

FOR IMMEDIATE RELEASE

Chin Hin Property and Atlan Unveil The Eclipse – Redefining Coastal Urban Living in Johor Bahru

22 November 2025, Johor Bahru — Chin Hin Group Property Berhad (“CHGP”), together with its joint-venture partner, Atlan Holdings Berhad (“Atlan”), today unveiled The Eclipse, a modern coastal residence designed to elevate urban living in Stulang, Johor Bahru. Featuring contemporary design, strong connectivity and lifestyle-focused amenities, the development marks the partnership’s continued growth in the southern corridor.

Rising on a 4.28-acre site, The Eclipse features two towers ranging from 36 to 58 storeys, housing 1,116 units tailored for practical and modern lifestyles. The architecture draws inspiration from Johor’s coastal setting, with streamlined silhouettes and clean vertical lines that establish a distinct presence along the Straits of Johor. Units range from 570 to 1,161 sq ft, offering 1+1 to 3+1 bedrooms, priced from RM630,000.

Exceptional Connectivity for a Cross-Border Lifestyle

Located in Stulang with direct access to major routes, The Eclipse offers strong connectivity for residents and cross-border commuters. The development sits approximately 2.8 km from the CIQ and is within minutes of the upcoming Bukit Chagar RTS Station, which will link Johor Bahru to Woodlands North in Singapore with an estimated travel time of 15 to 30 minutes.

The RTS Link — designed to carry up to 10,000 passengers per hour per direction — is expected to significantly enhance mobility, making Johor Bahru an increasingly attractive residential and investment destination.

Residents will also benefit from access to major routes including the EDL, JB Sentral and Jalan Tun Abdul Razak, as well as nearby lifestyle destinations such as Johor Bahru Heritage Street, Johor Bahru City Square, and Mid Valley Southkey.

Design Excellence Rooted in Coastal Context

The Eclipse is shaped by a team of award-winning consultants who have developed a design approach grounded in its coastal setting. WDA Architects leads the architectural design, introducing a streamlined tower form that maximises natural light and coastal views. The

landscape, designed by Landart Associates, draws from the rhythm of solar and lunar eclipses to create functional outdoor spaces defined by light, shadow and movement. Inside, Ministry of Design (MOD) of Singapore incorporates clean lines and a refined material palette to establish a calm, contemporary atmosphere. Together, the architectural, landscape and interior concepts form a cohesive, design-led experience.

Comprehensive Facilities Crafted for Urban Wellbeing

At Level 11, The Eclipse features an expansive facilities deck inspired by celestial movements, offering residents a collection of lifestyle, wellness and leisure spaces designed around the themes of light, water and tranquillity. The infinity pool, sunken lounges, pool villas, pickleball court, playground, gym and Himalayan salt sauna contribute to a coastal-inspired environment that encourages relaxation, rejuvenation and meaningful connection. High-floor sky decks provide elevated vantage points where residents can enjoy panoramic coastal views that stretch toward Singapore.

Smart Features and Concierge Services for Modern Living

The Eclipse offers practical, modern comforts including inverter air-conditioning systems, fitted kitchen solutions, and smart home integration. Every unit also comes equipped with a digital door lock for added convenience and security.

To enhance convenience and elevate the living experience, CHGP has partnered with MAPLE Hospitality Group to provide concierge services such as housekeeping, leasing and property management, shuttle transportation, laundry support, parcel handling, and essential repair and maintenance assistance.

A Strategic Collaboration That Elevates the Development

The Eclipse is developed through a strategic collaboration between CHGP and Atlan. CHGP leads the project with its strength in delivering innovative, lifestyle-focused residential developments, while Atlan contributes its experience in strategic land investment and long-term asset management. Anchored by this collaboration, The Eclipse is poised to become one of the most distinctive landmarks in Johor Bahru's southern corridor.

