

EXCLUSIVE PULLOUT

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VIDA

MALAYSIA DEVELOPER AWARDS 2022

Rise of a new milestone

The inaugural Malaysia Developer Awards pays homage
to the top-performing property developers

The birth of a
brand new award

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The methodologies
used

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Night of winners

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Through judges' eyes

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Matrix Concepts proves its mettle

From a small firm into a property powerhouse



Matrix Concepts has carved its name as a community developer as it endeavours to deliver sustainable developments in practising its beliefs, as prescribed by its tagline **Nurturing Environments, Enriching Lives with more than 20,000 residential and commercial units handed over already.**



An aerial view of the 6,300-acre Bandar Sri Sendayan.

MATRIX Concepts Holdings Bhd (Matrix Concepts) has proven its worth as a reputable leading property developer in the country with the realisation of its two major townships which were developed almost concurrently.

Beginning as a small property firm in 1996 in Negeri Sembilan, Matrix Concepts initiated its maiden project of 595 residential and commercial units in the district of Bahau, Negeri Sembilan.

Three years later, the first joint venture (JV) with Menteri Besar Incorporated, Negeri Sembilan (MBI NS) was inked to develop the 39-acre Taman Andalas. Subsequently, other commercial and residential properties followed. Thus, its reputation as a reliable and professional developer grew.

In 2005, Matrix Concepts entered into JV agreements with MBI NS and Koperasi Kemajuan Tanah Negeri Johor, to develop its two integrated townships called Bandar Sri Sendayan in Negeri Sembilan and Bandar Sri Impian in Kluang respectively.

Backed by a strong track record of quality developments and an experienced management team of professionals, it went public and was listed on Bursa Malaysia on May 28, 2013.

Over the next few years, it continued to build up its landbank in Negeri Sembilan, Kluang and Greater Kuala Lumpur. Its first 513-unit serviced apartment in Kuala Lumpur city, KL Chambers was launched in 2019 and is expected to be handed over in Q4 2022.



Resort Villa, a soon-to-be launched limited premium bungalow series in Bandar Sri Sendayan, is designed for the discerning few.

In 2016, it spread its wings internationally with a boutique apartment project called M Carnegie in Melbourne, Australia and due to its resounding success, M Greenvale was then launched in mid-2019. In Q2 2022, it launched its third project in Melbourne, M333 St Kilda, a 74-unit apartment block with an estimated gross development value (GDV) of A\$75mil.

Matrix Concepts initialised investment in Indonesia in 2019 with its partnered project, Menara Syariah Towers, a 29-storey twin tower commercial building in Jakarta with an estimated GDV of US\$250mil.

Currently, its Bandar Sri Sendayan, comprising over 6,300 acres and Bandar Seri Impian, over 1,000 acres, boast a thriving multi-racial community of over 50,000 people and its Sendayan Tech Valley, an industrial park within Bandar Sri Sendayan township has attracted more than RM4.5bil worth of foreign direct investments by prominent global and domestic brands.

As of to-date, Bandar Sri Sendayan's GDV for its completed projects stands at RM2.4bil and Bandar Sri Impian, Kluang stands at a GDV of RM1.4bil. In its books, its on-going projects total an estimated GDV of RM2.6bil.

Matrix Concepts has carved its name as a community developer as it endeavours to deliver sustainable developments in practising its beliefs, as prescribed by its tagline **Nurturing Environments,**

Enriching Lives with more than 20,000 residential and commercial units handed over already.

At present, Matrix Concepts has diverse businesses namely property development, construction, education, hospitality and healthcare. For more information, visit Matrix Concepts website www.mchb.com.my or call Matrix Concepts Head Office at + 6 06 764 2688. 📞



The vacant possession of KL Chambers is expected to be in Q4 2022.



You come first.

Be it in our core sectors of Property Development, Construction, Education, Hospitality and Healthcare. Or in our mission to enrich lives and build communities. We see ourselves as more than just industry players.

We are business partners to our stakeholders and shareholders. Family to our colleagues and staff. Partners to our suppliers. And collaborators to our loyal customers.

It is only because of all of you that we stand here today as leaders of the industry. And even when we are in first place, to us, you will always come first.



**MATRIX CONCEPTS
RANKED NO.1**
TOP-OF-THE-CHARTS
(MARKET CAP RM1 BILLION & ABOVE)



Birth of an esteemed award for developers

The old, the new and the unlisted celebrate at MDA's inaugural event



Group photo of all the winners together with (front centre, left to right) Yeow, Noor Azman and Firdaus.

IN collaboration with FIABCI-Malaysia, the International Real Estate Federation's Malaysian chapter, Star Media Group introduced the inaugural Malaysia Developer Awards (MDA) 2022, which celebrates the most acclaimed and prominent property stakeholders.

StarProperty hosted the prestigious ceremony at Sunway Resort Hotel where 28 trophies in five categories were presented as Special Awards and Top-of-the-Chart Awards.

The Special Awards comprised the Rising Star Award, Transformation Award and International Award, with each category having its own eligibility and qualifications. The Top-of-the-Chart Awards were divided into the Top 10 for market capitalisation of RM1bil and above, and Top 10 for market capitalisation below RM1bil.

The separation of the Top-of-the-Chart categories drew from the MDA's holistic, methodical design, which facilitated an even playing field for developers of different sizes and allowed smaller outfits to shine on their own merit.

This innovative approach guided the MDA process throughout its development, application and judging sessions. With a comprehensive panel of judges with multiple disciplines in the property industry, developers were guaranteed a fair and thorough evaluation. Respected names include Bursa Malaysia Bhd chairman Tan Sri Abdul Wahid Omar, MBSB Bank Bhd chairman Tan Sri Azlan Mohd Zainol, Klang Municipal Council president Noraini Roslan, and Institution of

Engineers Malaysia past president Emeritus Prof Tan Sri Chuan Hean Teik, who served as chief judges.

"This ensures all projects are assessed impartially, bringing about trustworthy judgments to the industry and the public," said FIABCI-Malaysia president Datuk Firdaus Musa.

"The MDA incorporates global standards of development excellence to elevate the local industry to the next level. This is done through championing quality without compromise and upholding strong values that focus on social and environmental issues," he added.

The initial goal of launching the MDA was to create first-rate, holistic and inclusive accolades, and its introduction to the scene could not have come at a more apt time, said Star Media Group chief executive officer Alex Yeow.

Amid Malaysia's shifting landscape, prompting urgent changes to the real estate industry and other sectors of the economy, the MDA establishes itself as a guiding light for the future of property development while celebrating its foundation of tenacity and dedication.

"Property players have raised their game to tackle new challenges, as evident by the rise of sustainable infrastructure and property. But more still needs to be done," said Yeow.

"Real estate professionals have to go beyond merely riding on emerging trends and technologies. They must become trendsetters.

"Through MDA's recognition, we aim to embolden developers to re-imagine the

industry's future which will ultimately showcase how Malaysian players are able to push the boundaries of what it means to be world class," he said.

With the continuous growth and refinement of procedure, strategy and technique, the future of the MDA will be inspired by an evolving property industry and vice versa. 📈

> To find out more about the methodology of the MDA and the individual categories, refer to pages 6 to 9, 18, 19, 33, 44 and 52.



TOP-OF-THE-CHARTS

MARKET CAP RM1 BILLION & ABOVE

TOP 10 (by ranking)

- 1 Matrix Concepts Holdings Bhd
- 2 OSK Holdings Bhd
- 3 Scientex Bhd
- 4 Sime Darby Property Bhd
- 5 Mah Sing Group Bhd
- 6 IOI Properties Group Bhd
- 7 MRCB
- 8 UEM Sunrise Bhd
- 9 Sunway Bhd

MARKET CAP BELOW RM1 BILLION

TOP 10 (by ranking)

- 1 Symphony Life Bhd
- 2 DPS Resources Bhd
- 3 Eupe Corporation Bhd
- 4 Paramount Corporation Bhd
- 5 AYER Holdings Bhd
- 6 Jiankun International Bhd
- 7 LBS Bina Group Bhd
- 8 GuocoLand (Malaysia) Bhd
- 9 MUI Properties Bhd
- 10 KEN Holdings Bhd



The founding MDA team together with (seated front, from left) then FIABCI-Malaysia deputy president Mohd Salem Kailany, Koe, Yeow and SMG chief business officer Lydia Wang giving the thumbs up during the launch of the awards.

A step back in time

How the MDA all began with just an idea

It all started in May 2021 when Datuk Seri Koe Peng Kang, who was then the president of the International Real Estate Federation Malaysian Chapter (FIABCI-Malaysia) and Star Media Group (SMG) chief executive officer Alex Yeow got together and brought up the idea of a joint effort to introduce a new award to recognise the achievements of property developers instead of their projects.

While both parties already have awards namely FIABCI-Malaysia's Malaysia Property Awards (MPA) and StarProperty Developer Awards (SPDA), both awards were not awarded specifically to the developer. The MPA are for properties that have been completed and occupied while the SPDA predominantly recognises on-going property development.

So began a series of meetings to discuss the viability of the collaboration between FIABCI-Malaysia and SMG to create an award that would bridge a gap of which many in the industry are painfully aware of. An award that would take precedence as the premier accolade to provide confidence to buyers and investors as well as give overdue recognition to property developers.

"There is a multitude of property awards in Malaysia's real estate landscape, each claiming to be the voice of authority and standard-bearer for the industry. This cacophony of claims creates confusion and lingering doubts, especially for consumers who are bombarded with conflicting information.

"As a stakeholder in the property industry myself, I understand the need for an award that can cut across the noise to give all those who have a stake in real estate the much-needed clarity.

"This gave birth to the Malaysia Developer

Awards (MDA), a carefully crafted accolade that provides a credible and holistic benchmarking of the industry for property developers and consumers alike," said Koe.

Ironically, it took nine months to give birth to the awards. So on Feb 21, the MDA was officially launched, signalling the start of a premier accolade that will stand out from the rest. A reputable award that is sufficiently holistic to cover all aspects so that projects are deservedly awarded, developers are properly recognised for their exemplary workmanship and most importantly, an award that provides inspiration and exposure for up-and-coming developers.

The MDA will serve as a creditable gauge to make informed decisions when it comes to buying or investing in a property or believing that the developer will deliver the envisaged development as promised. In short, the awards will serve to validate that the companies they are dealing with are reputable and their developments are of sound quality.

"The awards will provide a benchmark to show Malaysian developers who have made their mark in overseas ventures, elevating their expertise in competing internationally.

"By looking at everything holistically, we can work towards elevating the real estate industry via this joint strategic collaboration with Star Media Group and StarProperty," said Koe.

"This award is aimed at elevating the standard of Malaysian developers, and we're confident it will be the ultimate property awards accolade, thanks in large to the collaboration between both parties," added Yeow.

Through the combined knowledge and expertise of FIABCI-Malaysia and SMG, this

inaugural awards programme is set to raise the bar even higher, with submissions judged on an international level.

"It is a partnership that will only grow stronger with time, thanks to both parties' strong foundation. With FIABCI-Malaysia's international ties and Star Media Group's trusted reach, the Malaysia Developer Awards is set to be prized above other Malaysian property awards and the winners are propelled to even greater heights," he said.

The MDA is tailored to be set apart from other property awards programmes. Beyond recognising the most well-deserving property players, it also set its sights on the long-term development of the industry.

"Star Media Group will lend its own expertise as well. Utilising the competency and proficiency of StarProperty and StarBiz, the awards programme will leverage on its extensive reach in the property landscape.

This inaugural awards programme is set to raise the bar even higher, with submissions judged on an international level. The expertise of both partners will ensure that deliberations are unfettered by any prejudice or bias, ensuring that the awards go to only the most deserving," said Yeow.

To ensure that the awards are presented to the best of the best, the judging process is stringent, complying with international standards and beyond.

The MDA is divided into two main categories - Top-of-the-Chart Awards and Special Awards, which consist of three sub-categories, namely The International Award, Transformation Award and The Rising Star Award.

"Among what is planned for the awards goes beyond just winning trophies as the winners will be encouraged to partake in workshops and site visits to facilitate the exchange of ideas and expertise. This will also foster greater ties and friendly competition," said Koe.

While this is the first year that the MDA is held, the awards are envisioned to evolve as they progress, continuing to propel the property to new levels of standards.

To ensure transparency, full details of the methodology would be shared with the public through the print and online media. And finally the figures are validated by one of the Big Four accounting firms, KPMG.

The creation of the MDA trophy

THE Malaysia Developer Awards (MDA) trophy went through multiple forms before FIABCI-Malaysia and Star Media Group agreed to its design.

The body of the trophy is made from a new material to reflect the property industry's ability to change and innovate, and that its creativity is as boundless as the possibilities of the future.

The matt black surface represents an absence or complete absorption of visible light. This achromatic black represents strength, seriousness, power and authority. As a formal, elegant and prestigious colour, it evokes strong emotions.

This ebony hue allows the metallic gold band, depicting the silhouette of the Kuala Lumpur skyline, to stand out as it wraps the obsidian obelisk. The black and gold trophy is reserved for the Top-of-the-Chart categories, while the Special Awards have a different rainbow-coloured wrap to highlight its exceptional value.

The colourful silhouette of the Kuala Lumpur skyline with its iconic buildings signifies the many possibilities available to property developers. From trailblazers to veterans taking on transformative projects and competing overseas against international counterparts, the Special Awards trophy embodies the limitless prospects for Malaysian developers.

Finally, the solid nature of the trophy, coupled with its imposing weight, is reflective of the strength of Malaysia's developers -- that they are a core element of the economy because the real estate industry makes up a large portion of individual and business wealth across multiple sectors.



The private function was limited to specially invited guests held at Ceylonz Suites.



Guests using their mobiles to scan the QR code for the launch countdown.

A closer look at the MDA methodology

Zooming into the finer details of performing property companies



GuocoLand group managing director Tan Wee Bee (third from right) taking a group photo with his team and trophy.



Scientex chief executive officer Lim Peng Jin holding his MDA trophy.

THE Malaysia Developers Awards (MDA) serve to give due recognition to deserving property developers for their contributions to the industry and nation. Based on quantitative and qualitative attributes, MDA is divided into two components -- Top-of-the-Charts (TOTC) and Special Awards.

For TOTC, which takes into account Bursa Malaysia-listed property companies, the rankings will be published annually. All companies listed in Bursa Malaysia's property sector are automatically considered for the awards. For the bigger conglomerations, only their property division will be assessed.

The TOTC is divided into categories:

- TOP 10 (for Market Cap of RM1bil and above)
- TOP 10 (for Market Cap of below RM1bil)

Selecting the winners

The TOTC is divided into quantitative and qualitative components with the focus on performing property companies. The quantitative component is further divided into five attributes: Revenue Growth, Net Profit Growth, Stability, Sustainability and Transparency. Collectively, this component contributes 70% to the total score.

For the qualitative component, the emphasis is on Placemaking Ingenuity, ESG (environmental, social and governance) Initiatives and Creative Digitalisation. This component is worth the remaining 30%.

TOTC quantitative rankings - Revenue Growth

The Revenue Growth attribute is based on a company's performance over a three-year period from 2019 to 2021, with 2018 serving as the base year. Companies that register consistent positive growths over the three years are given preference. The companies are also assessed using a modified compounded annual growth rate (CAGR) formula, with preference for those companies scoring a higher percentage. For example, in the RM1bil and above category, Scientex Bhd achieved three consecutive years of positive revenue growth and a modified CAGR of 18.81%. This achievement puts Scientex at the top for this attribute.

Of the top 10 rankers in the TOTC RM1bil-and-above category, Scientex was the only company that saw three years of positive growth. However, it must be noted that while companies may register negative growth, it does not mean they were not registering positive revenue, only that they were earning a lower revenue.

Similarly, in the TOTC below RM1bil category, GuocoLand (Malaysia) Bhd also achieved three consecutive years of positive revenue growth and a modified CAGR of 42.28%. This places them in top spot for this attribute. It is also noteworthy to point out that Symphony Life Bhd and Jiankun International Bhd also registered three consecutive years of positive revenue growth. 🏡

RANKING BY REVENUE GROWTH

(market capitalisation RM1bil and above)

- 1 Scientex Bhd
- 2 Sime Darby Property Bhd
- 3 Matrix Concepts Holdings Bhd
- 4 S P Setia Bhd
- 5 OSK Holdings Bhd
- 6 UEM Sunrise Bhd
- 7 IOI Properties Group Bhd
- 8 Mah Sing Group Bhd
- 9 Sunway Bhd
- 10 MRCB

(market capitalisation below RM1bil)

- 1 GuocoLand (Malaysia) Bhd
- 2 Symphony Life Bhd
- 3 Jiankun International Bhd
- 4 DPS Resources Bhd
- 5 MUI Properties Bhd
- 6 LBS Bina Group Bhd
- 7 AYER Holdings Bhd
- 8 Eupe Corporation Bhd
- 9 KEN Holdings Bhd
- 10 Paramount Corporation Bhd

Why MDA uses net profit and not gross profit

Net income tells investors more about a company's health



Scientex chief executive officer Lim Peng Jin (holding the MDA trophy) with his winning team.

GROSS profit and net profit are the two most important profitability indicators for any business. The cash or profit that is still available after production costs are deducted from sales is known as gross profit. The money made through the sale of a company's products and services is known as revenue. Investors might use gross profit to estimate how much money a business makes from the creation and sale of its products and services.

On the other hand, net profit is the amount that is left over after revenue has been reduced by all expenditures and expenses. Investors can assess a company's overall profitability, which shows how well it has been managed, by looking at its net profit.

Understanding the differences between gross profit and net profit can help investors determine whether a company is earning a profit and, if not, where the company is losing money. The reason why the Malaysia Developer Awards (MDA) uses net profit instead of gross profit is to reflect on how the company managed its actual available funds and gauge its long-term survivability.

TOTC quantitative rankings - Net Profit Growth

The Net Profit Growth attribute is based on the company's performance over a three-year period from 2019 to 2021, with 2018 serving as the base year. Companies that register consistent positive growth over the three years are given preference. The companies are also assessed on their return on equity, with companies scoring a higher percentage given preference. For example, in the RM1bil-and-above category, Scientex Bhd achieved three consecutive years of positive net profit growth and a positive return on equity of 8.23%. This achievement puts Scientex as the top ranker for this attribute. Of the top 10 rankers in the TOTC RM1bil-and-above category, Scientex was the only company that saw three years of positive growth. Again, it must be noted that while companies register negative growths, it does not mean that they were not registering a positive net profit, only that they were earning a lower profit.

