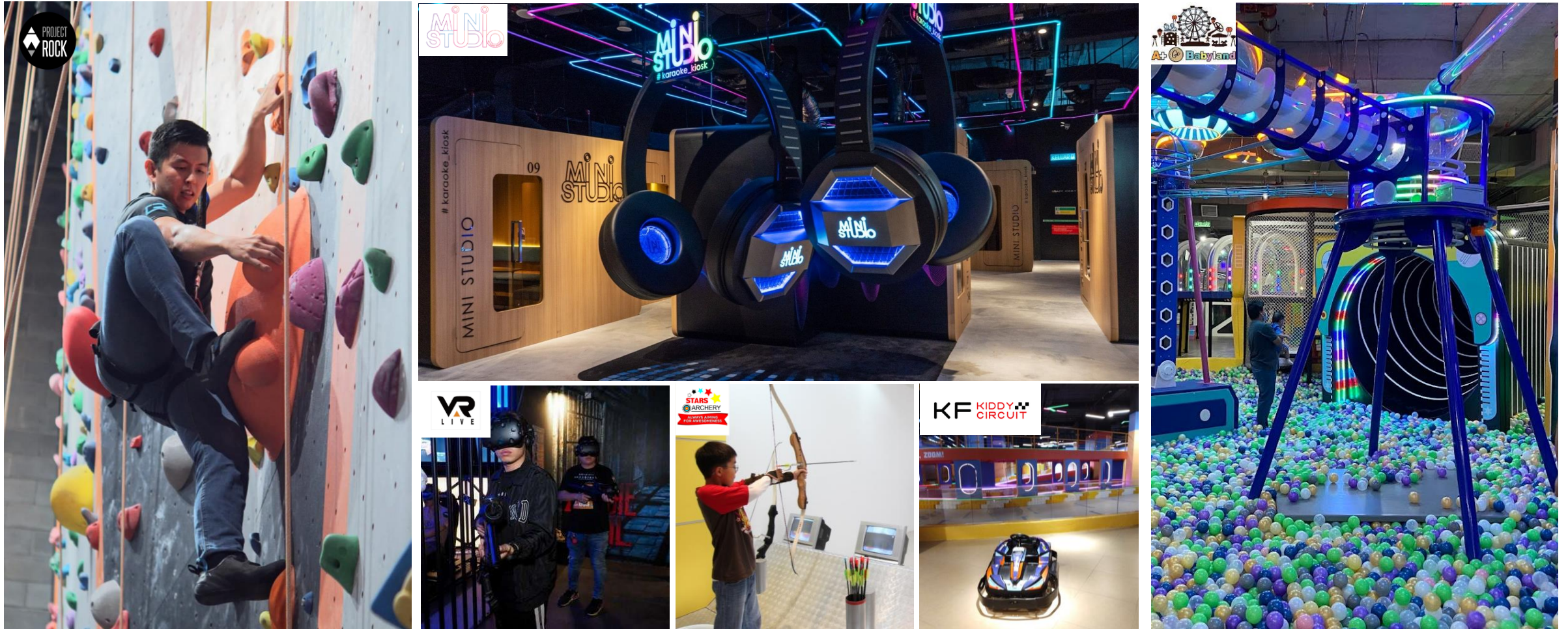


Where food meets connections



Asian delights, Western favourites, gastronomical experiences, our destinations are a foodie's paradise. With endless choices to suit every taste bud, our visitors can spend hours exploring delicious food options

Entertainment meets thrill



We know that a great day out goes beyond shopping. Our visitors can create memorable experiences showing off their karaoke skills, enjoying a family day out with archery, e-gaming competitions, an exhilarating games sessions at Malaysia's largest indoor extreme park or immersive VR experiences.

Home meets comfort



Fashion meets style



From cool athleisure to the latest fashion trends, we offer an exciting mix of fashion and beauty brands to cater to every fashionista's taste.

Taking the leap to pioneer new-to-market concepts

Soulmates is a platform that provides fully prepared, flexible spaces for young entrepreneurs, small business, and start-ups that can be **booked by the hour or day, at low rates.**

Designed to be a one-stop solution, Soulmates is ideal for beauty, wellness, fitness, and skills-based providers to offer their services to customers in a comfortable and professional environment.

Today we have evolved the platform to include our Traffas Work Pods at IPC, allowing visitors on-the-go looking for a quiet space to work or have meetings.

Visit <https://soulmates.my/> to learn more!