About Chin Hin Group Property Berhad

Chin Hin Group Property Berhad ("CHGP") is a leading Malaysian property developer focusing on residential projects primarily within Klang Valley, Penang, and Johor Bahru. The Group is committed to delivering innovative and sustainable developments that blend lifestyle, design, and functionality, creating vibrant communities that inspire and elevate everyday living.

With a track record of excellence, CHGP has established itself as a distinctive player in the property development industry. Our developments are designed to appeal to a new generation of discerning homebuyers and investors — offering smartly designed residences, lifestyle-centric environments, and resort-inspired living experiences. From premium high-rise towers to exclusive residential enclaves, CHGP delivers products that resonate with modern aspirations.

At CHGP, our tagline — "New Ideas for a New Generation" — reflects our commitment to creating future-ready spaces that combine contemporary aesthetics with practical elegance. Whether it's a holiday-resort-inspired residence, a chic urban home, or a high-end lifestyle property, CHGP focuses on bringing distinctive concepts to life, catering to a youthful, dynamic, and style-conscious market.

Operating primarily in the vibrant locales of Klang Valley, Penang, and Johor Bahru, our portfolio boasts a series of successfully launched ventures, notably including Ayanna Resorts Residence at Bukit Jalil, Avantro Residences at Bandar Kinrara, Quaver Residence at Sungai Besi, Solarvest Suites at Bangsar South, Aricia Residences at Sungai Besi, Dawn KLCC, Botanica Hills at Templer, and Crown Penang, located on Penang Island. These projects are a testament to our commitment to crafting diverse and exceptional living spaces.

CHGP is a subsidiary of Chin Hin Group Berhad ("CHGB"), a Malaysian conglomerate listed on Bursa Malaysia, primarily engaged in building materials, construction, property development, and home & living solutions. CHGB's portfolio also includes other prominent companies such as Ajiya Berhad, Signature International Berhad, Signature Alliance Berhad and Fiamma Holdings Berhad.

About Atlan Holdings Berhad

Atlan Holdings Bhd (“Atlan”) is a diversified investment holding company with core operations in the manufacturing of automotive components, trading of duty-free goods, dutiable and non-dutiable merchandise and strategic property investment and hospitality. Established in 1988 as a private limited company in Penang, Atlan began as a precision metal stamping business before steadily expanding its portfolio and capabilities. Atlan was listed on the Second Board of Bursa Malaysia Securities Berhad in 1996 and later advanced to the Main Market in 2009, marking a significant milestone in its growth journey.

Atlan operates its automotive segment through United Industries Holdings Sdn. Bhd. and its group of subsidiaries (“UI Group”). With over 51 years of experience, UI Group is a trusted producer and supplier of high-quality automotive components to Malaysia’s original equipment manufacturers. Today, it is recognised as one of the market leaders in the manufacturing of metallic tubes, fuel filler necks, fuel tank modules, metal stamping parts, and instrument panel sub-assemblies within Malaysia’s automotive industry.

Atlan’s duty-free segment is managed by Duty Free International Limited (“DFIL”) and its group of subsidiaries. DFIL, listed on the Mainboard of the Singapore Exchange Securities Trading Limited (“SGX-ST”), is Malaysia’s leading duty-free retailer with more than 40 years of operating history. Operating under the “ZON” brand, DFIL is the country’s largest multichannel duty-free and duty-paid retail operator, serving both Malaysian and international travellers across all major entry and exit points in Peninsular Malaysia.

For its property and hospitality segment, Atlan owns and manages an office tower and a serviced apartment (currently undergoing refurbishment) strategically located in the heart of Kuala Lumpur. The Group has also extended its hospitality footprint to the United Kingdom through its subsidiary, Belle Isle Hotels (Cornwall) Management Limited, which operates a 4-star, full-service hotel offering comprehensive spa and leisure facilities.

For media inquiries, please contact:

Emily Cheng
Senior Manager, Corporate Communication
Email: emily.cheng@chinhinproperty.com.my
Mobile: 019-689 8238