Similarly, in the TOTC below-RM1bil category, DPS Resources Bhd also achieved three consecutive years of positive net profit growth and a return on equity of 7.62%. This places DPS in top spot for this attribute. It is the only company to achieve three consecutive years of positive net profit growth for this attribute. 📈



DPS Resources managing director Edward Sow is all smiles when posing with his trophy at the photo booth.

RANKING BY NET PROFIT GROWTH

(market capitalisation RM1bil and above)

- 1 Scientex Bhd
- 2 IOI Properties Group Bhd
- 3 Mah Sing Group Bhd
- 4 Sime Darby Property Bhd
- 5 Matrix Concepts Holdings Bhd
- 6 OSK Holdings Bhd
- 7 S P Setia Bhd
- 8 Sunway Bhd
- 9 MRCB
- 10 UEM Sunrise Bhd

(market capitalisation below RM1bil)

- 1 DPS Resources Bhd
- 2 Eupe Corporation Bhd
- 3 Symphony Life Bhd
- 4 LBS Bina Group Bhd
- 5 KEN Holdings Bhd
- 6 Jiankun International Bhd
- 7 Paramount Corporation Bhd
- 8 GuocoLand (Malaysia) Bhd
- 9 MUI Properties Bhd
- 10 AYER Holdings Bhd

Keeping the company financially grounded

Taking the sensible and reasonable approach to ensure funds are available



Housing and Local Government Ministry secretary-general Datuk M Noor Azman Taib presenting the MDA trophy to Sime Darby Property group managing director Datuk Azmir Merican (second from right). With them are Star Media Group chief executive officer Alex Yeow (left) and FIABCI-Malaysia president Datuk Firdaus Musa.

In technical terms, financial stability is a characteristic of a financial system that reduces imbalances brought on by substantial unfavourable events or innate market fluctuations. For the individual, it might just mean not worrying about paying bills because of available savings.

For companies, it is somewhat more complicated as the mismanagement of funds could cause financial distress. A healthy company manages its funds well and hence, it is one of the quantitative attributes of the Top-of-the-Chart (TOTC) Award.

TOTC quantitative rankings - Stability

The stability attribute is based on how the company manages its available cash over a three-year period from 2019 to 2021, with 2018 serving as the base year. Companies that register consistent positive growths over the three years are given preference. The companies are also assessed on their debt-to-total-asset ratio, with preference given to companies scoring a lower percentage.

It is important to note that having a debt-to-total-asset ratio is equally undesirable as it signifies that the company is

not maximising its available funds. Having a range of 10% to 40% for the ratio is preferred.

In the RM1bil and above category, Sime Darby Property Bhd achieved three consecutive years of positive cash-in-hand growth while its debt-to-total-asset ratio stood just below the 40% threshold at 37.48%. While this figure appears quite high, the company has sufficient funds to offset its debt if required. This puts Sime Darby Property in top spot for this attribute.

Of the top 10 rankers in the RM1bil and above category, OSK Holdings was the only company that saw three years of positive cash growth. However, its debt-to-total-asset ratio stood at 39.1%, placing it second on the list.

Similarly, in the TOTC below RM1bil category, AYER Holdings Bhd also achieved three consecutive years of positive cash growth and a debt-to-total-asset ratio of 10.62%. This places it at the top for this attribute. It is the only company to achieve three consecutive years of positive cash growth.

However, it must be noted that several companies utilised their cash-in-hand to ride the negative effects of the Covid-19 pandemic and it does not mean that they were less financially stable. 📉

In the RM1bil and above category, Sime Darby Property Bhd achieved three consecutive years of positive cash-in-hand growth while its debt-to-total-asset ratio stood just below the 40% threshold at 37.48%. While this figure appears quite high, the company has sufficient funds to offset its debt if required. This puts Sime Darby Property as the top ranker for this attribute.



AYER Holdings chief operating officer Jeannie Khoo happily showing off the MDA trophy.

RANKING BY STABILITY

(market capitalisation RM1bil and above)

- 1 Sime Darby Property Bhd
- 2 OSK Holdings Bhd
- 3 MRCB
- 4 Matrix Concepts Holdings Bhd
- 5 Mah Sing Group Bhd
- 6 Sunway Bhd
- 7 Scientex Bhd
- 8 UEM Sunrise Bhd
- 9 S P Setia Bhd
- 10 IOI Properties Group Bhd

(market capitalisation below RM1bil)

- 1 AYER Holdings Bhd
- 2 KEN Holdings Bhd
- 3 DPS Resources Bhd
- 4 Jiankun International Bhd
- 5 Eupe Corporation Bhd
- 6 Symphony Life Bhd
- 7 Paramount Corporation Bhd
- 8 LBS Bina Group Bhd
- 9 MUI Properties Bhd
- 10 GuocoLand (Malaysia) Bhd

Transparency builds trust

Being upfront will help boost brand loyalty and sales for companies



MRCB group chief operating officer Kwan Joon Hoe (right) and chief corporate officer Armajit Singh Chhina pose for a snapshot with their trophy.



Paramount Property deputy group chief executive officer and executive director Benjamin Teo holding his TOTC award.

TRUST between a company and its investors, customers, partners and employees is based on a company's transparency in doing business. Being transparent means being honest and upfront with stakeholders when companies discuss business-related issues.

The goal of transparency in business is to build trust and goodwill by establishing and maintaining the firm's reputation for being open and honest in its business dealings. Transparency in business can take many different forms depending on the type of communication being used and the stakeholders involved.

Each group of stakeholders may react differently to transparency but the effect is the same whether they are investors, shareholders, purchasers or employees.

Investors and stakeholders define transparency as the ease with which they can obtain financial data, such as a company's price range and audited financial reports. Investors must have confidence that the financial reports your company generates are accurate, informative and independently audited.

On the purchasers side, they want to know that the companies they select to buy their homes are being transparent because this will boost their confidence in the development. Done right, the developer can ensure brand loyalty and increase sales.

Lastly, transparency with employees is centred on honesty and two-way communication between employees and their managers. This includes frank discussions about business goals and objectives, challenges, employee performance and other work-related issues.

TOTC quantitative rankings - Transparency

The transparency attribute is based on the company's willingness to reveal information about itself in the latest annual report. Transparency in the MDA judging criteria is centred on information disclosure, accountability and clarity. The breakdown of scores are as follows:

- Transparency pledge (20%)
- Precise remuneration of directors (20%)
- Time taken to file annual financial results (10%)
- Dividend policy statement (10%)
- Shareholders meeting procedures and minutes (10%)
- Responsibilities to stakeholders, including donors, sponsors, programme beneficiaries, staff and the public (10%)
- Whistle-blower policy (10%)
- Limiting the usage of technical terminology, fine print or complicated mathematical notations (10%)

In the RM1bil and above category, MRCB achieved the highest score of 86%. This achievement puts MRCB in top spot for this attribute. Of the top 10 rankers in the TOTC RM1bil and above category, OSK Holdings (with 81%) was the only other company that scored above the 80% mark.

In the TOTC below RM1bil category, Paramount Corporation Bhd was the highest achiever at 96%, a near perfect score. This places them in top spot for this attribute. The closest company to Paramount Corporation is Symphony Life at 85%, also the only other company that scored above 80%. 📈

RANKING BY TRANSPARENCY

(market capitalisation RM1bil and above)

- 1 MRCB
- 2 OSK Holdings Bhd
- 3 S P Setia Bhd
- 4 Matrix Concepts Holdings Bhd
- 5 UEM Sunrise Bhd
- 6 IOI Properties Group Bhd
- 7 Mah Sing Group Bhd
- 8 Sunway Bhd
- 9 Scientex Bhd
- 10 Sime Darby Property Bhd

(market capitalisation below RM1bil)

- 1 Paramount Property
- 2 Symphony Life Bhd
- 3 LBS Bina Group Bhd
- 4 MUI Properties Bhd
- 5 DPS Resources Bhd
- 6 AYER Holdings Bhd
- 7 Eupe Corporation Bhd
- 8 Jiankun International Bhd
- 9 GuocoLand (Malaysia) Bhd
- 10 KEN Holdings Bhd

Paving the way for ESG-led homes

Mah Sing's stellar lineup of developments is in line with its ongoing ESG initiatives



Mah Sing has stood the test of time and continuously created iconic developments that have won over 300 domestic and global awards, solidifying its position as one of Malaysia's fully integrated developers.



M Nova is planned to be a mixed development with three blocks of serviced residences that is furnished with sustainable features.

LEFT Meridin East is a 1,313-acre gated lake garden community blessed with ample outdoor activity spaces.

ENVIRONMENTAL, social and governance (ESG) practices in property development are on the rise and property developer Mah Sing Group Bhd has been gearing up its initiatives to adopt more concepts into its business operations and strategy.

Their sustainability approach is not only in line with their principle to leave no one behind but also driven by the group's sustainable policy that is guided by global sustainability goals such as the United Nations' Sustainable Development Goals (SDGs).

"Mah Sing is a home-grown property developer that aspires to be a national builder. The team has been building this brand name for the past 28 years, with the top five traits that I believe in – passion, perseverance, quick action, adaptability and innovation.

"We would not have reached this level without these attributes," said Mah Sing founder and group managing director Tan Sri Leong Hoy Kum.

As one of Malaysia's leading property developers, Mah Sing has taken strides to begin its ESG journey by incorporating the design thinking process in its planning stage by reviewing and listening to customer needs.

Homeowners can expect ESG elements weaved into its current projects such as its M Series projects with a gross development value (GDV) ranging from RM378mil (M Adora) to RM2.2bil (M Vertica) as well as its Southville City in KL South at RM11.1bil and Meridin East in Johor at RM5bil.

This is also extended to the group's exciting lineup that is in the works such as the M Series developments – M Astra in Setapak with a GDV of RM618mil, M Nova in Kepong at RM790mil and M Minori in Johor Bahru at RM469mil.

Greener homes

The group has cleverly infused green building design concepts, elements and features in their developments – achieving more than 25% of green spaces in their M Series projects.

For instance, the group opted to preserve a large rain tree by replanting the tree at the ground-level entrance roundabout at their M Centura development as well as transplanting 24 hopea odorata trees – a vulnerable species under IUCN Red List classification – to the garden facing the drop-off area of the same development.

Most of the group's current and ongoing projects are also privy to sustainable development. This includes community-based farming to encourage community interaction, reducing carbon emissions by incorporating electric vehicle (EV) charging stations as well as water-efficient fittings and rainwater harvesting systems to optimise water consumption and minimise the usage of potable water.

Energy efficient fittings are also included such as T5 or LED lighting, utilisation of natural ventilation and

daylighting for habitable rooms and ensuring – when conditions allow – that the developments are in the North-South orientations to reduce thermal heat gain into the building and hence reducing the energy needed to cool the building

The M Astra development in Setapak for one comes with an automated waste collection system, EV charging station and other eco-friendly features with an affordable selling price of RM399,000 per unit to encourage low-carbon mobility among the masses.

The group also utilises environmentally friendly materials and products such as low volatile organic compounds (VOC) paint, coatings and sealant, green labelled tiles, eco-friendly building block and roof thermal insulation foam among others.

The group's M Aruna development in Rawang was the first to begin implementing the Industrialised Building System (IBS) to improve output quality, construction efficiency and delivery time.

Mah Sing's effort in designing and developing its property developments with green building design concepts and elements has had a positive impact on the environment and helped the group clinch accolades from leading green building bodies like Malaysia's Green Building Index (GBI) certification and Singapore's Building and Construction Authority's (BCA) Green Mark.

Taking care of people

The group aims to take care of people through their developments such as ensuring that the projects are well connected and close to an array of public transportation such as M Oscar, M Vertica and D'sara Sentral developments.

Mah Sing has also gone above and beyond by investing in the construction and upgrading of surrounding amenities and infrastructure to improve the lives of residents.

For instance, Meridin East's 23.5-acre lake garden is outfitted with a jogging track, a basketball court, a playground and a viewing deck. The park also has lush greenery from various plant life for local communities to enjoy.

Taking care of those who help build homes is also at the forefront of the group's initiatives as they are governed by fundamental human rights principles as well as the employment laws where they operate.

This includes employing Safety and Health Assessment System in Construction methodology, departmental activity monitoring and root cause analysis with the Ishikawa fishbone method to reduce risks and hazards at work.

Aside from their developments, the group also employs three key pillars of focus – Education, Community Development and Health and well-being – into their business strategy and efforts to give back to the community.

This is done through the Mah Sing Foundation, since its inception in 2005 spearheads community

programmes and continuously supports and strengthens the local community. They are also in support of the government's effort in developing "Rumah Selangorku (RSKU), Rumah Mampu Milik Wilayah Persekutuan (RUMAWIP), Rumah Mampu Milik Johor (RMMJ) dan Kedai Kos Sederhana (KKS).

Stellar business governance

The group has close to three decades of experience and has successfully survived four major financial crises as well as the recent Covid-19 pandemic.

They have shown dedication to creating functional yet high-quality design spaces for everyday living through innovation strategy with a diverse portfolio that includes high-rise residential projects, master-planned townships, integrated developments, Grade A office buildings, retail projects, SoHo and industrial developments.

Their corporate governance and sustainability governance structures oversee a wide range of important ESG issues, including anti-corruption, cyber security, labour issues and health and safety.

For instance, the group takes a zero-tolerance stance against bribery, corruption and unethical behaviour in terms of sustainability governance. Before beginning any work with the Group, all new consultants and contractors must sign, acknowledge, and accept the code and Anti-Bribery and Anti-Corruption (ABAC) policy.

What's more, their staff undergoes ABAC training to ensure that the group and its partners are held to high standards. Moreover, the group ensures that all panel contractors are Construction Industry Development Board Malaysia (CIDB) registered.

That said, illegal labour is strictly prohibited and will result in termination and – if necessary – legal action. Compliance with labour laws is required. There must be no use of forced or child labour, intimidation or harassment, threats or coercion, or practices that deprive workers of their human rights and dignity.

The Mah Sing group has stood the test of time and continuously created iconic developments that have won over 300 domestic and global awards, solidifying its position as one of Malaysia's fully integrated developers.

The most notable of which was three consecutive years as "The Company of the Year" by the Sustainability & CSR Malaysia Awards 2022 under the property development category and bagged the outstanding ESG Impact Corporate Excellence Award by the Malaysia SDG and ESG Impact Awards in 2022.

For more information, visit <https://www.mahsing.com.my/>



Mah Sing's M Centura in Setapak transplanted a total of 24 Hopea Odorata and preserved a 15-year old Samanea Saman.

Saving up for the down-payment, qualifying for a loan, paying the monthly instalments...

MahSing H.O.M.E

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1 OCT - 31 DEC*

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FREE STAMP DUTY

EASIER LOAN APPROVALS

LOWER MONTHLY INSTALMENTS



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Salak Tinggi Terrace Homes

1,555 - 1,761 sqft
From RM530,000*



M Vertica
KL City Serviced Residence

850 & 1,000 sqft
From RM480,800*



M Panora
Rawang Terrace Homes

1,770 - 2,026 sqft
From RM708,800*



M Arisa
Setapak Serviced Residence

550 - 1,025 sqft
From RM399,000*



Erica @ Meridin East
Pasir Gudang, Johor Terrace Homes

1,601 - 1,654 sqft
From RM447,000*



Sri Petaling

Bangi

Kepong

Wangsa Melawati

Bayan Lepas

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or visit us at: mahsing.com.my/home