Working with our partners to grow in new markets

We are always excited to work with our tenants to position our destinations as gateways for them to enter new markets.

We opened the first Decathlon in South Malaysia at Toppen, making a healthy lifestyle accessible to Johoreans. We worked with established supermarket brand Lulu Grocer to create a grocer offer relevant to the demographics of Toppen's visitors.

In Penang we partnered with Tunas Manja Group to open TMG Plus at Klippa, connecting the homegrown East Coast Malaysian brand to a wider audience in North Malaysia.





Connecting Communities

We dedicate over 300,000 sq ft to community spaces to bring our visitors together and organize on average 3,500 events yearly. From town parks, green gardens, flexible courtyards, and open-air rooftops, our community spaces are platforms to co-create unique events and experiences.



IPC is home to festive activities, kids' workshops, and plays an active role in championing sustainability initiatives within its community.



As the meeting place in East Bangkok, Megabangna has organised Songkran celebrations, New Year concerts, cycling, roller skating, and movie nights.



MyTOWNKL has hosted skateboarding workshops, e-gaming tournaments, anime fashion shows, and foodie festivals.



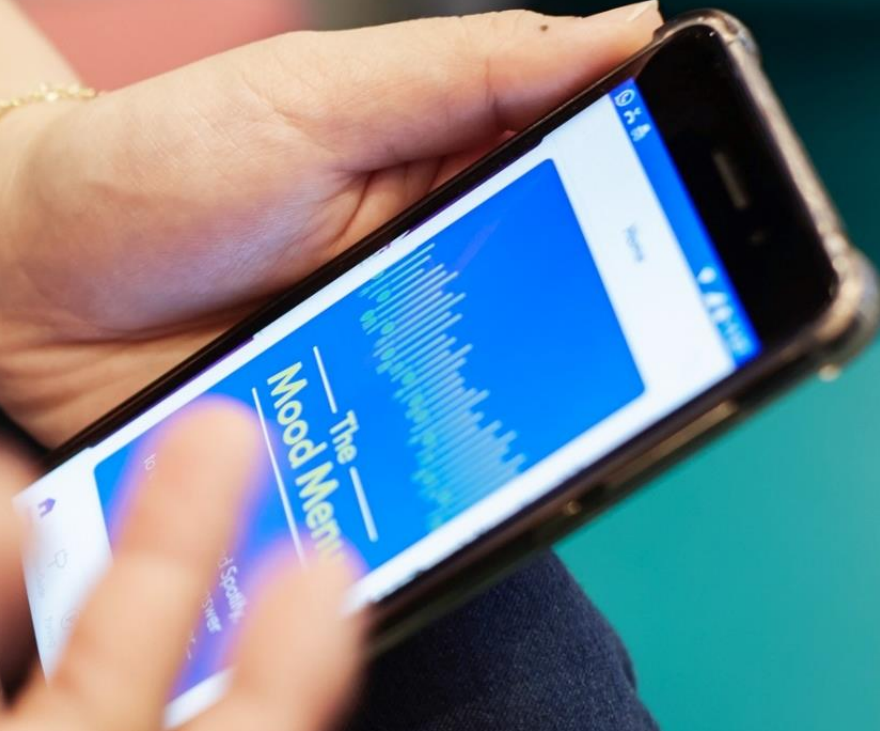
Visitors can enjoy climbing, skating, basketball, Zumba, open air cinema, and more at the active lifestyle hub of South Malaysia.



Klippa aims to be the arts and cultural hub of North Malaysia with regular art-themed runs, art workshops, and cultural events.

A dynamic loyalty programme

We secure repeat visitation and sales through our loyalty programme. Each centre has its own unique app and loyalty programme with a combined membership of over 450,000. Our members can enjoy rewards so that they always return to. Joining our loyalty programme entitles you to benefit from **initiatives such as fully funded mall-wide e-vouchers** that encourage sales to your stores. You'll also have a platform to specifically target audiences that are relevant to your brands. Create higher brand exposure and give them a reason to shop with you again and again.





IPC | Damansara

Across all our shopping centres we invest in technology to ensure operational process optimisation and create a better impact on our environment. Our recycling and buy back centre (RBBC) at IPC features a digitalised system that is incorporated with IPC's Tack Club loyalty programme to reward shoppers for their recycling!

Circular & Climate Positive

- Encouraging tenants and customers to recycle to minimise waste.
- Green Lease Objectives to advocate environmentally friendly practices ranging from energy, waste, water, material choice and usage, giving materials a second life, contractor, and fit-out practices.
- Digitisation of contracts to minimise paper wastage.

Healthy & Sustainable Living

- Working with tenants to create more sustainable products.
- Increasing our sustainable living offers.

Fair & Inclusive

- Partnerships with charitable service providers and NGOs .
- Supporting local and social entrepreneurs with lower rental space and flexibility of space usage.

We advocate sustainability across our full operations process



Green building design



Efficient waste & resource management



Supporting public transport



Rainwater harvesting



Waste water recycling



Encouraging green habits among shoppers and retail partners



Scan the QR code to find out more about our Project Green Heart where we upcycle hoarding materials into fashionable accessories!

Our Portfolio



IPC Shopping Centre

Mutiara Damansara





Damansara's favourite home away from home

15 million visitors per year



2 Jalan PJU 7/2,
Mutiara Damansara
47800 Petaling Jaya,
Selangor, Malaysia



Open in **2003**
Refurbished **2018**



Anchored by
IKEA Damansara



GLA:
798,000 sq ft
5 levels



2,000 parking spaces
With designated bays
for women and families.



158 tenants
A mix of local heroes
and international,
well-loved brands.




Key Tenants:







Our Customer Profile




58% women
42% men




77% are university educated




Household Income: RM 8,609



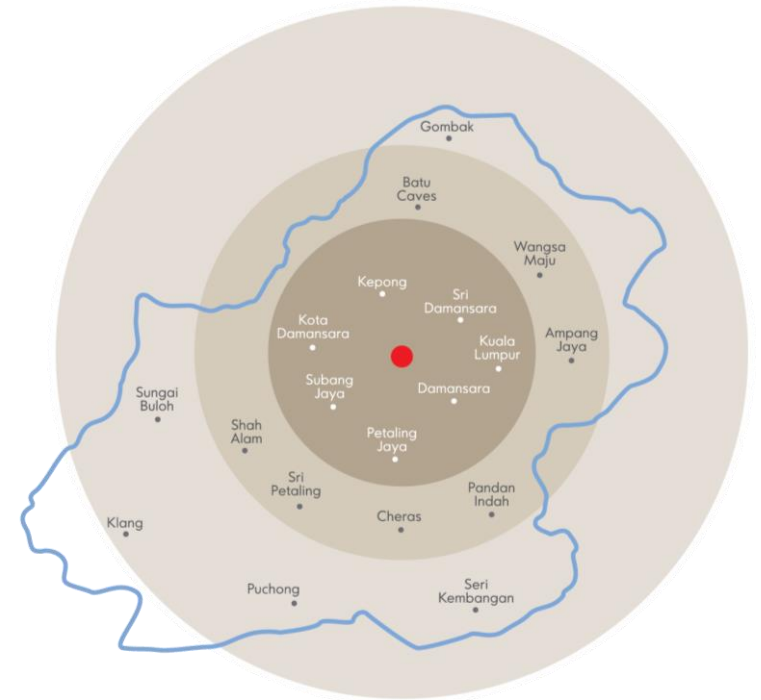
3 hours dwell time



76% of shoppers are families with children
10% shop with their friends
10% shop as a couple



Racial breakdown:
Malay: 48%
Chinese: 40%
Indian / Expatriates / Others: 12%



Primary	15 mins drive	406,000 people
Secondary	20 mins drive	867,000 people
Tertiary	30 mins drive	6.1 million people

Your brand is within easy commute to a population of
Approx 7.3 million people!

Brand exposure to the affluent Damansara suburb surrounded by commercial and residential areas with a mix of **families, young adults and professionals.**

Megabanga Shopping Centre

East Bangkok



MEGA
BANGNA

Developing the future Megacity of East Bangkok

50 million visitors per year



38-39 Bangna-Traad
Road, Bangkaew,
Bangplee, Samutprakarn,
10540 Thailand



Open in **2012**



Anchored by
IKEA Bangna



GLA:
2.3 million sq ft
3 levels



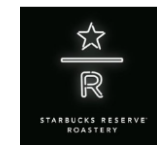
8,166 parking spaces



900 tenants
A mix of local heroes
and international,
well-loved brands.