* Applicable to selected units in participating projects only. T&C apply



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MARISA Project Name: Residensi M Arisa Pelangi • Developer: Cosmowalth Housing Development Sdn Bhd (1194333-T) • Registered Address: Wisma Mah Sing, Penthouse Suite 1, No.163, Jalan Sungai Besi, 57100 Kuala Lumpur • Tel: 03 9221 8888 • Developer's License No.: 19228-2/02-2023/01348 (L) • Validity: 22/02/2022-21/02/2023 • Advertising Permit No.: 19228-2/02-2023/01348 (P) • Validity: 22/02/2022-21/02/2023 • Authority Approving Building Plan: Dewan Bandaraya Kuala Lumpur • Building Plan Reference No.: BP U1 OSC 2019 1858 • Expected Date of Completion: July 2024 • Land Encumbrances: HSBC Malaysia Berhad • Land Tenure: Freehold • Type of Property: Serviced Apartment • Tower A - Type A: 87 Units, Min RM439,400 - Max RM487,500, 1 Car Park; Type B: 30 Units, Min RM535,600 - Max RM578,500, 1 Car Park; Type C: 275 Units, Min RM555,100 - Max RM620,100, 1 Car Park; Type D: 276 Units, Min RM674,700 - Max RM761,800, 1-2 Car Parks; Type E: 101 Units, Min RM756,600 - Max RM819,000, 1-2 Car Parks • Tower B - Type A: 87 Units, Min RM445,900 - Max RM487,500, 1 Car Park; Type B: 30 Units, Min RM538,200 - Max RM578,500, 1 Car Park; Type C: 275 Units, Min RM562,900 - Max RM620,100, 1 Car Park; Type D: 276 Units, Min RM677,300 - Max RM791,700, 1-2 Car Parks; Type E: 101 Units, Min RM785,200 - Max RM830,700, 1-2 Car Parks • This advertisement has been approved by Jabatan Perumahan Negara. • **M VERTICA** Tower C, D & E • Developer License No: 19318/03-2025/0001(R) • Validity Period: 03/12/2021 - 03/03/2025 • Advertising & Sales Permit No: 19318-2/11-2022/0001(R)-(S) • Validity Period: 24/11/2021 - 23/11/2022 • Building Plan Reference No: BP S2 OSC 2017 3734 • Expected Date of Completion: Nov 2023 • Tower C Total Unit: 752 • Min Price: RM 639,360 • Max Price: RM 909,360 • Tower D Total Unit: 793 • Min Price: RM 641,760 • Max Price: RM 910,560 • Tower E Total Unit: 646 • Min Price: RM 644,160 • Max Price: RM 914,160 • Built-up (Tower C, D & E) : 850sf and 1,000sf • Type of property: Serviced Apartment • No of car park per unit: 1 or 2 unit • Approving Authority: DBKL • Land Tenure: Leasehold (14/08/2116) • Lease Term 99 years • Restrictions: The land cannot be transferred, leased or mortgaged without any consent from the Land Committee of Kuala Lumpur, Federal Territory • Land Encumbrance: Maybank Islamic Berhad • This advertisement has been approved by National Housing Department. • **M PANORA** Semai Meranti Sdn Bhd Reg No (288532-U) (A wholly owned subsidiary of Mah Sing Group Berhad) Wisma Mah Sing, Penthouse Suite 1, No.163, Jalan Sungai Besi, 57100 Kuala Lumpur. Tel: +603-9221 6888 • Developer's License No: 11998/04-2025/0106(R) • Validity Period: 08.04.2020-07.04.2025 • Advertising & Sales Permit No: 11998-4/09-2025/0148(A)-(S) • Validity Period: 06/09/2022 - 05/09/2025 • Approving Authority: Majlis Perbandaran Selayang • Building Plan Approval No: MPS 3/2-1371/766(PB/PIN/AIF-6C1) • Expected Date of Completion: September 2025 • Land Tenure: Freehold • Land Encumbrance: Hong Leong Bank Berhad • Project Name: Panora • Type: 2-Storey Link Homes 24'x65' (Type A) • Type: 2-Storey Link Homes 24'x65' (Type B) • Selling Price: RM 780,800 (Min) - RM 1,358,800 (Max) • Total units: 247 Units. • THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA. • **M SENYUM** Developer: Oasis Garden Development Sdn. Bhd. (788611-K) • Registered Address: Wisma Mah Sing, Penthouse Suite 1, No. 163, Jalan Sungai Besi, 57100 Kuala Lumpur • Tel: 03-9221 6888 • Developer License No: 11727/12-2024/0136(R) • Validity: 07/12/2019 - 06/12/2024 • Advertising Permit No: 11727-3/07-2024/0097(N)-(L) • Validity: 28/07/2022 - 27/07/2024 • Authority Approving Building Plan: Majlis Perbandaran Sepang • Building Plan Reference No: MP.Sepang 600-34/5/71 • Expected Date of Completion: July 2025 • Land Encumbrances: HSBC Amanah Malaysia Berhad • Land Tenure: Leasehold (11 April 2120) • Lease Term 99 years • Restriction of Interest: The land cannot be transferred, leased or mortgaged without any consent from the Land Committee of the state authorities • Property Type: 2 Storey Terrace Homes 20' x 65' & 20' x 70' • Phase 1B: 270 units • Total Units: 270 units • Selling Price: (Min) RM592,000.00 - (Max) RM837,000.00 • **ERICA** Meridin East Sdn. Bhd. (1054999-D) • Developer License No: 14297/12-2023/0931(A) • Validity Period: 12/12/2021 - 11/12/2023 • Parcel 2H - Phase 1 "Erica" • Double Storey Link Home - (18' x 70') • Advertising Permit No: 14297-9/10-2023/0743(A)-(L) • Validity Period: 23/10/2021 - 22/10/2023 • Approving Authority: Majlis Bandaraya Pasir Gudang • Building Plan Approval No: MBPG: JBG/N337/2020(PG) • Tenure of Land: Freehold • Land Encumbrances: Maybank Islamic Berhad • Expected Completion: July 2023 • Pricing: RM560,845(Min) - RM850,745(Max) • Total Unit: 155 • Parcel 2H - Phase 2 "Erica" • Double Storey Link Home - (18' x 70') • Advertising Permit No: 14297-10/12-2023/0930(A)-(L) • Validity Period: 9/12/2021 - 8/12/2023 • Approving Authority: Majlis Bandaraya Pasir Gudang • Building Plan Approval No: MBPG: JBG/N337/2020(PG) • Tenure of Land: Freehold • Land Encumbrances: Maybank Islamic Berhad • Expected Completion: Dec 2023 • Pricing: RM570,880(Min) - RM851,860(Max) • Total Unit: 106 • Pricing: RM570,880(Min) - RM810,605(Max) • Total Unit: 104 • Parcel 2H - Phase 3 "Erica" • Double Storey Link Home - (18' x 70') • Advertising Permit No: 14297-11/12-2023/0931(A)-(L) • Validity Period: 12/12/2021 - 11/12/2023 • Approving Authority: Majlis Bandaraya Pasir Gudang • Building Plan Approval No: MBPG: JBG/N337/2020(PG) • Tenure of Land: Freehold • Land Encumbrances: Maybank Islamic Berhad • Expected Completion: Mar 2024 • Pricing: RM578,685(Min) - RM898,690(Max) • Total Unit: 108 IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA • **MAH SING GROUP BHD** Reg. No. 199101019838 (230149-P)

Creating an eco-friendly community for all

MUI Properties' Bandar Springhill combines prestige and exclusivity with serenity, community and sustainability



For MUI Properties, what it means to be a responsible developer and township creator is closely tied to the ability to create a sense of place, where people and nature can come together and share a common ground to call home.



The community park for Cosmo and Irises has already been completed.

WHEN it comes to today's homebuyers, an increasingly large number are more conscious of the decisions they make, especially if it touches on their environmental impact and carbon footprint.

With this in mind, MUI Properties Bhd has thoughtfully conceived the thriving community township project of Bandar Springhill. Strategically located between Seremban and Port Dickson, the township spans over 2,000 acres of freehold land.

For MUI Properties, what it means to be a responsible developer and township creator is closely tied to the ability to create a sense of place, where people and nature can come together and share a common ground to call home.

It is this rule of thumb that has led to the development of Bandar Springhill, which is designed with not only prestige and exclusiveness, but also serenity and community – and above all, sustainability – in mind.

Recognising that Bandar Springhill could have a significant impact on the environment years down the road, MUI Properties is future-proofing the township by creating socially responsible architecture and development that are efficient, sustainable and inclusive.

The property developer stresses that sustainability is its key focus, especially as environmental, social and governance principles (ESG) have now become part and parcel of the considerations for all businesses.

MUI Properties strives to ensure that the liveability of the township is enhanced and maintained throughout the generations. Apart from comprehensive facilities and amenities, Bandar Springhill reflects the developer's keen understanding of the importance of quality

education, particularly in the early years of a child's life.

This can be seen via the Bandar Springhill UCSI International School, a Premier International Baccalaureate (IB) World School in Malaysia that offers full-range IB programmes. The school's strategic location within the township lets the community take advantage of the convenience of being able to attend world-class education.

Enhancing liveability

On top of that, it also boasts the UCSI Hospital, a state-of-art medical facility that serves to benefit the community considerably, as it provides residents with the convenience and accessibility of having their healthcare needs easily met.

MUI Properties executive chairman and group chief executive officer Andrew Khoo Boo Yeow noted that MUI Properties also focuses on creating values for all stakeholders, which includes competitive pricing with a good return on value.

"We are focused on developing Bandar Springhill as a lifestyle-centric township. Our key focus will always be on meeting the needs of our customers. This is evident with the success of our launches, which saw very promising take-up rates. Ensuring the liveability of our projects is our priority and this can be seen with the integration of UCSI Hospital, a state-of-art medical facility with world-class healthcare treatment, a doorstep away.

"To cater to the growing needs of today's homebuyers, house designs are ergonomic, built with double volume ceiling space, rooftop gardens, in-house private gardens, plus natural lighting and ventilation solutions to reduce energy consumption," Khoo said.

With the gross development value (GDV) of its completed projects standing at RM800mil, MUI Properties is currently working on four projects amounting to RM240.1mil in GDV, namely Phase E3A (Amarilis), Phase E5 (Nebula and Aurora 2), Phase E6 (Nova and Aurora), as well as Phase E7-3 (Peony 2).

Amarilis consists of 73 units of double-storey terrace houses with a total GDV of RM31.3mil, whereas the RM70mil GDV Nebula and Aurora 2 comprises 221 units of double-storey terrace houses.

In addition, Nova and Aurora consist of 272 units of double-storey terrace houses with a total GDV of RM106.2mil, while Peony 2 is valued at RM32.6mil in GDV for 70 units of double-storey terrace houses.

Looking towards the future

Apart from its current projects, however, MUI Properties already has big plans underway via several separate developments.

Most notably, these include an industrial development with a GDV of RM170mil, as well as additional double-storey terrace houses amounting to RM215mil in GDV.

Acknowledging the importance of ESG considerations, MUI Properties actively plays its part by ensuring it has a benchmark upon which future progress can be measured and tracked.

This is done via data collection on carbon emissions to evaluate and empower the decarbonisation of its operations, supply chains and portfolio.

The vision, for the developer, is to create a healthier lifestyle for the communities in which it operates by reducing carbon emissions.

Believing in walking the talk, MUI Properties not only has waste classification to facilitate recycling and circular practices such as repurposing palm tree bark waste by converting it into fertiliser but also has its in-house edible farm, where harvested products are then distributed to the community.

This is in addition to its corporate social responsibility initiatives.

Aside from its environmental and social commitments, MUI Properties also has a strong governance structure in place to ensure a stable foundation for growth.

Among such policies are the Anti-Bribery and Anti-Corruption Policy, the Corporate Standard Operating Procedures and the Personal Data Protection Act 2010 (Act 709).

Those keen to know more about MUI Properties' projects in the Bandar Springhill township may visit <https://bandarspringhill.com>.



MUI Properties Berhad



MUI Properties is focused on developing Bandar Springhill as a lifestyle-centric township, with a key focus on meeting the needs of its customers, said Khoo.



House designs are ergonomic, built with double volume ceiling space, to allow for natural lighting and ventilation solutions to reduce energy consumption.



Amarilis' Phase E3A consists of 73 units of double-storey terrace houses.



A prestige development by:

MUI Properties

(A Joint Venture Company between MUI Properties Berhad & Chin Teck Plantation Berhad)



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TOP-OF-THE-CHART
TOP 10
(FOR MARKET CAP BELOW RM1 BILLION)

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**Located At
Mature Township**

**Convenience &
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PRICE FROM RM 31 / sq.ft

LAND SIZE 1 acre and above
(Joining option available)

FEATURES

- Limited Unit
- Light & Medium Industrial
- Accessibility To Major Highway
- Close Proximity To KLIA

PRICE FROM RM 26 / sq.ft

LAND SIZE 6,000 sq.ft & above

- Option Build To Stay
- Individual Title & Infrastructure Ready

MUI Properties
West Synergy Sdn Bhd (283029-M)
(A Joint Venture Company between MUI Properties Berhad & Chin Teck Plantation Berhad)

016-661 6870
011-5937 2332
Sales Gallery: 27-G, Jalan Springhill 9/12, Persiaran Springhill, Bandar Springhill, 71000 Port Dickson, Negeri Sembilan
Tel: 06-651 6512 / Fax: 06-651 5512
Website: www.bandarspringhill.com / Email: wssb@muip.com.my

Innovation throughout the decades

Symphony Life not only stood the test of time but thrived in building homes and communities



Menara Symphony, the headquarters of Symphony Life is an iconic project that embodies the perfect expression of urban sophistication and elegance.



TWY was awarded the Highly Commended Award under the Condominium Category in Malaysia by Asia Pacific Property Awards.

beyond the nation's shores, Symphony Life supports global efforts towards sustainable development by aligning its operations with the United Nations Sustainable Development Goals (UN SDGs).

Currently, they have adopted seven UN SDGs. Symphony Life's headquarters, Menara Symphony which recently won FIABCI Malaysia Property Award 2021, Office Category is a GBI certification building with green facilities provided throughout the development.

A key innovation amongst them is the optimisation of rainwater harvesting using gravity to irrigate plants and recycling of rainwater incorporated as a feature of the public realm design. The building facade glazing is using low-E glass that balances optimally between cost vs performance and view/daylight vs heat gain.

As a responsible corporate citizen, it offers a wide range of benefits to its employees including 84 training programmes offered with an average of 13.2 training hours per employee. On its industry, innovation and infrastructure objectives, Symphony Life weaves in innovative design features such as premium facilities, high technology security, sculptures and artwork and smart colour schemes as well as conducts pre-delivery inspection (PDI) ensuring the highest product quality for its purchasers.

And by ensuring that its properties are situated in convenient proximity to public transport, covered walkways, electric vehicle parking bays and chargers, bicycle parking areas as well as shower facilities for employees who cycle to work are built and provided, encouraging residents and employees alike to reduce carbon emissions and reduce the impact of climate change.

Finally, as a responsible employer and property developer, besides having proper governance in place, the company is also looking at promising prospects by embarking on strategic plans to bring Symphony Life Berhad to the next level and to distinguish its brand and value proposition in the industry. The company has some upcoming projects in the pipeline strategically located in Klang Valley. The strategic landbanks are located in Mont Kiara, Cheras as well as a township up north in Amanjaya, Kedah and a premium residential development on the East Coast - Tijani Raja Dewa in Kelantan.

That said, it is little wonder that it had impressive scores for the recent Malaysia Developer Awards, which it ranked first in the Top-of-the-Chart (market cap under RM1bil). For more information, visit www.symphonylife.my.



STAR Residences @ KLCC embodies the spirit of exuberance and luxury. Its architectural design exudes avant-garde elegance within a highly sought-after address.

residents to walk worry-free between the trees and landscape.

TRD is also built on a platform level raised 750mm from the existing road level as a measure against flooding if it does occur. As an added preventive measure, excess run-off is redirected to an on-site water detention tank.

On the other hand, TWY in Mont' Kiara, with a GDV of RM437mil, features a wetland ecosystem within a high-rise residential development that also houses local flora and fauna. This wetland cools temperature throughout the development naturally while the unique X architectural layout harnesses and distributes cool wind through all units.

It is also thoughtfully designed to have cross ventilation and double-height volume windows at each duplex unit allowing natural sunlight to filter through while conserving energy and lessening the development's carbon footprint.

Nature and locality

One of SymLife's goals is to ensure harmony and sustainable coexistence between mankind and nature exists within their developments without compromising quality, comfort, innovation and luxury.

This is evident in one of their distinctly Tijani development, Tijani Ukay bungalows with a GDV of RM335mil which are strategically located on a naturally hilly terrain in KL East while still being within a stone's throw away from Kuala Lumpur city centre. To preserve the natural terrain and designed to place nature at the centre stage, Tijani Ukay bungalows were built on a staggered level overlooking a landscaped park with a cascading water feature flowing into a large tranquil pond at the heart of it, creating a self-sustaining eco-system while giving residents a sense of warmth and serenity.

In the heart of Kuala Lumpur city, Star Residences @ KLCC with a GDV of RM3bil blends right in with the unique curation of premium residences, an exclusive retail boulevard and world-class facilities such as a rooftop sky park, a 25m infinity pool, a fully-fledged gym, sky lounge, sky bar and restaurants.

Community driven

Symphony Life also strives to build projects that attune to their customers by driving high-value, self-sustaining, community-centric projects. Strategically located close to public transport amenities, Union Suites (SUS) in Bandar Sunway with a GDV of RM479mil offers a well-rounded, holistic environment that is conducive and convenient for the existing student population.

It houses curated facilities, flexible unit size ranges, which include a sky gymnasium, sports courts, study lounges and a laundromat among others - all of which are venues where the community will interact.

Similarly, in Kelantan, the exclusive TRD features Islamic-inspired motifs that tie into the rich culture of greater Kelantan. The state often referred to as the cradle of Malay culture, runs deep in its authenticity and Islamic faith.

Strengthening the local muhibbah ideology, TRD has a gateless design that encourages neighbourly interaction which adds value to the community acting as a communal ground for the community. Looking

As one of the nation's oldest and most established property developers in Malaysia, Symphony Life Berhad has kept to its tried and proven formula, but blended with the modern and dynamic lifestyle requirements of today's home buyers.

Backed by an incredible 58 years of experience, Symphony Life continues to run, and run well – a testament to its endurance, prudence and resilience.

Established in 1964 as Bolton Properties Limited, the company refreshed its image and rebranded itself as Symphony Life Berhad in 2013 with a vision to be a modern lifestyle brand that creates better living by design.

Having survived several economic downturns, Symphony Life is still going strong after delivering more than 25,000 properties throughout the country. The property developer's priorities are to extend its competitive advantage and improve returns by deepening purchaser engagement, transforming its operating model and improving asset utilisation to reduce the environmental impact.

Symphony Life aims to deliver an effortless experience to its purchasers and continuously embrace new ways of designing and evolving sustainable developments that enhance community living.

"The content and joy that come from providing a holistic home keep us striving, motivating us to push forward and excel at what we do. This will enable us to create value for society and shareholders through a clear focus on operational excellence and organic growth to realise our brand promise to Live Better," said a statement from Symphony Life.

Likened to the proof in the pudding adage, Symphony Life has introduced proven innovative designs catering for the needs and demands of home buyers and investors like its Tijani Raja Dewa (TRD) project in Kelantan. With a gross development value (GDV) of RM183mil, this low-density enclave is designed with an elevated linear park filled with lush greenery.

The deck below serves as a driveway for vehicles and the upper deck, where the 1.7-acre park resides, is for pedestrians, offering an added safety feature for



Symphony Life Bhd is one of the oldest and most established property developers in Malaysia with a vision to be a dynamic lifestyle brand that creates better living by design.



UNION
SUITES
BANDAR SUNWAY

Symphony Life



TIJANI
RAJA DEWA



Live Better!

Established since 1964, Symphony Life builds on years of experience and insight to deliver meticulous, thoughtfully planned, placemaking properties that set the benchmark for sustainability, quality and innovation.

Recognised in the industry for being more than just a developer, our goal is to express new ways to live, to create new realities in realty and to expand our vision of being a dynamic lifestyle brand by purposefully creating a better living for the community, caring for the environment and building for future generations.

CREATING NEW REALITIES IN REALTY



Malaysia Property Awards 2021 (FIABCI Malaysia)
Award winner under Office Category



Asean Property Developer Awards 2019/2020
Best Luxury High Rise Development



Star Property Awards 2020
Awarded Excellence in the Eastern Star Award



Property Insight Prestigious Developer Awards 2019
Best Investment Centric Development



Asia Pacific Property Awards 2015-2016
Highly Commended Award under the Condominium Category in Malaysia



QLASSIC Excellence Awards 2014
CIDB QLASSIC Award - Highest QLASSIC Achievement



PAM Awards 2014
Award winner under the Multiple Residential Category



Asia Pacific Property Awards 2011
Best Residential Renovation / Redevelopment in Malaysia and Best Residential Renovation / Redevelopment in Asia Pacific



Asia Pacific Property Awards 2010
Highly Commended mention under the Mixed-Use Development Category in Malaysia



Malaysia Landscape Architecture Awards 2010
Honour Award under the Professional Category for Excellent Landscape Design & Planning

Symphony Life Berhad 196401000264(5572-H)

01-3, 3rd Floor, Menara Symphony, No. 5, Jalan Prof. Khoo Kay Kim, Seksyen 13, 46200 Petaling Jaya, Selangor Darul Ehsan. | 603 7688 1888 | symphonylife.my

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You are our inspiration and the reason why we work hard to improve and innovate. Your views matter. Listening to you helps us understand what you want. Your thoughts and ideas help us to shape and nurture future communities. Paramount Property will continuously strive to serve you better as the People's Developer!