Key Tenants:





Our Customer Profile



60% women
40% men



71% are university educated



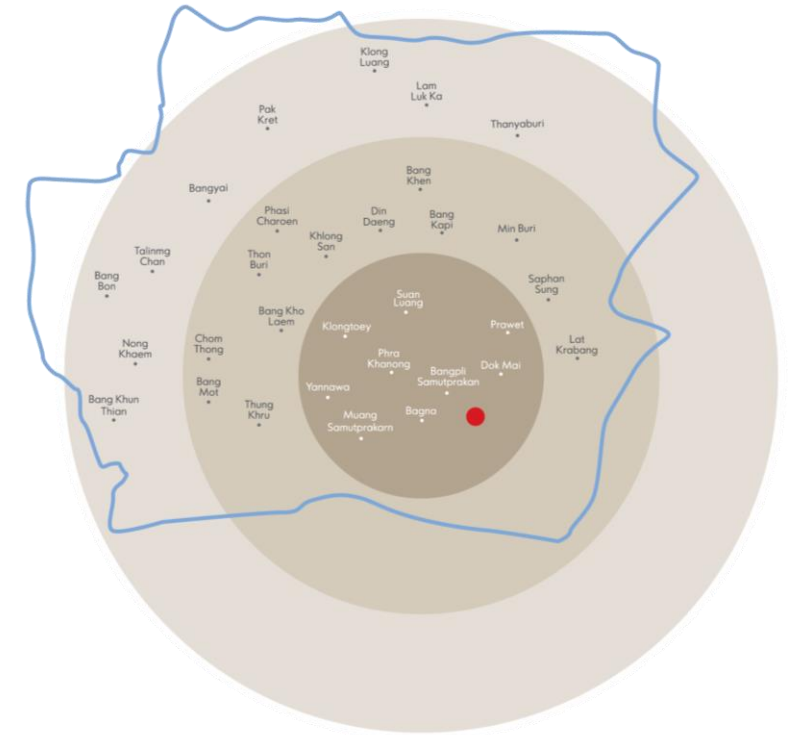
Household Income: ≥ 95,000 THB



3 hours dwell time



60% of shoppers are families with children
20% shop with their friends
20% shop alone



Primary	15 mins drive	2 million people
Secondary	20 mins drive	3.5 million people
Tertiary	30 mins drive	3 million people

Your brand is within easy commute to a population of
Approx 8.5 million people!

Brand exposure to a vibrant East Bangkok district surrounded by commercial and residential areas with a mix of **young adults, families, and professionals.**

MyTOWNKL Shopping Centre

Kuala Lumpur





Leisure, entertainment, and F&B destinations right in the city centre

30 million visitors per year



Jalan Cochrane, Cheras,
55100, Kuala Lumpur
Malaysia



Open in **2017**



Anchored by
IKEA Cheras



GLA:
1.5 million sq ft
5 levels



6,500 parking spaces
With designated bays for
women and families



400 tenants
A mix of local heroes
and international,
well-loved brands.



Key Tenants:





Our Customer Profile



60% women
40% men



3 hours dwell time



Household Income: RM 5,000 and above



Racial breakdown:

Malay: 66%
Chinese: 29%
Indian: 3%



33% of shoppers are families with children
28% shop with their friends



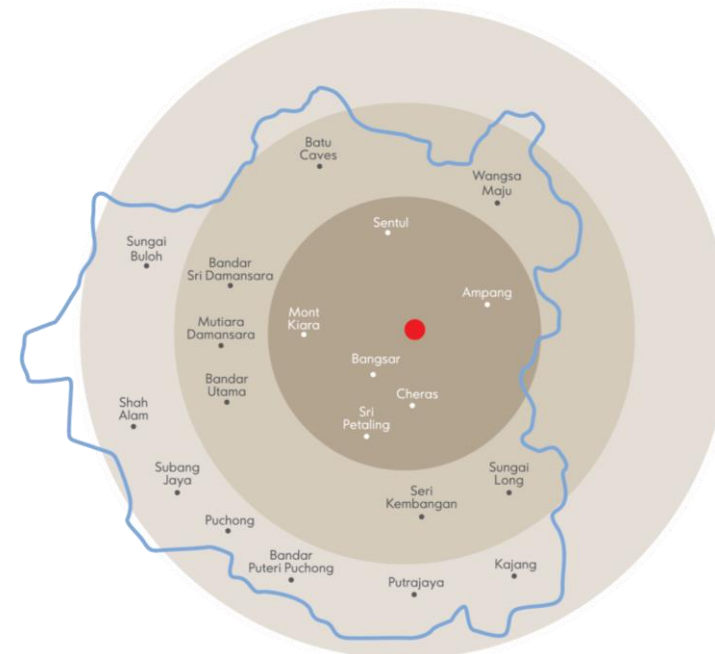
www.MyTOWNKLkl.com.my



@MyTOWNKLshoppingcentre



MyTOWN KLkl



Primary	15 mins drive	1.6m people
Secondary	20 mins drive	2.75m people
Tertiary	30 mins drive	>5m people

Your brand is within easy commute to a population of
Approx 9.3 million people!

Brand exposure to a city-centre mixed development surrounded by commercial and residential areas with **families, working professionals, and students.**

Toppen Shopping Centre

Johor Bahru





The heart and hub of the Johor Bahru community

15 million visitors per annum



33A Jalan Harmonium,
Taman Desa Tebrau
81100 Johor Bahru, Johor



Open in **2019**



Anchored by
IKEA Tebrau



GLA:
1.25 million sq ft
4 levels



4,600 parking spaces
With designated bays for
women and families



300 tenants
A mix of local heroes
and international,
well-loved brands.

Key Tenants:





Our Customer Profile



62% women
38% men



3 hours dwell time



Household Income: 71% have a household income below RM 5,000 per month.



Racial breakdown:

Malay: 69%
Chinese: 25%
Indian: 6%



50% are parents
38% are students
12% are older parents

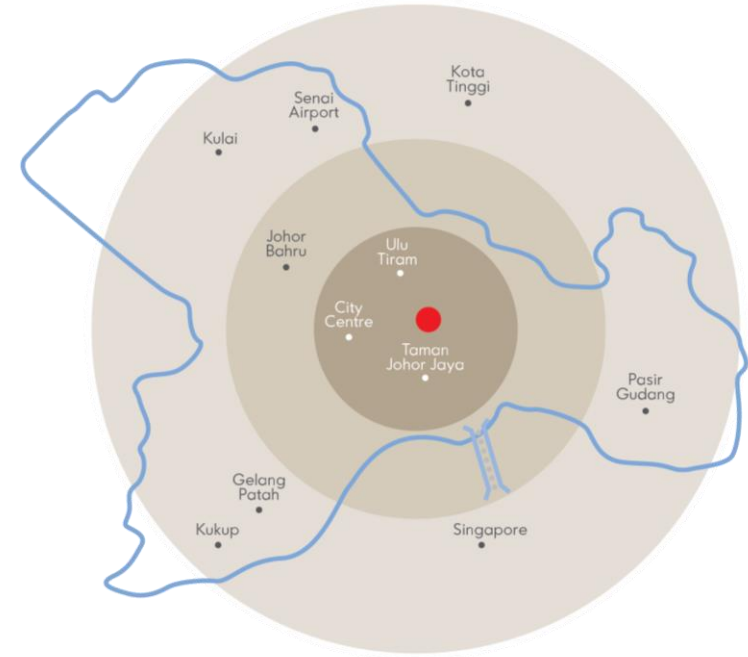


Proximity to shoppers in **Singapore with strong purchasing power.**

 toppen.my

 @ToppenMY

 toppenmy



Primary	15 mins drive	557,672 people
Secondary	20 mins drive	1,084,964 people
Tertiary	30 mins drive	850,000 people

Your brand is within easy commute to a population of
Approx 2.5 million people!

Brand exposure to the exiting Johor Bahru city-centre, the gateway between Malaysia and Singapore. Toppen is commercial and residential areas with a mix of **young adults, families, and experienced parents.**

Klippa Shopping Centre Penang





The dynamic arts and culture hub of the Northern Region

3 million visitors per annum



752 Persiaran Cassia
Selatan, 8 Lebuhraya
Bandar Cassia
14110 Simpang Empat,
Penang



Phase 1: Open in **2019**
Drive-thru: Open in **2021**
Phase 1 Extension: Open
end **2022**
Full shopping centre: **2025**



Anchored by
IKEA Batu Kawan



GLA: upon completion
1.3 million sq ft



4,000 parking spaces
With designated bays for
women and families



38 tenants for Klippa's
initial phase.
A mix of local heroes
and international,
well-loved brands.



Key Tenants:



Harvey Norman



tealive





Part of Aspen Vision City, a **RM10 billion smart city** masterplan that will transform the Northern region



Access to over **8.3mil tourists yearly** (international and domestic)



Set to become an **Iconic Meeting Destination** in North Malaysia as Batu Kawan is the third satellite city in Penang.