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Arinna, Kemuning Utama: PEMAJU: PARAMOUNT PROPERTY DEVELOPMENT SDN. BHD 200201020247 (587910-U) - Co-labs Coworking Shah Alam, B-02-01 (Block B), Sekitar26 Enterprise, Persiaran Hulu Selangor, Seksyen 26, 40400 Shah Alam, Selangor - No. Lesen Pemaju: 9202/03-2027/0224(A) - Tempoh Sah: 28/02/2022 - 14/03/2027 - No. Permit Iklan & Jualan: 9202-23/09-2025/0169(N)-[S] - Tempoh Sah: 13/09/2022 - 12/09/2025 - Pihak Berkuasa Kelulusan Pelan Bangunan: Majlis Perbandaran Shah Alam - No. Kelulusan: MBSA/BG/600-1/PS/SEK.32/0049-2022 - Bebanan tanah: Tiada - Pegangan Tanah: Hak Milik Kekal - Tarikh Jangka Siap: July 2025
Jenis Rumah: Pangapuri - Bilangan Unit: 356 Unit - Luas Binaan: 1,209 k.p.s. - 1,525 k.p.s. - Harga Minima: RM 615,294.00 - Harga Maksima: RM 904,471.00 - Diskaun untuk Bumiputera: 7% - Sekatan Kepentingan: Tiada - IMLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. Bukit Banyan - Sierra Prime: Paramount Property (Utara) Sdn Bhd 19761001963 (27914-T) - Wisma Paramount, No. 1, Jalan Banyan 1, Bukit Banyan, 08000 Sungai Petani, Kedah - No. Lesen Pemaju: 2003/10-2023/0759(A) Tempoh Sah: 29/10/2021-28/10/2023 - No. Permit Iklan & Jualan: 2003-69/10-2024/0251(N)-[U] - Tempoh Sah: 21/10/2022-20/10/2024 - Pihak Berkuasa Kelulusan Pelan Bangunan: Majlis Perbandaran Sungai Petani - No. Kelulusan: MPSK/018.77/2022/01/804 - Bebanan Tanah: Tiada - Pegangan Tanah: Hak Milik Kekal - Tarikh Jangka Siap: November 2024 - Jenis Rumah: Rumah Berkembar 2 Tingkat - Lot Saiz: 40' x 95' - Luas Binaan: 2,201 k.p.s. - 3,473 k.p.s. - Harga Minimum: RM95,427 - Harga Maksimum: RM1,057,510 - Jumlah Unit: 28 - Diskaun untuk Bumiputera: 5% - IMLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. Utropolis Batu Kawan: Paramount Property (PVI) Sdn Bhd 201301027315 (1057143-D) - G-01, Utropolis Utama, Persiaran Cassia Barat 3, 14110 Bandar Cassia, Pulau Pinang - Pegangan Tanah: Pegangan Pajakan - No. Lesen Pemaju: 14638/02-2023/01190(A) - Tempoh Sah: 08/02/2022 - 07/02/2023 - Permit Iklan dan Jualan: 14638-3/11-2022/0127(A)-[S] - Tempoh Sah: 30/11/2021 - 29/11/2022 - Pihak Berkuasa: Majlis Perbandaran Seberang Perai - No. Rujukan Pelan Bangunan: MPSP/40/20-73/76(CP)[14] - Bebanan Tanah: Digadai kepada CIMB Islamic Bank Berhad - Sekatan Kepentingan: Tanah yang diberi milik ini tidak boleh dipindahmilik, dicagar, pajak, atau pajakan kecil, tenansi diwakilkan atau sebarang bentuk usunsiaga tanpa mendapat kebenaran Pihak Berkuasa Negeri terlebih dahulu - Kegunaan Bangunan: Pangapuri Perkhidmatan - Tarikh Jangka Siap: Jun 2024 - Blok A: 499 units - Jenis A, Bilangan unit: 59, Luas binaan: 667 k.p.s. Harga min: RM 500,250 Harga maks: RM 538,200 - Jenis B1, Bilangan unit: 154, Luas binaan: 883 k.p.s. Harga min: RM 568,100, Harga maks: RM 662,150 - Jenis C, Bilangan unit: 141, Luas binaan: 1,044 k.p.s. Harga min: RM 662,250, Harga maks: RM 756,300 - Blok B: 465 units - Jenis A1, Bilangan unit: 60, Luas binaan: 878 k.p.s. Harga min: RM 545,100 - Jenis B1, Bilangan unit: 199, Luas binaan: 883 k.p.s. Harga min: RM 561,200, Harga maks: RM 621,000 - Jenis B2, Bilangan unit: 56, Luas binaan: 953 k.p.s. Harga min: RM 575,600, Harga maks: RM 609,500 - Jenis C1, Bilangan unit: 144, Luas binaan: 1,244 k.p.s. Harga min: RM 651,950, Harga maks: RM 768,200 - Jenis D, Bilangan unit: 6, Luas binaan: 1,315 k.p.s. Harga min: RM 689,600 - Diskaun untuk Bumiputera: 5% - IMLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. The Atrium: Paramount Property (C) Sdn Bhd 2019101039386 (1348715-H) - Co-labs Coworking Shah Alam, B-02-01 (Block B), Sekitar26 Enterprise, Persiaran Hulu Selangor, Seksyen 26, 40400 Shah Alam, Selangor - No. Lesen Pemaju: 20172-2/10-2023/0731(L) - 18/10/2023 - No. Permit Iklan & Jualan: 20172-2/10-2023/0731(P) - Tempoh Sah: 19/10/2021 - 18/10/2023 - Pihak Berkuasa Kelulusan Pelan Bangunan: Dewan Bandaraya Kuala Lumpur - No. Kelulusan: BP US OSC 2021 0111 20 - Bebanan Tanah: Melayan Bankiung Berhad - Pegangan Tanah: Hak Milik Kekal - Tarikh Jangka Siap: Oktober 2024 - Jenis Rumah: Pangapuri Servis + Jumlah Unit: 241 Unit - Luas Binaan: 566 k.p.s. - 1,227 k.p.s. - Harga Minimum: RM69,941.00 - Harga Maksimum: RM1,610,244.00 - Diskaun untuk Bumiputera: 5% - Sekatan Kepentingan: Tiada - IMLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. Sehati Lakeside: Paramount Property (Lakeside) Sdn Bhd 201701049543 (1250119-T) - Co-labs Coworking Shah Alam, B-02-01 (Block B), Sekitar26 Enterprise, Persiaran Hulu Selangor, Seksyen 26, 40400 Shah Alam, Selangor - No. Lesen Pemaju: 19006-3/11-2022/0799(L) Tempoh Sah: 11/12/2021 - 10/12/2023 - No. Permit Iklan & Jualan: 19006-3/11-2023/0799(P) - Tempoh Sah: 11/12/2021 - 10/12/2023 - Pihak Berkuasa Kelulusan Pelan Bangunan: Majlis Perbandaran Sepang - No. Kelulusan: MPS/Seang.600-34/21/805(P) - Bebanan Tanah: Public Investment Bank Berhad - Pegangan Tanah: Hak Milik Kekal - Tarikh Jangka Siap: November 2023 - Jumlah Unit: 149 - Jenis Rumah: Rumah Teres 2 Tingkat (Type A) - Lot Saiz: 22' x 70' - Jumlah Unit: 10 Unit - Luas Binaan: 2,546 k.p.s. - 2,584 k.p.s. - Harga Minimum: RM1,268,471 - Harga Maksimum: RM1,875,765 - Jenis Rumah: Rumah Teres 2 Tingkat (Type B) - Lot Saiz: 26' x 70' - Jumlah Unit: 97 Unit - Luas Binaan: 3,003 - 3,032 k.p.s. - Harga Minimum: RM1,464,118 - Harga Maksimum: RM2,389,529 - Jenis Rumah: Rumah Berkembar 2 Tingkat (Type C) - Lot Saiz: 38' x 80' - Jumlah Unit: 24 Unit - Luas Binaan: 3,201 k.p.s. - Harga Minimum: RM2,161,529 - Harga Maksimum: RM2,560,706 - Jenis Rumah: Rumah Berkembar 2.5 Tingkat (Type D) - Lot Saiz: 40' x 80' - Jumlah Unit: 18 Unit - Luas Binaan: 3,810 k.p.s. - Harga Minimum: RM2,461,765 - Harga Maksimum: RM3,256,471 - Diskaun untuk Bumiputera: 7% - Sekatan Kepentingan: Tanah ini boleh di pindah milik, dipajak atau digadai setelah mendapat kebenaran Pihak Berkuasa Negeri. IMLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

Focus on future growth

Keeping tabs on sustainability is key to achieving long-term goals for the business



ABOVE IOIPG chief executive officer Datuk Voon Tin Yow holds up the MDA trophy.

LEFT Jiankun International chief executive officer and executive director Edwin Silvester Das proudly holds up his MDA trophy.

EVERY property developer wants to grow the business and sustain it for the long term, or look beyond the next quarterly or yearly report. Growing a business requires the right intellectual capital, carefully selected strategic partnerships and the capacity to build products that have strong market demand.

Beyond these fundamentals, the developer needs to show that the company has the capacity and commitment to sustain growth. This attribute looks at the future planning of property developers -- an area that is often neglected when companies, whether small or big, unfortunately consider the here and now instead of concentrating on the potential for future growth and sustainability.

It is not sufficient to have a solid business model and value offering because this does not present a viable long-term growth strategy if operational infrastructure, decision-making and leadership are lacking.

TOTC quantitative rankings - Sustainability

The sustainability attribute is to test the company's continued performance and gauge how well it executes

its planned launches in the near future. It is based on the company's unbilled sales figures over three years from 2019 to 2021. Companies showing resilience over the three years are given preference. The companies are also assessed on their 2022 launches.

In the RM1bil and above category, IOI Properties Group Bhd (IOIPG) topped the rankings as it displayed a strong continuity for its projects and scored a noteworthy 128.89 points. In this ranking list for the RM1bil and above category, IOIPG was the only company that scored over 100 points.

In the TOTC below RM1bil category, Jiankun International Bhd also displayed strong continuity for its projects hitting a whopping 723.28 points. The over-inflated figure was due to the RM1.2bil redevelopment project of Kampong Bharu in Kuala Lumpur which was taken into consideration during the submission period.

However, even if this figure was disregarded, Jiankun remains top ranked for this attribute. Two other companies also surpassed the 100-point mark, namely second-placed MUI Properties Bhd with 140.92 points and Eupe Corporation Bhd with 104.81 points in third spot. ↗

RANKING BY SUSTAINABILITY

(market capitalisation RM1bil and above)

- 1 IOI Properties Group Bhd
- 2 UEM Sunrise Bhd
- 3 Scientex Bhd
- 4 Matrix Concepts Holdings Bhd
- 5 Mah Sing Group Bhd
- 6 Sunway Bhd
- 7 OSK Holdings Bhd
- 8 S P Setia Bhd
- 9 Sime Darby Property Bhd
- 10 MRCB

(market capitalisation below RM1bil)

- 1 Jiankun International Bhd
- 2 MUI Properties Bhd
- 3 Eupe Corporation Bhd
- 4 GuocoLand (Malaysia) Bhd
- 5 Paramount Corporation Bhd
- 6 Symphony Life Bhd
- 7 LBS Bina Group Bhd
- 8 AYER Holdings Bhd
- 9 DPS Resources Bhd
- 10 KEN Holdings Bhd

The sustainability attribute is to test the company's continued performance and gauge how well it executes its planned launches in the near future.

The rising stars take centre stage

Building brands that will give the big boys a run for their money

Yeow presenting the Rising Star trophy to BON Estate CEO Chan Jin-Wy.



Siew (left) and EXSIM business development and operations head Vincent Chin holding their Rising Star trophy.

RISING STAR RECIPIENTS (in alphabetical order)

BON Estates Sdn Bhd

EXSIM

KLK Land

YOUNG and fledgling property companies are rarely given recognition. So when FIABCI-Malaysia and Star Media Group mooted the Malaysia Developer Awards, both parties wished to acknowledge the industry's exciting rising stars. The main aim is to encourage and create impetus for young developers to excel further. It is also a way to boost buyer and investor confidence in these growing companies.

Up-and-coming developers can offer innovative products that serve as alternatives to homebuyers and investors, as well as help to expand the property market. Some can provide property solutions that even the big boys of the industry may find challenging, while others are capable of generating high revenue despite their size.

Rising Star Award

The Rising Star category seeks to uncover and highlight budding developers who have just taken first steps in the industry but have already set themselves apart from their peers by showing potential to develop into leading voices.

Young property developers like BON Estates Sdn Bhd are smaller than other outfits, that have been in the market longer, but have the advantage of being more flexible.

"I wouldn't dare label ourselves as trailblazers," said BON Estate chief executive officer Chan Jin-Wy. "We position ourselves as a real estate enabler that prioritises our company's key purpose which is rooted in the belief that Everyone Deserves To Live Better."

"As a real estate enabler, we are design and lifestyle driven. Well-crafted living is at the heart of our business. Hence, in all our decision-making, our thought process revolves around this mantra and culture," he said.

On the other end of the spectrum, the Rising Star Award also recognises companies that have been in existence for a number of years, some for decades. These companies were from different industries and have expanded into property development.

One such entity is Kuala Lumpur Kepong Bhd (KLK), which has plantations covering more than 617,000 acres in Malaysia and Indonesia. KLK made its mark as an up-and-coming developer with the Bandar Seri Coalfields development.

"This landmark township is the beginning of KLK Land's rise and serves to spur us to do better in future projects," said Dianne Chan, KLK Land operations senior general manager. "It is an honour to be held in such high value and appreciation by the esteemed judges," she added.

Another Rising Star recipient is EXSIM Development Sdn Bhd. It has been making a name for itself in recent years, with many of its projects cultivating a strong following of homebuyers -- and many are repeat buyers.

"It's truly a recognition of the contribution and effort made to the industry and nation," said EXSIM corporate communications head Michelle Siew. "We feel a little overwhelmed by this inaugural award. But we are proud to set a new benchmark for the industry, raising the bar further."

The methodology

Unlike the Top-of-the-Charts (TOTC), the Rising Star awards give greater weightage to the project criteria, taking into account seven attributes as listed in the table. The second portion is on the company itself.

A host of information is requested from participating property developers covering project details from inception to completion. This includes activities that were carried out throughout the construction period.

The developers were also analysed for their financial prudence and long-term sustainability to ensure that the award given to the deserving recipient is justified. Only the three recipients with the highest scores are given the Rising Star Award. The trophies were presented by Star Media Group chief executive officer Alex Yeow.



Dianne Chan receiving the Rising Star trophy from Yeow.

Project criteria weightage - 70%

1. Project concept and planning inception - 5%
2. Architecture and design - 10%
3. Development, construction and project management - 10%
4. Financial statements (profit and loss, comprehensive income, balance sheet and cash flow) - 10%
5. Sale, branding and marketing - 10%
6. Safety and maintenance - 10%
7. ESG initiatives and participation with community benefits - 15%

Company criteria weightage - 30%

1. Successfully completed and delivered at least 1 project for at least 1 year - 3%
2. Passion and drive to success in development industry - 9%
3. Long term mission and vision - 9%
4. Innovative idea and thinking out-of-the-box approach on project - 9%

Creating a liveable, green township

Tropicana takes inspiration from one of the world's most liveable cities, Melbourne



Tropicana Metropark positions liveability and community at the front and centre, establishing a sprawling 9.2-acre Urban Park, which makes up more than 10% of the township's acreage, to bring residents closer to nature.



Making Tropicana Metropark truly liveable with lessons learned from international destinations.



The Urban Park is modelled after Melbourne's Yarra River.

TAKING inspiration from the world's most liveable cities, Tropicana Corporation Bhd (Tropicana) is incorporating the best aspects of these cities into its projects. A prime example is its 88-acre freehold Tropicana Metropark, which is already giving the city of Subang Jaya a breath of fresh air.

Comprising residences, commercial and education elements, as well as ample greenery, the thriving township takes inspiration from one of the world's most liveable cities – also Australia's most liveable city – Melbourne and the Yarra River.

Thus far, Tropicana has completed six phases within Tropicana Metropark. These include the township's Urban Park, the Sri KDU International School, the 627-unit Pandora Serviced Apartments, as well as 571 Paloma Serviced Residences and 16 Courtyard Villas in 2017; the Tropicana Metropark Link in 2018 and the most recent addition of the 587-unit Paisley Serviced Residences.

Nature and nurture

Tropicana Metropark positions liveability and community at the front and centre, establishing a sprawling 9.2-acre Urban Park, which makes up more than 10% of the township's acreage, to bring residents closer to nature.

Consisting of a man-made lake and park, the Urban Park was constructed to not only enhance the development but also create a holistic element throughout the development.

Easily accessible from every part of the township and pedestrian-friendly, it reflects Tropicana's efforts to facilitate a healthier lifestyle among residents by encouraging walking, instead of vehicles.

To further add to the convenience, the township has also introduced a unique park-front retail experience for the Tropicana Metropark community and its immediate surrounding neighbourhoods of Subang Jaya, Shah Alam and Glenmarie.

Acknowledging the role of education in establishing a strong base for the path of success among the nation's next generation of talents via

academic and character excellence, Tropicana Metropark has set its sights to focus on education through the Sri KDU International School.

The international School, which provides foundation year to year 12 programmes in the English language to students between the ages of three to 18, seeks to empower a diverse and inclusive community of safe, happy and successful learners who aspire to positively impact others.

This is in addition to its excellent accessibility, as it is in close proximity to six major highways – one of which is thanks to the purpose-built direct Tropicana Metropark Link that connects Federal Highway to the township, which helps shorten the commute time for its residents and visitors.

Incorporated in 1979, Tropicana was listed on the Main Market of Bursa Malaysia Securities Bhd in 1992 but rebranded itself in 2013.

The property player has since transformed into one of Malaysia's leading conglomerates with diversified business interests in property development and management, property investment, recreation and resorts, investment holdings and many more.

With over 40 years of celebrated excellence in development quality and innovation, Tropicana prides itself in presenting the latest and finest masterpieces that promise a new dimension of lifestyle privileges and indulgences.

Owing to its exemplary standards, the Tropicana name has become synonymous with prestige and premium investment value. In fact, to property owners, the Tropicana address can be a source of pride, a symbol of status and a legacy of their life's achievements.

Signature hallmarks

The signature hallmarks of its developments lie in the prime locations and desirable lifestyle proposition it offers to residents.

Today, Tropicana has fully embraced the sustainability agenda as it has integrated and infused its operations and developments with best

practices when it comes to environmental, social and governance considerations.