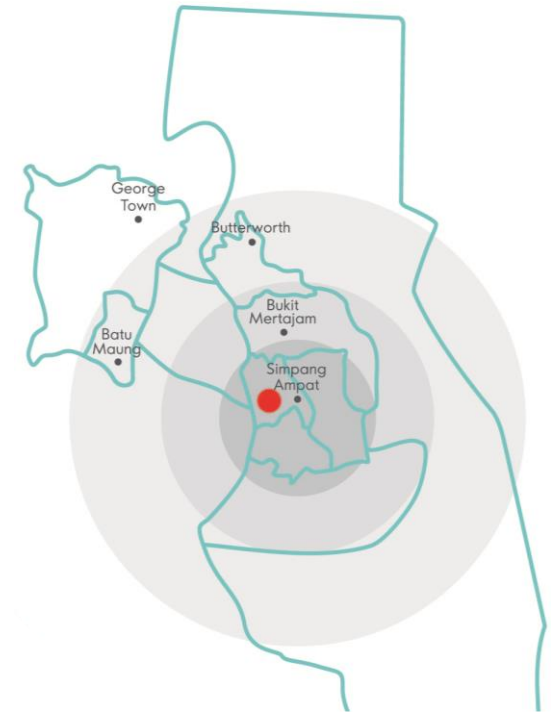
Proximity to the **Batu Kawan Industrial Park**, home to **23,000 professionals** from multinational corporations and prominent local company headquarters.



A fully integrated **Leisure and Entertainment Hub** that will bring greater footfall




Reach Malaysia's **2nd Wealthiest State**




Primary	15 mins drive	122,783 people
Secondary	30 mins drive	1,211,001 people
Tertiary	45 mins drive	1,062,731 people

Your brand is within easy commute to a population of
Approx 2.4 million people!

Brand exposure in a growing township in North Malaysia that will be populated with **families, young professionals, and university students.**

 @klippshoppingcentre

 klippashoppingcentre

We are excited about your brand growing with us





Megabangna | Bangkok

LOCATION



A strategic location is key to brand accessibility.

All our meeting places are well connected to major roads, highways, and public transportation networks. We are committed to improving our ingress and egress to ensure our centres are easily accessible by the many.



HEALTHY VISITATION



Growing visitation drives sales conversions.

With a total of 100 million visitors per year, our meeting places enjoy strong visitation from families of all ages, professionals, young adults looking for a great day out.



PULLING POWER



The right tenants help drive visitation creating an easily accessible audience for your brand.

All our meeting places are seamlessly integrated with global home retailer IKEA, along with popular anchor tenants, international loved brands, and local heroes.



Megabangna | Bangkok



COMMUNITY HUBS

We create spaces where communities come together. Whether its family friendly events, kids' workshops, or large-scale concerts, we are proud that our meeting places are social destinations. We encourage our communities to connect, seek new experiences, be inspired, and discover.

PASAR RAYA

TMG *plus*

DIMILIKI OLEH: TUNAS MANJA SDN BHD (CAW BATU KAWAN PENANG) (166702-T)



#BetterTogether



Find the right partners to help you grow your brand.
We believe in growing our business together. We constantly invest in optimizing and enhancing our offer to better meet the needs of our visitors to create the right environment for your brand.

At Ikano Centres we are committed to growing our offer to meet the needs of both our communities and partners

Ikano Centres, a leading retail developer, is delighted to announce the highly anticipated opening of two major additions at Klippa, located in Batu Kawan's growing township in Penang.

Property News / 8 June 2023 / 中文版

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PENANG PROPERTY TALK

Ikano Centres, a leading retail developer, is delighted to announce the highly anticipated opening of two major additions at Klippa, located in Batu Kawan's growing township in Penang. Joining the retail line-up is a petrol station, to be operated by Caltex, and mainland Penang's first Decathlon store which will further expand the diverse offerings most crucial to the community's needs.

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First Lulu Grocer in Johor to open at Toppen Shopping Centre

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StarProperty

MyTown Forges Ahead With Expansion Plan

Posted on 16 Feb 2021

by Viktor Chong

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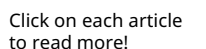


KUALA LUMPUR: MyTown Shopping Centre has unveiled plans to expand its offerings with the addition of new tenants besides enhancing the overall infrastructure in the months to come.

The two main anchors are Malaysian innovative bookstore chain BookXcess and living concept store SSF, which will occupy approximately 85,000 sq ft of retail space. In addition to these two prominent brands, there will also be a 20,000 sq ft store expansion for retailer Panda Eyes.

Leveraging its strong partnership network and maintaining

starproperty.my





We are #BetterTogether.

For leasing enquiries, please contact leasing@ikano.asia

For our latest updates, please visit:



ikanocentres.com



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