Not only are the Tropicana Metropark's residential blocks certified to be green buildings, but they also leverage green energy innovation through natural processes and sustainable design.

At the same time, it has contributed to the preservation and transformation of an industrial factory into a sales gallery. The site, located in Subang Jaya, was previously a factory. Under Tropicana's efforts, a portion of the structure has been partially preserved, recycled and retrofitted into a property gallery, which won an award from Pertubuhan Aitek Malaysia.

Moreover, Tropicana Metropark – in a brilliant salute to its name – positions its Urban Park as the focal point for social interaction, building a bridge between people and nature that serves to foster a community with an appreciation for the environment.

Award-winning township

Guided by Tropicana's unique brand and DNA, the award-winning township remains focused on delivering long-term sustainable values.

Among the accolades it has received include the Neighbourhood Award category's Best Boutique Township (Merit) at the StarProperty.my Awards 2017, which honours the crème de la crème of the country's property developers and their progressive projects that promote sustainability, among other aspects. This award in particular celebrates developments that exhibit innovative designs while incorporating contemporary comforts and lush landscaping along the way.

Another notable award recently won by Tropicana Metropark hailed from the Asia Property Awards 2021, for the Best Mid End Condo/ Apartment Development (Central) and Best Retail Development.

Meanwhile, the PropertyGuru Asia Property Awards 2017 saw the development winning Best Mixed-use Development. During the iProperty Development Excellence Awards (iDEA) 2017, Tropicana Metropark clinched the coveted Best Mixed Development Award and People's Choice Award.

For more information or to find out more on Tropicana Metropark, visit <https://tropicanametropark.com.my/>.

Tropicana Metropark has set its sights to focus on education through the Sri KDU International School.



Retail outlets are part-and-parcel of the development to ensure shopping convenience to its residents and visitors.



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METROPARK**
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Award-winning design for iconic homes

Eupe's developments reflect its distinct architectural and lifestyle design standards



For EUPE, sustainability is viewed through the lens of its commitment to creating more value to share more value. The developer carefully designs every aspect of its projects to maximise social connection, community building and individual mental and physical well-being.



Eupe's first project in Kuala Lumpur is Novum @ South Bangsar, which was completed in 2020.



Facilities in Eupe's fourth project, Helix2, include a tastefully designed outdoor barbecue area.

AFTER having established itself as a major developer in the northern region over the past three decades and in Kuala Lumpur in recent years – with its award-winning architectural and lifestyle design standards expressed through iconic developments that redefine the precincts in which its projects are located – Eupe Corporation Bhd (Eupe) is now focusing on its expanding project development pipeline.

Currently, its project development pipeline has grown 100% compared to just prior to the Covid-19 pandemic, paving the way for strong financial growth in the longer term. The gross development value (GDV) of Eupe's current and future projects stands at approximately RM2.8bil, up from RM1.4bil in its financial year 2020.

The group said: "As Eupe has navigated the challenges and uncertainties of the past two years, we believe our product offering – plus our financial position – gives us a great deal of resilience as well as the flexibility to meet changing market conditions."

Since its first project more than 30 years ago, the developer has built over 25,000 homes, ranging from affordable housing to premium homes, as well as landed properties to high-rise residential projects.

Its landmark projects in the northern region include the nation's first LEED-certified (core and shell) building in Malaysia and the first high-rise luxury residential development in Sungai Petani, Kedah, called Sky Residences, as well as Astana Park Homes and The Somerset in Kedah and Hillpark Residences in Penang.

Eupe is also the owner and operator of Cinta Sayang Golf and Country Resort, one of the largest and most recognised resorts in northern Malaysia. The company's other operations include civil engineering and construction, property management and plantations.

Eye on landmark projects

In 2016, Eupe entered a new era when it ventured into developments within KL, with the launch of its first project called Novum @ South Bangsar, which was completed in 2020.

This was rapidly followed by the launch of Parc3 @ KLSouth in 2017, which was completed last year; as well as the launch of Est8 @ Seputeh soon after.

Located a short way from Mid Valley, Est8 has a GDV of RM657mil and is well on its way to being fully sold. Close to 90% of the project's 821 units have been bought by buyers since its launch in November 2021.

With each aspect of the development painstakingly planned out to provide residents with an immersive living experience, Est8 was conceptualised with over 40 facilities and various Covid-19-safe features to offer its residents a clear statement of lifestyle difference in an enclave-style precinct – a testament to Eupe's commitment to offering innovative, yet practical homes, which meet the evolving needs and expectations of buyers.

Est8 mixes tranquilly and security with the best in KL's shopping, leisure and recreational facilities just a short walk away via a direct covered walkway to Mid Valley.

Fourth project and more

In addition, its fourth KL project, Helix2 @ PJ South, has already garnered a take-up rate of almost 70% despite being recently launched in August this year, with a GDV of RM261mil.

A resort-style residential development in another of the city's up-and-coming precincts, Helix2 is located just six minutes away from Bandar Sunway.

Designed for those seeking to live a distinctively urban lifestyle with facilities that offer both style and convenience at an affordable price, Helix2 broadens Eupe's offerings in KL into a fast-growing segment of the property market and leverages its expertise.

The project will boast a full range of facilities and features with an emphasis on natural living, spacious areas to connect with family and friends, as well as easy connectivity to PJ's amenities.

Its facilities include the Gourmet Kitchen and multipurpose hall, in addition to a spacious, flexible garden deck with BBQ facilities to host gatherings called the 'Kenduri Al-Fresco', an expansive Sky Garden with a Tai Chi corner, a Fitness Garden, reflexology paths, hanging swing seats and hammocks, a gymnasium, swimming and wading pools, as well as lushly landscaped areas to provide rest and shaded corners.

But more exciting developments lie ahead for the developer. With its latest land purchase, which comprises a 4.81-acre land parcel at Belfield that is located approximately 2km from KL's city centre, Eupe will be undertaking its biggest development to date with a GDV of more than RM1bil.

That said, Eupe is not neglecting its home ground in Kedah, as among the plans in its pipeline is to launch its newest project, Edgewater Estate. With a GDV of RM350mil, this development will be built on a prime 53.74-acre location in Sungai Petani.



Eupe's award-winning project, Parc3, located at KL South.

Planning and design on both projects are well underway and the developer aims to launch both by the second half of 2024, subject to market conditions.

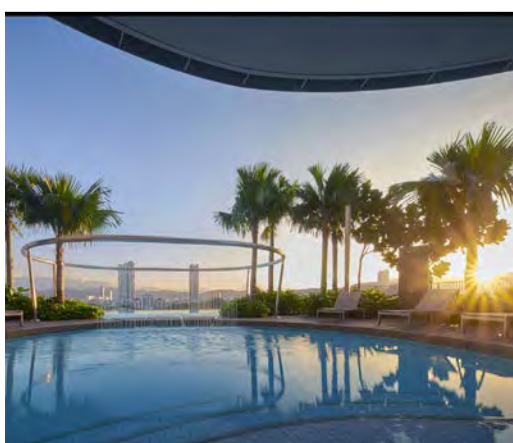
Sustainability focus

For Eupe, sustainability is viewed through the lens of its commitment to creating more value to share more value. The developer carefully designs every aspect of its projects to maximise social connection, community building and individual mental and physical well-being.

To achieve its social sustainability goals, it embeds into its projects the four eco-design principles of healthy living, green community, smart connectivity and iconic design, which are a key part of Eupe's Sustainability Plus strategy.

Where environmental and economic sustainability are concerned, the developer has a set of key performance indicators that allows for the measurement and improvement of its performance, in the areas of waste reduction, energy and resource consumption, customer satisfaction and quality, as well as employee development. 🌱

Parc3 residents can take a dip in the pool whilst enjoying city views.







MDA
MALAYSIA DEVELOPER AWARDS 2022

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TOP 10**
(FOR MARKET CAP BELOW RM1 BILLION)




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Creating iconic homes that redefine contemporary living

SHARING
VALUE

Creating more value so we share more value



Malaysian developer builds stunning architectures in Japan

Berjaya Land fashions a luxury destination while keeping local culture alive



Berjaya Land's developments in Japan weave in the local culture and incorporate modern sustainable features that are not just current but better for the planet. These stunning architectural designs are set to be an attraction in and of itself – a luxury destination.



Four Seasons Hotel & Hotel Residences Kyoto is located in the Higashiyama District, which is a significant part of the city where the past is still very much present.

THE property arm of Berjaya Corporation Bhd, Berjaya Land is touted to be one of the largest property groups in Malaysia with significant acquisitions and an array of global projects with its core activities surrounding property development and investment, hotels and resorts, recreation developments, gaming and lottery management as well as motor retailing.

As one of the largest property groups in Malaysia, it has a positive history of strong finances as well as many global business interests allowing the conglomerate to rise above economic upheavals and unforeseen calamities.

"The Covid-19 pandemic was one of the greatest challenges. Nevertheless, due to strategic planning, the results are positive – with all important matrixes on an upward trajectory," according to a statement from Berjaya Land. In addition, their quarter on quarter on performance has seen significant changes since the pandemic with Q2 2022 results showing a 68.89% increase.

With many international interests under its belt, Berjaya Land has stellar developments in Japan namely the Four Seasons Hotel & Hotel Residences Kyoto, Four Seasons Hotel & Residences Yokohama and Four Seasons Resort & Private Residences Okinawa.

BELOW Four Seasons Hotel & Hotel Residences Kyoto site was chosen largely because it houses an 800-year-old pond garden known as Shakusui-en.



Cultural capital luxury

Touted to be the first luxury residence in Japan, Four Seasons Hotel & Hotel Residences Kyoto is located in the Higashiyama District, which is a significant part of the city where the past is still very much present.

Situated at the foot of Kiyomizu-Dera Temple and next to three other temples including Chishaku-in, Myoho-in and Sanjunsangen-do – further immersing in the cultural capital of Japan.

"Berjaya Land's Four Seasons Hotel & Hotel Residences Kyoto site was chosen largely because it houses an 800-year-old pond garden known as Shakusui-en, one of the few remaining pond gardens created during the end of the Heian Period.

"Shakusui-en is a priceless cultural asset that is the natural focal point of the project and the layout of the building is designed to optimise coverage without affecting Shakuseien, while an organic buffer is allocated to ensure seamless integration with the townscape," said the Berjaya Land statement.

Keeping Kyoto's unique aesthetic, the Shakusui-en is a circuit-style ikeniwa – pond garden - where the traditional Japanese Shikkui plaster and timber wall panels were generously used for the facade, while the existing walls surrounding the Shakusui-en were refinished and reinstated by traditional Japanese craftsmen to preserve the architectural heritage.

The architectural structure of the hotel and residences also incorporates the local culture with the porte-cochere (porch) designed by Jun Mitsui & Associates Inc was inspired by the wagasa – the traditional Japanese paper umbrella.

Stunningly lined with young bamboo shoots, the porte-cochere motif is intrinsic to the Japanese way of life and even more significant in Kyoto City.

Bringing ESG to stunning Kyoto

While keeping the cultural integrity of the location intact, Berjaya Land also weaved in some modern elements such as their environmental, social and governance (ESG) initiatives to bring this project up-to-date.

For instance, the Four Seasons Hotel & Hotel Residences Kyoto has solar panels on the roof of the building and uses LED technology throughout the

development for energy efficiency, while adopting automated energy-efficient programming for lighting and heating, ventilation and air conditioning (HVAC) for both occupied and unoccupied Rooms.

What's more, Berjaya Land also installed Lutron system controls for meeting spaces and guest room lights as well as incorporating energy efficiency landscaping lights on timers for Shakusui-en.

In terms of water efficiency, they employed watering systems that draw from the well because they are used in Shakusui-en and water flow efficiency faucets are installed in all rooms.

Berjaya Land also instils a recycling culture at the Four Seasons Hotel & Hotel Residences Kyoto as well as a reduction in carbon dioxide output with energy-efficient type V belt implementation.

Luxury destinations across Japan

Aside from Kyoto, Berjaya Land is also developing stunning projects in Okinawa and Yokohama.

Located along the western coast of the island, known as the Sunset Strip, the Four Seasons Resort & Private Residences Okinawa are near the picturesque Manzamo Cape.

This project is slated to be the highest-end luxury hotel resort as well as a popular resort destination that will be furnished with stellar architectural designs collaboration such as Japanese architect Kengo Kuma – who designed Tokyo's new Olympic Stadium for the 2020 games – and Kuniken – the biggest architecture firm in Okinawa.

Berjaya Land is also incorporating sustainably-focused structures and landscapes and collaborating with internationally-acclaimed planning, landscape architecture and urban design firm EDSA Inc.

Also slated to be a luxury destination, the development spans across a two-hectare land parcel in Yokohama's waterfront Minato Mirai 21 District, which is one of Japan's three largest trade ports where it garnered the nickname Golden Port.

Berjaya Land's developments in Japan weave in the local culture and incorporate modern sustainable features that are not just current but better for the planet. These stunning architectural designs are set to be an attraction in and of itself – a luxury destination.

For more information, <https://berjayaproperties.com/project/four-seasons>.



Four Seasons Hotel & Residences Yokohama development is slated to be a luxury destination, the development spans across a two-hectare land parcel in Yokohama's waterfront Minato Mirai 21 District.



● OKINAWA



P R O M I S E C O U N T L E S S M E M O R I E S
 Four Seasons Hotel & Hotel Residences Kyoto

UPCOMING LUXURY DEVELOPMENTS BY BERJAYA



Four Seasons Hotel and Residences Yokohama

Four Seasons Resort and Private Residences Okinawa

 Developer
Berjaya Land Berhad
 (Company No.:201765-A)
 A Subsidiary of Berjaya Corporation Berhad
 (Company No.:554790-X)

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Luxury redefined by lifestyle value at The Estate South Bangsar

BON Estates brings artisanal craftsmanship to the forefront of its philosophy



The unique perspective of change as an opportunity for innovation and new purpose allows BON Estates to embrace future-forward ideas to consistently improve the standard of life, from internal operations to the products they produce.

As markets re-emerge from the impact of prolonged economic instability, the property industry is one of many key sectors that are now in hot pursuit of the national goal of becoming a high-income nation by 2024.

However, in addition to raising its game with quality housing products, the market will also have to be mindful of the changing perspectives and priorities of buyers, who are now more discerning than ever about their sense of space, comfort and freedom within the home environment.

For boutique developer BON Estates, the recent experience of pandemic restrictions has only served to amplify these sentiments. In fact, the desire for more space, comfortable surroundings and a more wholesome environment was already in play for urban home buyers, due to the increasing demands of congested city living.

From the onset, BON Estates positioned itself as an enabler of a more fulfilling quality of urban life, adopting the principle of craftsmanship to guide its commitment to creating spaces that more intimately connect with dwellers, and more accurately satisfy their needs.

Lying at the heart of its philosophy, is a desire for a balanced living experience for urban dwellers, offering the timeless appeal of space, security and a rejuvenating green environment while embracing the modern desire for convenience, mobility and access to lifestyle-enriching amenities.

The word BÖN in the company's name itself alludes to this guiding purpose, as ancient Tibetan teachings inspire it on the pursuit of harmony through the balanced influence of the five elements. In the same vein, BON Estates seeks to combine a balance of influences to enhance the value of your lifestyle.

"Progress has compelled us to review our definition of luxury these days, and we are now rediscovering some traditional values that once defined a home: healthy surroundings, a sense of community, and quality time with loved ones," BON Estates chief executive officer Chan Jin-Wy explained.

"Indeed, delivering this in a modern urban context is a challenge; one that requires a focus on details, an innovative approach to design and an artisan's touch. This is why we approach building through the lens of craftsmen because we understand the need

to focus on the intricacies, complexities and emotive motivators of modern life to truly satisfy the aspirations of modern home seekers," he added.

Bringing this philosophy to life is BON Estates' maiden endeavour, The Estate. Nestled in the beating heart of South Bangsar, the freehold residential development offers modern, holistic living within a thriving urban hotspot.



An artist impression of the upcoming project - Bon Kiara.

The development has an estimated gross development value (GDV) of RM650mil, with built-up sizes from 2,346 sq ft to 7,057 sq ft per unit, depending on the chosen layout. Priced between RM1.6mil and RM5.7mil, the spacious units offer a landed living experience in the sky, with breathtaking scenic views of the neighbouring Bukit Gasing forest and the city skyline.

Comprising just 328 units in a low-density environment, The Estate was designed to satisfy the rising demand for more spacious family-sized abodes in the vicinity, as well as fulfil the aspirational desires of urbanites. Duplex and dual-key units, for example, offer lifestyle solutions for multigenerational living, while also offering space to create for modern dwellers who appreciate extra space to accommodate a home office or separate entertainment space.

With 70% of the entire development's land mass dedicated to greenery, The Estate also provides a rejuvenating escape from the pace of city life, combining the aesthetic appeal of lush green nooks, gardens, lawns and a lake walk area with resort-styled leisure facilities such as swimming pools (including rooftop sky pools), cabanas, lounges, gym, yoga room and much more.

"It is always important to us to shape the quality of life we offer with the quality of the environment we deliver. Our green spaces are curated to encourage outdoor activity, which in turn serves to nurture family and community bonds. We infused many quiet, intimate and appealing spaces throughout the development to help facilitate quality time with loved ones. We also ensured that life at The Estate would be energy efficient and sustainable, with LED lighting, Low-E glass, rainwater harvesting and EV stations at the car-parking podium, to appeal to our collective desire to live more responsibly," Chan said.

He added that the use of quality durable

materials, the aesthetic appeal of natural materials, the calm influence of greenery and the curation of meaningful and purposeful spaces are elements that will always be present in the DNA of BON Estates developments.

"We see this as an important factor in creating timeless value and appeal to our customers and an important part in curating a balanced living environment. This is an ideology that we will build on, and expand upon, as we move forward with new endeavours and pursue new benchmarks in quality living standards," Chan said.

The next step is already underway, with BON Estates set to officially unveil its sophomore project, Bon Kiara, in the first quarter of next year. Taking shape on 4.15 acres in the highly sought-after Mont Kiara locale, the new freehold project will expand on the underlying lifestyle philosophy that has made The Estate successful, but also have its own distinct appeal in terms of development concept, lifestyle offerings and facilities.

Bon Kiara will inspire a carefree lifestyle with a comfortable and open Mediterranean-inspired resort setting, that is complemented by your freedom to choose from a variety of lifestyle experiences hosted within the very cosmopolitan ecosystem of Mont Kiara's world-class amenities.

Large units of between 2,000 sq ft and 3,000 sq ft will introduce updated luxury abodes in the area, while the environment will provide a genuine sanctuary of green outdoor spaces, with a central park and an exclusive clubhouse for residents featuring a number of leisure facilities.

Continuing to anticipate the needs of modern urban dwellers, Bon Kiara will have features such as a wellness deck, family lounge, library, co-working space, and an appealing Tree Walk area for evening strolls. Being a GreenRe Gold Certified building, buyers can expect features such as energy and water efficiency, natural light and ventilation, a meticulous selection of durable materials and a dedicated EV charging isolator for every unit.

With the surrounding Mount Kiara locale offering a host of F&B, lifestyle and entertainment amenities, pedestrian-friendly mobility, convenient road and rail access, as well as nearby nature escapes such as the Bukit Kiara forest, Bon Kiara offers complete freedom to choose a lifestyle of your own pace and flavour. A place that allows you to Live Better as you choose to define it.

"Bon Kiara will also see BON Estates expand on our strategy of creating innovative campaigns, which are in line with our dynamic and ever-evolving outlook on how we approach customer engagement. We are committed to always thinking out-of-the-box, and you will see much of our marketing efforts reach out in this direction.

"As we move forward, BON Estates will also continue to innovate with our development concepts, prioritising design and lifestyle as our NorthStar, driven by our desire to elevate the living experience for a new and evolving generation of home seekers," said Chan.

For more information on Bon Kiara, please visit www.bonkiara.com.

The Bon Kiara lobby welcomes residents with a calm and soothing palette.





BÖN ESTATES

LIVING, WELL-CRAFTED

DELVE INTO CONSCIOUS, EFFORTLESS LIVING MADE LUXURIOUS

Boutique property development is the craft of BON Estates.

Recently named winner in the Rising Star category of FIABCI Malaysia-Star Malaysia Developer Awards 2022, we are committed to elevating everyday living by seamlessly incorporating great design and boundary-pushing innovation. We are proud crafters and enablers of good living and remain devoted to creating sustainable spaces that enable anyone to live better.



ANOTHER CHAPTER IS UNFOLDING...

Tucked within the heart of Mont Kiara, shines BON KIARA. A GreenRE Gold Certified Development shaped with open-plan areas, lush green lungs and an abundance of natural light. Launching soon.



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Actual photo taken at The Estate Resort Lobby



MDA
MALAYSIA DEVELOPER AWARDS 2022

**TOP-OF-THE-CHART
TOP 10**
(FOR MARKET CAP RM1 BILLION & ABOVE)

Together, We Build This Nation With You

Thank You for Making Us the No. 2 Property Developer in Malaysia.

Over the years, we have been learning every step of the way, not only to improve the products and services that we deliver to you - our valued customers - but also to ensure that we fulfill our commitments to our business partners and stakeholders.

Today, we are humbled and grateful to be recognised as the **No. 2 property developer** in the **TOP-OF-THE-CHART TOP 10 For Market Cap RM1 Billion & Above Category** by Malaysia Developer Awards 2022.

This recognition reminds us that we need to continue improving and play our part for a better tomorrow for all Malaysians.



Movers and shakers: The winners together with (front centre, left to right) Star Media Group chief executive officer Alex Yeow, Housing and Local Government Ministry secretary-general Datuk M Noor Azman Taib and FIABCI-Malaysia president Datuk Firdaus Musa.



Yeow (left) presenting a momento to Noor Azman as Firdaus (right) looks on.

Night of winners

The biggest names in Malaysia's property industry celebrate their achievements

THE Malaysia Developer Awards (MDA) 2022 saw a big turnout of nearly 600 property industry stakeholders celebrating its first gala night. Among the celebrants were some of the most reputable property developers, who participated in the MDA Top-of-the-Chart Top 10 for market capitalisation of RM1bil and above, and Top 10 for market capitalisation below RM1bil categories as well as the Special Awards comprising the Rising Star, Transformation and International categories.

From the big boys to the niche players, the reputable stakeholders commemorated a steadfast dedication to overcoming adversity with a night of networking, entertainment and delicious meals served by Sunway Resort Hotel.



Matrix Concepts Holdings Bhd founder and group executive deputy chairman Datuk Seri Lee Tian Hock receiving his trophy from Noor Azman.



Symphony Life Bhd executive chairman Tan Sri Tan Khoon Hai receiving his trophy from Noor Azman.



Berjaya Corporation Bhd chairman Tan Sri Vincent Tan Chee Yioun (5th from left) and Joint group chief executive officer Syed Ali Shahul Hameed (4th from left) with their team.



(From left): OSK Holdings Bhd property development chief executive officer Ong Ghee Bin, FIABCI-Malaysia Immediate past president Datuk Seri Koe Peng Kang, S P Setia Bhd executive vice president Datuk Zaini Yusoff, FIABCI-Malaysia past president YM Tengku Datuk Abdul Aziz Tengku Mahmud, Mah Sing Group Bhd group chief executive officer Datuk Ho Hon Sang and Yeow posing for photo.



Standing in attention at the VIP table during the national anthem are (from left) Klang Municipal Council president Noraini Roslan, FIABCI-Malaysia past president YM Tengku Datuk Abdul Aziz Tengku Mahmud, deputy president Datuk Jennifer Low, Yeow, Noor Azman, Firdaus, Star Media Group chief business officer Lydia Wang, FIABCI-Malaysia immediate past president Datuk Seri Koe Peng Kang and national committee member Sally Ng.



(From left) Star Media Group Event senior general manager Corinne Chieng, LBS Bina Group Bhd executive chairman Tan Sri Lim Hock San and his wife, Puan Sri Karen (second from left), Symphony Life Bhd executive chairman Tan Sri Tan Khoon Hai and group chief executive officer Chin Jit Pyng, Matrix Concepts Holdings Bhd founder and group executive deputy chairman Datuk Seri Lee Tian Hock and group managing director Ho Kong Soon, Berjaya Corporation Bhd chairman Tan Sri Vincent Tan Chee Yioun, deputy chairman of Better Malaysia Foundation Datin Seri Sunita Mei-Lin Rajakumar and joint group chief executive officer Syed Ali Shahul Hameed.



(From left) Sime Darby Property chief executive officer Mohd Sohimin Mohd Alayedid and group managing director Datuk Azmir Merican, OSK Holdings Bhd deputy group managing director Ong Ju Xing and property development chief executive officer Ong Ghee Bin, IOI Properties Group Bhd chief executive officer Datuk Voon Tin Yow and chief operating officer Teh Chin Guan, S P Setia Bhd executive vice president Datuk Zaini Yusoff and executive vice president Datuk Stanley Saw Kim Suan, DPS Resources Bhd executive chairman Datuk Seri Sow Chin Chuan and managing director Edward Sow Yuen Seng.



(Second from left) Paramount Corporation Bhd deputy group chief executive officer and executive director Benjamin Teo and his wife, Dr Clara Teo (left), Paramount Property chief executive officer Chee Siew Pin, Sunway Property central region senior executive director Chong Sau Min and chief brand and marketing officer Gerard Yuen, MUI Properties Bhd executive chairman and group chief executive officer Andrew Khoo Boo Yeow and director Tan Sri Michael Yeoh, BON Estates Sdn Bhd chief executive officer Chan Jin-Wy and group chief financial officer Tan Chee Keong and Star Media Group client brand marketing senior general manager Sharon Lee.



(From left) Star Media Group Client Brand Marketing assistant general manager KC Tan, Eupe Corporation Bhd group sales and marketing director Datin Michelle Gan and group managing director Datuk Beh Huck Lee, KEN Holdings Bhd group managing director Sam Chek S Tan and group executive chairman Datuk Kenny Tan Boon Kang, Mah Sing Group Bhd group chief executive officer Datuk Ho Hon Sang and group strategy and operations director Lionel Leong, Scientex Bhd property division executive director Koay Teik Chuan, Scientex Bhd chief executive officer Lim Peng Jin and Scientex Bhd property division chief operating officer Datuk Alex Khaw.



(From left) StarProperty general manager Mindy Chia, AYER Holdings Bhd group chief operating officer Jeannie Khoo and group chief finance officer Sharon Loh, UEM Sunrise Bhd chief development officer Mardiana Rahayu Tukiran and central chief operations officer Liong Kok Kit, GuocoLand (Malaysia) Bhd group managing director Tan Wee Bee and executive director Lee Wee Kee, Malaysian Resources Corporation Bhd chief corporate officer Amarjit Singh Chhina, group chief operating officer Kwan Joon Hoe and brand strategy and marketing communications head Haridas Sivadas.



(From left) Star Media Group client brand marketing general manager Sara Chacko, Jiankun International Bhd executive director and chief executive officer Edwin Silvester Das and independent non-executive chairman Datuk Seri Mohamed Apendi Ali, Tropicana Corporation Bhd marketing and sales executive director Krishna and Metropark executive director Adrian Chin, EXSIM business development and operations head Vincent Chin and corporate communications head Michelle Siew, KLK Land senior general manager Dianne Chan and senior manager Eric Tan, and FIABCI-Malaysia member Kenneth Chong.



MDA 2022 esteemed panel of judges giving the thumbs up to the event.



The entire OSK Holdings Bhd takes to the stage for a group photo.



AYER Holdings Bhd group chief operating officer Jeannie Khoo (in red) with her team.



LBS Bina Group Bhd executive chairman Tan Sri Lim Hock San and his wife Puan Sri Karen (centre couple) with his team.



(From left) KPMG Management and Risk Consulting Sdn Bhd representatives Moses Ravindran and Mohd Imran, FIABCI-Malaysia national committee members Dr Yu Kee Su, Low Hui Yen and Datuk Alan Tong, Malaysian Chinese Language Council president Datuk Eddie Heng Hong Chai, Carlsberg Malaysia corporate affairs and sustainability director Pearl Lai, FIABCI-Malaysia national committee members Siva Shanker and Fakru Radzi and Star Media Group Client Brand Marketing assistant general manager Phua Yen Li.



IOI Properties Group Bhd chief executive officer Datuk Voon Tin Yow (holding the trophy) with his team.



Mah Sing Group Bhd group chief executive officer Datuk Ho Hon Sang (ninth from left) and group strategy and operations director Lionel Leong (holding trophy) with their team.



Sunway Property central region senior executive director Chong Sau Min (standing ninth from left) with his team.



Symphony Life Bhd executive chairman Tan Sri Tan Khoo Hai (eighth from left) with his team.



Eupe Corporation Bhd group managing director Datuk Beh Huck Lee (centre) with his team.



Paramount Corporation Bhd Deputy group chief executive officer and executive director Benjamin Teo (ninth from left) with his team.

Changing the inner city

Developers breathe new life into distressed sites



Firdaus (right) presenting the trophy to Sunway Property's property development division central region senior executive director Chong Sau Min.



Chin (left) receiving the Transformation trophy from Firdaus.

TRANSFORMATION RECIPIENTS (in alphabetical order)
EXSIM
Sunway Property
Tropicana Corporation Berhad

"We take into consideration key factors such as environmental preservation at the site to minimise the negative impact on the surroundings and we remain innovative in all aspects of our development, from design stage to construction and even marketing," he said.

EXSIM corporate communications head Michelle Siew said the Transformation Award fitted perfectly in recognising the hero, given the current economic situation. "It will motivate the industry further. Developers have always been seen as big-buck earners but with this noble transformation act, it changes the landscape entirely," she added.

According to UN-Habitat, cities consume 78% of the world's energy and produce more than 60% of global greenhouse gas emissions. Juxtapose this: more than 80% of global GDP is generated in cities, according to the World Bank.

"Being one of the most urbanised countries in South-East Asia, it is estimated that up to 88% of Malaysia's population will live in cities by 2050. Therefore, our urban conurbations are key to our sustainable socio-economic growth," Sunway Property said in a statement.

"There is a great opportunity to innovate by leveraging on technological advancements to transform our cities into low-carbon sustainable centres for socio-economic growth and job creation.

"By putting people, their quality of life and their futures first, developers in Malaysia can create climate-resilient, progressive and future-focused cities. Our transformations at Sunway Property focus on driving our portfolios into becoming low-carbon sustainable developments which are community-centric, and backed by the Sunway Design and Development Architecture.

"Our developments integrate elements of sustainability, innovation, health and wellness as well as lifestyle and new experiences."

The methodology

Like the Rising Star Award, the Transformation Award gives greater weightage to the project criteria, taking into account seven attributes as listed in the table. The second portion is on the company itself. A host of information is requested

from participating property developers, covering development details and activities carried out from inception to completion. The developers were also analysed for their financial prudence and long-term sustainability. Only the three recipients with the highest scores are given the Transformation Award. The trophies were presented by FIABCI-Malaysia president Datuk Firdaus Musa.



EXSIM business development and operations head Vincent Chin (left) and Siew holding their Transformation trophy.

EVERY city has pockets of abandoned properties, under-utilised land or areas in distress, which are typically caused by changes in patterns of urban expansion and the economic cycle. A rising number of impoverished and vulnerable residents live in these crumbling inner cities which account for 90% of the global increase in urban population.

These distressed areas can be transformed. Malaysia has witnessed a number of transformation projects, from rescuing abandoned projects to rejuvenating old and dilapidated buildings or converting mining, quarry, disused or derelict land into grand developments.

The Malaysia Developer Awards committee realises the hard work and effort that went into transformation projects. As such, due recognition should be given to developers who breathed new life into locations that were once an eyesore.

Transformation Award

This category acknowledges those developers who took on transformation projects. While there are no limitations on the size of the projects, developers must show convincing results that justify their entry for this award.

"At Tropicana, we live by our mantra of redefining the art of living. We do so by building wholesome communities and this is possible because we understand the needs of the community," said Tropicana Corporation Bhd executive director Adrian Chin.

Project criteria weightage - 70%

1. Project concept and planning inception - 5%
2. Architecture and design - 10%
3. Development, construction, and project management - 10%
4. Financial statements (profit and loss, comprehensive income, balance sheet and cash flow pertaining to the project) - 10%
5. Sales, branding and marketing - 10%
6. Safety and maintenance - 10%
7. ESG initiatives and participation with community benefits - 15%

Company criteria weightage - 30%

1. Successfully completed and delivered at least one project for at least one year - 3%
2. Passion displayed for the preservation of historical façade, and/or transformation of old structures/unutilised land/underdeveloped sites to a contemporary yet feasible and beneficial project - 9%
3. Value creation that can be clearly measured or seen by comparing the before-after transformation of projects - 9%
4. Solutions to challenges faced during the transformation process - 6%
5. ESG initiatives and benefits to surrounding community - 3%



(From left) Wong, Chan, Khaidzir, Chua and Tong pose for a group photo at the judging session.



(From left) Ezumi, Liew, Irhamy, Kong and Ngo standing side by side.

Through the eyes of MDA judges

Arbiters comment on the awards, the entries and the property industry

By **YANIKA LIEW**
yanika.liew@thestar.com.my

AN exceptional panel of judges comprising industry players from various disciplines and backgrounds scrutinised entries of the first-ever Malaysia Developer Awards (MDA), an event organised by the International Real Estate Federation's Malaysian chapter (FIABCI-Malaysia) and Star Media Group (SMG).

Sixteen judges, meticulously chosen for their expertise, hand their hands full vetting entries for five categories. Under the Special Awards, the categories covered Rising Star, Transformation, and International. The Top-of-the-Chart Awards were divided into the Top 10 for market capitalisation of RM1bil and above, and Top 10 for market capitalisation below RM1bil.

Designed for thorough qualitative and quantitative checks, each category had its own criteria to allow for fine-tuning of the judging process, while providing equitable and holistic benchmarking.

The head judges were specially invited to lead the panel to ensure that the integrity and transparency of the MDA were upheld:

- MBSB Bank Bhd chairman Tan Sri Azlan Zainol
- Klang Municipal Council president Noraini Roslan
- Bursa Malaysia Bhd chairman Tan Sri Abdul Wahid Omar
- Institution of Engineers Malaysia (IEM) past president Emeritus Prof Chuah Hean Teik

- The panel of judges also included:
- Real Estate and Housing Developers' Association Malaysia (Rehda) president Datuk NK Tong
- Malaysian Institute of Architects (PAM) president Datuk Ezumi Harzani Ismail
- Sabah Housing and Real Estate Developers Association president Datuk Chua Soon Ping

- Royal Institution of Surveyors Malaysia board of building management chair Datuk Paul Khong
- Maybank IBG Research senior analyst Wong Wei Sum
- Malaysia My Second Home (MY2H) Consultants Association president Anthony Liew
- Malaysian Institute of Professional Estate Agents and Consultants president Irhamy Ahmad
- Association of Valuers, Property Managers, Estate Agents and Property Consultants in the Private Sector Malaysia president Michael Kong Kok Kee
- CGS-CIMB Securities equity research analyst Ngo Siew Teng
- Malaysian Institute of Estate Agents (MIEA) president Chan Ai Cheng
- Sarawak Housing and Real Estate Developers' Association president Augustine Wong Chung Ho
- Royal Institution of Surveyors Malaysia (RISM) Councillor Khaidzir Abdul Rasip

Reputable and transparent

Like MBSB Bank's Azlan, the judges were impressed by the undertakings of FIABCI-Malaysia and SMG to introduce a holistic award that is not just reputable but transparent in its creation.

"This will help to elevate the property industry," he said during the judging session held at Sunway Resort Hotel on Aug 10.

IEM's Chuah said: "As the criteria are very high and some aspects are quantifiable -- with others involving quality, environment and sustainability -- the awards are meaningful to the really good development projects. It gives all stakeholders an assurance of quality."

As one of the chief judges, he noted that with the recognition from their peers and other stakeholders, award recipients would

be proud of their achievements and strive to improve themselves.

"This is a very prestigious award, and I think it's a good time to hold the event after Covid now that everyone is back in business," said Ngo during teatime break of the Special Awards judging on Aug 10.

Regarding Malaysia's recovering economic period, she pointed to the timeliness of the MDA in recognising the efforts by developers over the years. Her research background provided extensive knowledge on interpreting the financials of a company, as well as keeping track of the trends within the sector, such as green buildings and environmental, social and governance (ESG).

"It's basically recognising and imputing [from] a different angle, in how we evaluate developers... if you look at it, we are doing a lot on Rising Stars, Transformations and Internationals and we put in different criteria when we evaluate the projects," Ngo said.

Chan agrees: "It's very well organised and structured... the criteria process, how SMG, working with KPMG, has come up with very stringent requirements."

The MIEA president noted that the quantitative side of the assessments was well-audited from publicly available figures and crystallised into a matrix for weightage and scoring, while allowing the qualitative side to shine, with a panel of industry players giving different views and insights into the judging process.

"Estate agents are very involved in the sales and marketing part with developers. Because of that we are familiar with developer sales projects as well as their branding exercises," she said.

Chan's expertise in sales and marketing provided the expertise in evaluating a company's brand, whether they were performing well or if their products were sellable. The different criteria, whether profitability or ESG, helped developers set a

benchmark for those running the same race.

"When the industry is so open and you do your own thing, sometimes you don't know whether you're better than the average



"I would continue to encourage each company to continue striving for the best," Tong said.



"FIABCI has linkages throughout the world, so it brings up our developers," Irhamy said.



(From left) Head judges Noraini, Azlan, Abdul and Chuah posing for the judging session.

or you're lagging behind. So these kinds of benchmarks help you to push yourself and set goals," she added.

For MY2H's Liew, the MDA will set a

new standard through the lens of foreign investment. With the guidance of FIABCI-Malaysia's aptitude and international leadership, award-winning developers will be

able to challenge themselves at a global level.

"When they see our development, they feel that Malaysian properties have unique facades, facilities and services. Whenever they want to select a suitable property, they will likely refer to the award-winners to confirm their choices with confidence," said Liew.

"FIABCI has linkages throughout the world, so it brings up our developers," said Irhamy. "Some of our developers have ventured overseas, so that's a plus. I think more of our developers should be taking the Malaysian brand overseas."

He pointed to Sunway Properties and Gamuda Land as successful examples that have managed to infiltrate overseas markets.

New age of design

As a veteran in the property industry, Irhamy noted that Malaysia's tropical climate presented unique challenges when it came to architecture, design and construction. With the new age of architects in Malaysia, new designs will pop up.

"Cold countries tend to preserve heat. Over here, the architect's greatest challenge is to dissipate heat. We feel the place getting warmer because of climate change. Some architects are now thinking of air circulation, thinking of making the place cooler with their designs," said Irhamy.

"Houses of the past were not that practical because we had bigger families. Now we have smaller families," he added, pointing to the change in Malaysian living spaces and practices, which would also change our buildings.

Tong said: "I encourage developers to continue to strive for the best, and to learn from one another in a friendly, competitive environment with the ultimate goal of fulfilling our nation-building role in housing the rakyat in quality, affordable homes."

The Rehda president said that with the diverse lineup of judges, each of them gained valuable insights from the comments and questions raised.

Wei Sum noted that the integrity in the

judging process was assured because the judges were professionals from different industries -- such as Azlan, Wahid, Noraini, Chuah and Tong -- and judges with expertise in different aspects like product ideas, project sustainability, innovation and ESG initiatives.

"The MDA intends to recognise and reward developers who have a good track record, are creative and innovative, who prioritise the project's safety and interests of stakeholders as well as their ESG initiatives. The MDA will be able to provide confidence and information to home-seekers before they acquire their properties," she said.

Kong said: "This one-of-a-kind award gives special recognition to developers for their innovation, creativity and courage in doing something different. We are selecting the cream of the crop, best of the best, so we will propel the other developers trying to do the same, and elevate the standards of the industry."

"That will also help the public to see and to select," said PAM's Ezumi, who has extensive experience as a judge in property awards, design awards, and especially building-related architecture awards.

His expertise is drawn from evaluating not just the developer in terms of financial capability and practice but also the value of the project in terms of design, contribution to the environment and the built environment for the benefit of the people and the industry.

"So the public knows that the award-winner has done the right thing for the industry and the nation. In the end, what we want to see is the industry serving better products, better quality housing and real estate, and at the same time doing good things for the environment," said Ezumi.

With high expectations for the entries as well as the MDA itself, RISM's Khaidzir noted that awards such as the MDA must be relevant to the current priorities of the industry, for example ESG initiatives or affordability. And there should be more emphasis on such priorities.

"You have to move with the times," he added. 📌



"I think it's a good time to have it after Covid, when everyone is back into business," Ngo said.



"That will also help the public to see and to select," Ezumi said.



For Liew, the MDA would set a new standard through the lens of foreign investment.



Malaysia Developers Awards 2022 "It's very well organised and structured, the criteria process," Chan said.



"We will propel the other developers trying to do the same, trying to elevate the standards of the industry," Kong said.



Khaidzir noted that awards such as the MDA must be relevant to the current priorities of the industry.



Malaysia Developers Awards "It gives all stakeholders assurance of quality," said Chuah.



This will help to elevate the property industry, Azlan said.

Award-winning DPS Resources goes the extra mile

Integrating ESG to provide more high-quality, affordable residential developments



DPS Resources has secured more than 20 projects in Melaka over ten years. As a developer, they are not only responsible for the construction of houses, but also for the creation of benefits and contributions to society.

MALAYSIA has seen a slew of property developments spring up across the country, but some developers are going above and beyond to provide better construction, environment, and facilities. This includes DPS Resources Berhad which has been named one of the Top 10 developers under the Top-of-the-Chart (market capitalisation of below RM1bil category) in the inaugural Malaysia Developer Awards (MDA) 2022.

Founded in 2003 and listed on the Bursa Malaysia in 2004, their primary activities include property development and construction as well as furniture manufacturing and trading. With a strong focus on the real estate industry and the goal of providing quality, innovative, and affordable homes and lifestyles for homebuyers, it is not surprising that the developer has created and is still developing a wide range of amazing projects.

The location of DPS Resources' property developments has always been in Malacca. Their completed projects include the Al-Azim Mosque, one of the largest mosques in the state's history, which was officially opened by the ninth Yang di-Pertuan Agong. Furthermore, in both new and existing developments, the developer has incorporated environmental, social and governance (ESG) strategies to construct projects that are not only sustainable but also affordable and have business opportunities.

Emphasising on ESG practices

Real estate developers have used ESG as a value driver for their developments to provide quality projects to homeowners. While following the ESG bandwagon, DPS Resources utilises its own methodology when implementing each attribute as they constantly evolve to meet the needs and lifestyles of its customers.

An example is the usage of onsite stormwater detention (OSD) facilities installed to prevent floods. OSD works by temporarily storing stormwater runoff and reducing the rate of stormwater flowing onto other properties or into the council's drainage system. This helps control water movement and reduce the chance of flooding downstream, especially in short, intense storms. This initiative helps protect DPS Resources' residential projects from damage caused by flooding, which can disrupt electrical supplies, damage infrastructure and destroy property.

They have also incorporated design elements such as high ceilings and numerous windows, which allow for up to 80% natural lighting. This can be beneficial for residents as utilising natural light can result in significant energy savings while also improving the aesthetics of the home and improving well-being.

Residences that are constructed to a high standard and at an affordable price are part of their developments' social aspects. They allow potential buyers to own high-quality homes at reasonable prices. The projects of DPS Resources are also located in a strategic area, being built in a commercial area that is accessible to the neighbourhood. Living in one



ABOVE
Taman Bukit Rambai Putra is situated next to a tranquil lakefront and offers a wide range of amenities.

LEFT
A gateway mall that allows visitors to shop, entertain, relax, and socialise all under one roof.

of the projects means that a wide range of amenities is within easy reach.

Designing mixed-use properties that combine commercial, retail, and residential zones into one property is how DPS Resources ensures that a governance approach is a part of their projects. In essence, they create employment and business opportunities for those who reside there as well as those who live nearby.

Earning a deserving award

Receiving the Top-Of-The-Chart Award is a significant honour for DPS Resources. Their hard work, as well as the sacrifices they made and the challenges they overcame as a team, have paid off. It all began in the 1990s, when the group's founder, Datuk Seri Sow Chin Chuan, first ventured into the construction business by completing the Al-Azim Mosque.

The group's formal foray into property development is then led by 100% owned subsidiary Shantawood Sdn Bhd (SSB), which first entered the construction business in 2007. Between 2007 and 2019, it completed nine projects. It then formed a joint venture with DPS Realty Sdn Bhd in 2010 to develop affordable housing projects.

From 2010 to 2018, the company completed four projects, delivering 182 homes under this arrangement. Taman Krubong Jaya Phase 1 was SSB's first project, completed in 2018. Shantawood has since engaged in land banking activities, primarily in Malacca.

Their extensive experience and arduous work in the real estate sector, along with the astounding GDV, demonstrate how deserving they are of the MDA award recognition.

"Everyone who has contributed to this journey, including our employees and consumers, has our deepest gratitude. It's a pleasure to be in the presence of you all as we witness this beautiful moment. This award will serve as a major source of inspiration in the future and boost our motivation to perform at our best and achieve even greater horizons.

"This is only the beginning. Without the belief and assurance you all have in it, it wouldn't exist. With sincere gratitude, this honour serves as a reminder of our accomplishments, and we promise to uphold your trust in us. Together, we excel!" said Sow.

Moving Forward

DPS Resources has secured more than 20 projects in Melaka over ten years. As a developer, they are not only responsible for the construction of houses, but also for the creation of benefits and contributions to society. Moreover, they intend to construct more than 500 Rumah Mampu Milik units in the years 2022-2025.

Moving forward, the company has high aspirations. Their primary goal is to increase the number of high-quality homes with affordable prices so that people with lower incomes can purchase a home. They intend to begin using the Qlassic grading system for all of their projects very soon. This guarantees that each one of their clients will receive property of unquestionably high quality and satisfaction. 🏡

This gateway mall provides an ideal retail-entertainment experience for every family member.





Taman Bukit Rambai Putra (Bukit Rambai)



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Creating the nexus of affordability, community and connectivity

LBS strives to ensure homebuyers can grow in a healthy community



Homeownership is no longer a distant dream with LBS. LBS keeps its projects affordable. It boils down to the adoption of technological advancements in construction, which helps the developer thrive in the face of daunting challenges.

On hot and humid days, residents can take a dip in the pool.



An artist impression of the facade of KITA Sejati

Home is a basic necessity for every human being. And as a People's Developer, renowned township developer LBS Bina Group Bhd (LBS) is up to the task of fulfilling this need.

"We ensure that every product that we introduce incorporates three core pillars, with the first one being affordability, as it will always be a category that remains relevant in the market – be it for family starters, empty nesters that decide to downsize, those planning to relocate or solely looking to buy their second home," said LBS executive chairman Tan Sri Lim Hock San.

"Homeownership is no longer a distant dream with LBS," he said, sharing how LBS keeps its projects affordable. It boils down to the adoption of technological advancements in construction, which helps the developer thrive in the face of daunting challenges, such as the persistent labour shortage and price hikes in materials that in turn increase the prices of property.

MGB Bhd's industrialised building system (IBS), for instance, not only speeds up the construction process and keeps prices affordable, but also gives zero compromises in build quality.

"It is worth noting that affordability cannot be standalone when it comes to finding the perfect home, but must be coupled with community and connectivity. This is to ensure that our homebuyers can grow in a healthy community and have convenient access to potential job and education opportunities," said Lim.

Strong growth year-on-year

Lim's words certainly carry weight. LBS's continued success throughout the years has been attributed to his leadership. With a vision for building and inspiring delightful spaces, LBS places people at the heart of its approach to building and shaping the nation's landscape for over 30 years, while continuing to fulfil market demands for quality and affordable homes.

In doing so, it has amassed numerous awards through its various developments. But it is not only LBS itself that has received accolades.

Lim's flair for leadership has also been acknowledged, as the property veteran was named Property Man of the Year by the Malaysia Property Award in 2018, the gold standard for developers in the real estate industry.

Further, he received the Oscar equivalent award in the property fraternity, in recognition of his perseverance and resilience over time within the industry, excellent demonstration of strong leadership, deep industry knowledge and impeccable values of integrity and responsibility.

Building on strong foundations

To date, with vast land banks spread across Malaysia, LBS will continue to grow in stature and strength, through replicating successful townships such as Bandar Saujana Putra to other parts of Selangor, including KITA @ Cybersouth in Dengkil, LBS Alam Perdana in Bandar Puncak Alam and more.

Currently, its project KITA Sejati is valued at a gross development value (GDV) of approximately RM384.57mil, but the property developer has more on the cards.

Among its planned launches in the near future include the 26-unit BPI Emerald Garden with a GDV of RM10mil, 90 units of one-storey cluster links in Taman Kinding Flora, Chemor worth RM21.5mil in GDV, as well as the RM406mil GDV Idaman Melur, which comprises 1,448 units.

Moreover, beyond property development, LBS has also ventured into retail management, hospitality and tourism.

Driving continuous value

In adapting to the times, particularly when it comes to climate change, LBS took the lead to disclose data



KITA Sejati also places an emphasis on security, an essential element for today's homebuyers.



Among KITA Sejati's facilities is a futsal court to foster a sense of community and encourage a healthier lifestyle for its residents.

on its Scope 1, 2 and 3 emissions intensity within its Sustainability Report, in addition to establishing climate change initiatives under the board of directors' purview.

For the conservation of resources, the group reported a 21.31% reduction in water consumption year-on-year, the recycling of 18,243kg of waste, as well as the implementation of digitalisation and automation to reduce more than 221,000 papers.

It has also actively contributed to shoring up environmental preservation efforts. In 2021 alone, LBS planted about 2,000 trees in the hillside town of Cameron Highlands. It has also reforested approximately 150 acres of land.

Beyond these environmental commitments, however, it focuses on the crux of its operations to ensure sustainable development.

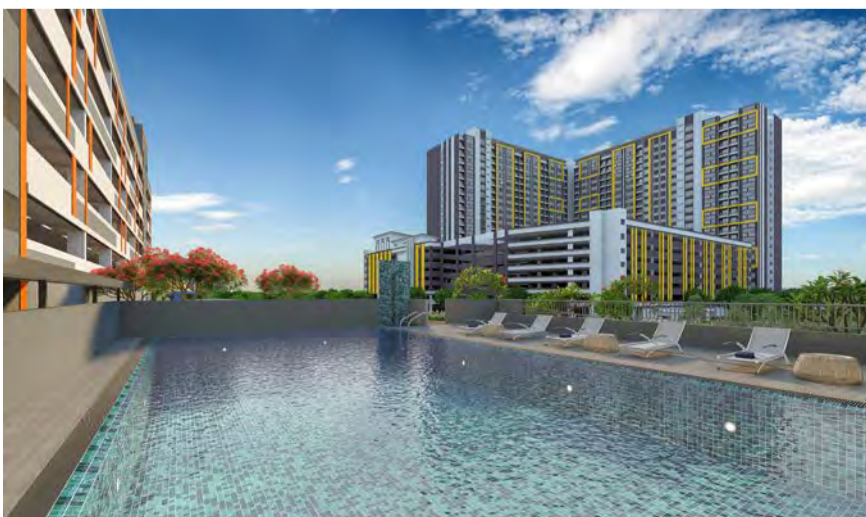
All of its developments come with sufficiently-sized retention ponds, while it leverages IBS precast concrete to further reduce energy consumption for its property development projects.

Furthermore, it is exploring renewable energy resources to drive down power consumption taken from the grid.

On the social aspect, LBS values its people by fostering a diverse and inclusive workforce and investing in various enriching learning and development programmes to support the professional growth of its people.

Externally, it builds various community infrastructures and supports diverse societal causes to benefit the community, as well as drives urban regeneration to revive local economies and communities.

Lastly, LBS ensures a robust governance structure, which reflects its commitments across environmental and social considerations. ↗





Thank you for recognising
LBS Bina Group as a
**Winner of the Malaysia
Developer Awards 2022
Top-of-The-Chart
Top 10**
(For Market Cap Below RM 1 Billion)



While celebrating this success, we remain committed to delivering affordable, accessible and community-centric developments.



KITA Mekar aerial view
Artist's impression

Another project by



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Developer: Koleksi Sigma Sdn. Bhd. 201301020937 | A member of LBS Bina Group Bhd. | Developer's License No.: 19924/10-2025/0955(R) | Validity Period: 20/10/2022 – 19/10/2025 | Advertising and Sales Permit No.: 19924-2/10-2023/0406(R)-(S) | Validity Period: 20/10/2022 – 19/10/2023 | Approving Authority: Majlis Perbandaran Sepang | Building Plan Ref. No.: MP.SPG 600-34/4/171; MP.SPG 600-34/4/172; MP.SPG 600-34/4/173 | Land Tenure: Malay Reserved Land Leasehold 99 Years (Expiry Date: 12 March 2119) | Land Encumbrances: Charged to Maybank Islamic Berhad | Expected Date of Completion: October 2024 | Total Units: 432 Units Townhouse (22'x75'); 388 Units Double Storey Terrace House (20'x60'); 342 Units Single Storey Terrace House (20'x70') | Price: Townhouse (22'x75): RM519,900 (Minimum) – RM601,900 (Maximum); Double Storey Terrace House (20'x60'): RM670,000 (Minimum) – RM814,000 (Maximum); Single Storey Terrace House (20'x70'): RM550,000 (Minimum) – RM717,000 (Maximum) | Restriction in Interest: This land cannot be transferred or charged without the prior consent from the State Authority. Disclaimer: Whilst every reasonable care and effort has been taken, all measurements and specifications are approximate. All plans and specification information contained herein may be subject to change as required by the Authorities/Engineer/Architect, and the Developer and/or Landowner (where applicable) shall not be held responsible for any inaccuracy. All 3D visuals are artist's impressions only. Terms and conditions apply.

empowering individuals • enhancing communities

IOIPG stays true to its Trusted vision

The group remains resilient and develops better customer engagement strategies.



In the greater east, IOIPG will grow its hospitality segment in Xiamen with the addition of the Sheraton Grand Hotel in Xiamen, a new 5-star hotel on its roster. The hotel, which has 370 rooms, is expected to open in the second half of 2023 and will be managed by Marriott International.

An artist impression of the Sheraton Grand Hotel in Xiamen.



THE Covid-19 pandemic has had a significant impact on the real estate development, the housing market and the construction industry. However, despite the difficulties and obstacles, IOI Properties Group Bhd (IOIPG) persevered and maintained its fortitude to deliver resilient financial results and continue to provide better services to all relevant parties. The nation's transition towards endemicity augurs well for all IOIPG's business segments and this is clearly reflected in the group's recent financial results for the financial year that ended June 30, 2022.

To make that a reality, IOIPG adopted the Vision Statement – Trusted, which aims to transform the brand into one that is more dynamic, inventive, and trustworthy. Through the realisation of the vision, IOIPG continually engages the entire team to share the company's aspirations and to cultivate trust with stakeholders by highlighting the significance of respect for one another and honesty in all IOIPG business dealings. The group is stepping up its efforts to increase customer engagement and provide better services to all its stakeholders.

The group's sizable and increasingly matured land bank in Malaysia is expected to contribute positively to its future prospects. Over the next three years, some of IOIPG's major township developments such as IOI Resort City Putrajaya, Warisan Puteri Sepang, Bandar Puteri Puchong and Bandar Putra Kulai would continue to provide the group with the agility to offer suitable products and capitalise on opportunities from the differing segments. This will enable the group to put in place new initiatives to further unlock the value of its landbank as the number of physical communities working and living within its developments grow.

Better Customer Experience

Even though the group faced difficulties due to the pandemic, the strategies employed by IOIPG paid off as the group's financial performance remained healthy and promising. In FY2022, IOIPG's revenue increased to RM2.59bil as a result of all business segments improving their bottom lines and registering the group with solid total group profits of RM688mil.

IOIPG continues to see a strong recovery in the retail and hospitality segments in Malaysia since the full withdrawal of movement restrictions which augurs well for the group. The group is expecting higher recurring lease income from the recent opening of IOI City Mall Phase 2, the largest mall in Malaysia with a net lettable area of 2.5 million sq ft. The recent GBI certification of IOI City Mall marks an exciting milestone in the sustainability journey for IOIPG. It reflects the group's commitment to operating responsibly, minimising the impact on the environment, as the group continues to enhance its value proposition while safeguarding the



The recent GBI certification of IOI City Mall marks an exciting milestone in IOIPG's sustainability journey.

environment for future generations.

In line with IOIPG's transformation going forward to consistently provide excellent service, IOI Sales Galleria and Show Village in Bandar Putra Kulai, Johor was developed to showcase the group's 5,700-acre flagship development. The IOI Sales Galleria and show village aim to showcase the proximity of the township development's amenities such as golf, sports, shopping, education, dining, entertainment and healthcare as it reflects the group's efforts in elevating customer experience through better service quality and customer engagement.

Furthermore, the group's digital transformation has been accelerated to keep up with market trends. For instance, to ensure that property handover experiences were seamless during the pandemic, the group digitised the process by introducing electronic Vacant Possession (eVP), a unified platform that allowed customers to schedule the handover of their property at their convenience. To bolster the sales process, IOIPG has the IOI eMarketPlace application to manage the sales e-booking and e-documentation process apart from the IOI Community app for property management, facilities booking and visitor management.

The customer experience at IOI Malls and IOI Rio, Puchong has been enhanced with the introduction of digitalised initiatives such as the License Plate Recognition (LPR), a cashless and ticketless parking system and IOIShopz, an online e-commerce mobile application for product purchase as well as points collection and reward redemption.

Building a brand abroad

IOIPG's strategy of leveraging on geographical diversification by expanding to Singapore and the People's Republic of China (PRC) has enabled IOIPG to spread its operating risk. The group is currently building IOI Central Boulevard Towers, a Grade A, Green Mark Platinum Certified office in Marina Bay, Singapore. The development, which is expected to be completed by the end of 2023, offers a total net lettable area of 1.29 million sq ft of office space with 120,000 sq ft of lush landscaping, an urban sky park with a 200-metre jogging track, rooftop gardens, and childcare facilities among other amenities.

Last year, the group acquired a mixed-use development site comprising residential and hotel

components at Singapore's Marina View enclave. The proposed development is expected to meet pent-up demand for city living opportunities within the Central Business District of Singapore as the last residential launch in the vicinity was Marina One Residences in 2014.

In the greater east, IOIPG will grow its hospitality segment in Xiamen with the addition of the Sheraton Grand Hotel in Xiamen, a new 5-star hotel on its roster. The hotel, which has 370 rooms, is expected to open in the second half of 2023 and will be managed by Marriott International.

Upcoming developments

Back in Malaysia, the group has lined up a variety of developments to be added to its upcoming launches. There are plans to build affordable service apartments, double-storey terrace houses, townhouses, and cluster semi-detached and bungalow homes within Klang Valley alone.

In FY2024, the group is looking to launch a 368-acre industrial park in Bukit Changgang. The industrial land will be a mixed-use development which offers various industrial and commercial products that are either ready to use or built to suit. To take things to the next level, two transit-oriented developments (TODs) are also being planned for Bandar Puchong Jaya and 16 Sierra, Puchong South.

Apart from Klang Valley, IOIPG has recently launched three phases of landed homes in Johor, consisting of single and double-storey terrace homes. The launch coincided with the grand opening of the new 9,200 square feet IOI Sales Galleria in Kulai. The take-up rate for the newly launched landed homes has come in very strong at 80%.

The group consistently strives to provide the highest quality in any development or services offered to ensure that the experience of the customer is well-cared for. Therefore, customers and product owners of IOIPG can anticipate better technology infrastructure and digital solutions as its business innovates and evolves by leveraging on technology. 



Thank you

For entrusting us to make an impact on your lives.

The accolades we have received thus far is a testament of your trust in us.

We will stay committed to creating value for our stakeholders as we continue to build sustainable communities.



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Thank you

FOR YOUR CONTINUED SUPPORT TO GUOCOLAND THROUGH THE YEARS, LEADING US TO A HOST OF LOCAL AND INTERNATIONAL RECOGNITIONS. TODAY, WE ARE TRULY HUMBLLED TO HAVE YET AGAIN BEEN RECOGNISED BY ONE OF THE MOST RESPECTED INDUSTRY ACCOLADES, THE MALAYSIA DEVELOPER AWARDS 2022.



PLACEMAKING, ROBUST & SUSTAINABLE COMMUNITIES

At GuocoLand, we remain steadfast to develop quality homes and uplifting places we operate in. This includes incorporating world-class and value-added amenities through careful design curation to empower meaningful community lifestyle.

Going forward, customers can expect the highest in service quality as we advance our innovation, agility and sustainability practices in line with our ESG commitment. All of which will go into developing more robust placemaking communities that will sustain and grow for generations to come.

TOWNSHIPS



INTEGRATED DEVELOPMENTS



Dare to win across the sea

Malaysian developers prove their mettle in handling international projects



SP Setia Bhd executive vice-president Datuk Stanley Saw Kim Suan (left) receiving the trophy from Firdaus.



Firdaus (right) presenting Berjaya Land joint group chief executive officer Syed Ali Shahul Hameed with the International trophy.

INTERNATIONAL RECIPIENTS (in alphabetical order)

Berjaya Land

SP Setia

"We are happy to be part of this inaugural award as Team Setia. We always strive to do our best through our products and services. We thank the organisers for recognising us," said SP Setia Bhd executive vice-president Datuk Zaini Yusoff.

"As an organisation that wants to grow well, we continuously evolve for the better. We are humbled if we are among the few who trailblaze the property market in Malaysia and beyond," he said.

Berjaya Land's success with Four Seasons Hotel & Residences Kyoto has become a benchmark for the property developer and provides the impetus to expand to other parts of Japan. In fact, Berjaya Corporation Bhd founder and chairman Tan Sri Vincent Tan has an ambitious plan of setting up 10 Four Seasons Hotels in Japan.

"We are currently developing luxury properties in Okinawa and Yokohama. These projects are a continuation of our success with Four Seasons Kyoto," he said.

The methodology

Like the Rising Star and Transformation awards, the International category also gives greater weightage to the project criteria, taking into account seven attributes as listed in the table. The second portion is on the company itself. A host of information is requested from participating property developers covering their development details from inception to completion. This includes activities that were carried out throughout its construction period.

The developers were also analysed for their financial prudence and long-term sustainability to ensure that the award given to the recipient is justified. Two recipients were given the International Award this year. The trophies were presented by FIABCI-Malaysia president Datuk Firdaus Musa.

VIBRANT overseas destinations like London, Melbourne and Tokyo often attract Malaysian tourists. Home-grown property developers have also ventured out -- not to see the sights but to compete with their international counterparts and bring Malaysian brands to the global platform.

While most tend to be big boys of the property arena, smaller players have taken the leap with bite-size projects and are no less successful than their more-established counterparts. This shows that Malaysian developers have the capacity to compete in a wider market although many are still holding back due to uncertainty. To encourage more Malaysian developers to venture abroad, FIABCI-Malaysia and Star Media Group introduced the International category under Special Awards.

International Award

Developers who have managed to penetrate markets beyond their shores, and achieved exceptional success through new ideas and concepts while inspiring their peers, deserve to be recognised for their bravery, tenacity and foresight.

Participating developers must be at least 51% Malaysian owned with projects in foreign countries.

"We are humbled if we are among the few who trailblaze the property market in Malaysia and beyond."

- Datuk Zaini Yusoff.



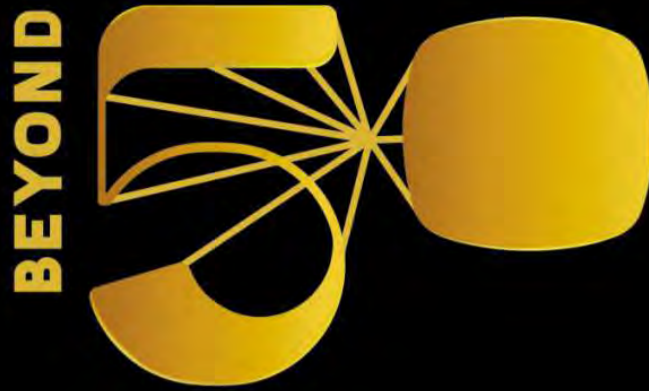
Project criteria weightage - 70%

1. Project concept and planning inception - 5%
2. Architecture and design - 10%
3. Development, construction, and project management - 10%
4. Financial statements (profit and loss, comprehensive income, balance sheet and cash flow pertaining to the project) - 10%
5. Sales, branding and marketing - 10%
6. Safety and maintenance - 10%
7. ESG initiatives and participation with community benefits - 15%

Company criteria weightage - 30%

1. Successfully completed and delivered at least one overseas project, the units of which have been occupied for at least a year - 3%
2. A clear global vision that underlines the company's successful long term prospects, not only locally, but beyond its country of origin; a diverse and balanced portfolio; and inspired leadership - 3%
3. Stability in financial strength, sufficient manpower and adequate backup resources - 3%
4. Adaptable to changes and differences in terms of local cultural norms, taxation, foreign exchange, local laws/rules/regulations, knowledge of specific company structure, etc - 5%
5. Financial injection, returns and profitability, planned budget vs actual, record of sales/revenue - 6%
6. Innovation in adapting local traditional models as the basis of its export model - 6%
7. Public feedback/comments and repercussions involved - 4%





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Property

Sime Darby Property Berhad
(197301002148)

AYER Holdings walks the ESG talk

Malaysia's longest-listed public company keeps its eyes on the future



With the increasing calls for sustainable and green living in the wake of climate change, as well as the property industry's impact on the environment, AYER Holdings stood alongside other developers in facing the new century with a dire new challenge.

BELOW EPIC Residence represents luxury of space and location of convenience with forward thinking features.



Bromelia @ Bukit Puchong, landed freehold with gated and guarded Tropical living in the heart of Bukit Puchong.

IN 1907, AYER Holdings Bhd, then Ayer Hitam Planting Syndicate Bhd (TAHPS), began its career cultivating rubber on the Bukit Hitam Estate, Selangor. The company celebrated its 115th year in 2022, with an enduring ownership record which had not changed throughout its legacy, expanding its business and diversifying into property development and construction in Bandar Bukit Puchong, Selangor.

With the increasing calls for sustainable and green living in the wake of climate change, as well as the property industry's impact on the environment, AYER Holdings stood alongside other developers in facing the new century with a dire new challenge.

However, unlike the rest, AYER Holdings held over a century of practice in resilience. In 2018, the Sustainability Working Committee (SWC) was born. Its enterprising agenda of sustainability ensured integrity in all its initiatives and exemplified its diligence to celebrate life.

When it came to the importance of environmental sustainability, AYER Holdings acted in accordance with the United Nation's twelfth Sustainable Development Goal (SDG) of responsible consumption and production, with a concept of an urban farm, which is currently in its initial planning stages and estimated to span two to three acres of land in Bukit Puchong.

AYER Holdings' Property Development building as well as the Bukit Puchong sales gallery saw the implementation of a solar system panel, reducing carbon footprint and electricity consumption.

Capping off energy efficient savings, AYER Holdings also invested in water efficiency, with its

rainwater harvesting system at its BP Newtown shop lots and Bromelia semi-detached units in Bandar Bukit Puchong. Allowing for the conservation of rainwater also reduced the surface runoff and stress on any existing external drainage capacity. These would aid in flood mitigation purposes.

Social sustainability in action

Understanding that social sustainability is just as important as environmental sustainability, AYER Holdings regularly engaged with marginalised and special needs communities, taking the role of a responsible developer with passion and commitment.

Its initiatives included breaking fast with Anak-Anak Yatim from Pusat Jagaan Mesra Limpahan Kasih, a Heroes of Humanity project in collaboration with Taylor's International School students to build furniture as a donation to 10 underprivileged families, and a wide range of fundraising efforts in their goal of reducing inequalities.

These efforts were not contained to external operations. AYER Holdings also ensured that their initiatives impacted their staff, with a recognition that change could only start from within.

Encouraging decent work, the company practised a culture of a holistic, healthy work environment through bi-annual town halls, E-employee engagement surveys (EES) and market salary benchmarking exercises. The latter was conducted in 2018 and 2021 to ensure that

employee remuneration at AYER Holdings remained competitive.

These were coupled with opportunities for knowledge enhancement through training programmes provided for all staff members. Going above and beyond, the company even held staff welfare initiatives which included food aid at AYER Holdings' plantations and relief initiatives for those affected by Klang Valley's floods.

AYER Holdings also initiated various partnerships with stakeholders to encourage health and wellness, building a sustainable community not just with their developments, but also with their people. As gender equality measures improve in Malaysia, seeing over 30% of women in senior leadership positions, AYER Holdings took charge to enhance its senior management and board members.

Taking proactive steps to increase diverse participation in terms of gender and cultural background, AYER saw a whopping 51% of female participation across the company and 30% at the board level.

Justice and strong institutions

In its goal towards sustainable communities, the company held a firm belief in the aspect of governance, assuming responsibility for its role of guiding and nurturing the community. AYER Holdings is committed to a zero-tolerance approach to bribery and corruption, with regulations that include an independent audit committee, an independent nomination and remuneration committee.

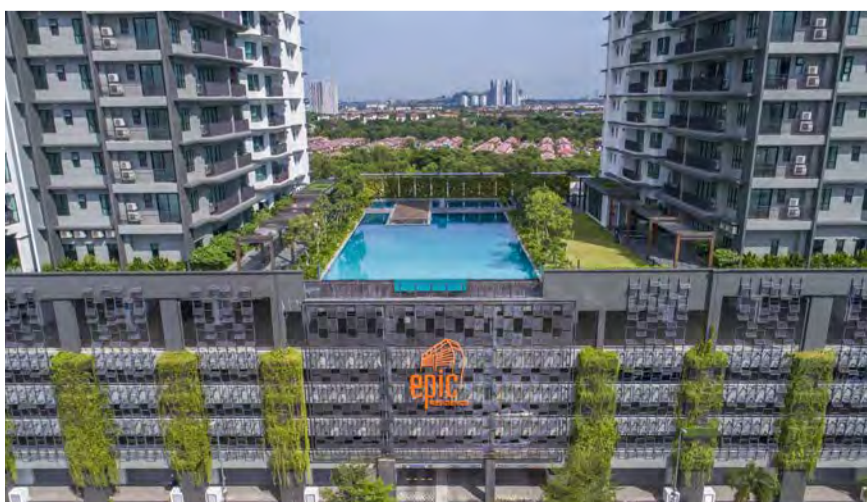
These measures act as safeguards to a sustainable and long-lasting business, providing the company with the necessary tools to ensure operational effectiveness with ample mitigation processes.

"AYER has survived 2 world wars, numerous economic downturns and a few global crises which impacted external demand and supply. It is the adaptability in the face of challenging and changing times that makes our company distinctive," AYER group chief operating officer Jeannie Khoo said.

"We are able to achieve this award recognition by building upon the successes of the owners, guided by strong and capable board of directors, thrive on the dedication and performance commitment of our people and enjoy the partnerships with our community, business partners and stakeholders," she added.

AYER Holdings' current launches include Bromelia and Andira Place in Bandar Bukit Puchong, with upcoming launches Dahlia and Erica.

With its well-established commitment to celebrating life, Khoo noted that without a doubt, AYER would continue to move forward as a robust and influential Malaysian property developer. Its deep roots in the nation's history remain a core pillar pushing AYER to listen, serve, inspire and live. 🌱



LEFT
Andira Place, 2-Storey Shop Offices.



AYER

AYER BUKIT PUCHONG



Welcome to **BROMELIA**
BUKIT PUCHONG

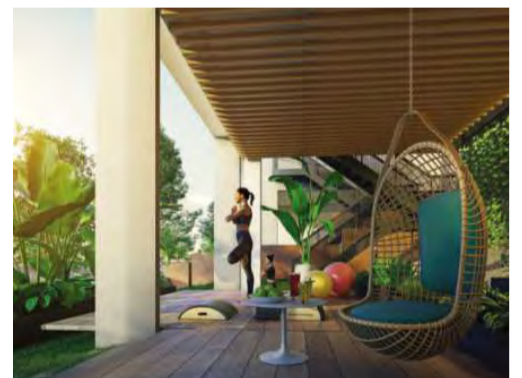
TERRACE • CLUSTER • SEMI-D



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Explore exuberant gardens or enjoy long strolls around the neighbourhood. Revel in the calm and lush surroundings while enjoying Nature's symphonies.



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Your Private Sanctuary
Retreat from the hustle and bustle of city life in your very own slice of heaven in a safe and vibrant community within the green hills of Bukit Puchong.



BUKIT HITAM DEVELOPMENT SDN BHD (203394-W)
(A member of AYER)
Lot 59244, Jalan BP 7/15, Bandar Bukit Puchong,
47120 Puchong, Selangor Darul Ehsan, Malaysia
T: 03-8068 3388 F: 03-8068 1322
E: general@ayer.com.my



AYER Bukit Puchong
Opening Hours
Mon - Fri: 8.30am - 5.30pm
Sat & Sun: 10.00am - 6.00pm

03 8068 3388
www.ayer.com.my



www.facebook.com/ayerhldg



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All art renderings and photographs contained in this circular are artist's impressions only. The developer reserves the right to modify any parts of the building prior to completion as directed or approved by relevant authorities. All plans, layouts, information and specifications are subject to change and cannot form part of an offer of contract presentation.

Developer: BUKIT HITAM DEVELOPMENT SDN BHD - 199001011824 (203394-W) • Developer's License No.: 6533-17/12-2022/0792(L) • Validity Period: 05/12/2020-04/12/2022 • Advertising & Sales Permit No.: 6533-17/12-2022/0792(P) • Validity Period: 05/12/2020-04/12/2022 • Type of Property: Terrace House, Cluster Home, Semi-D • Approving Authority: MAJLIS PERBANDARAN SEPANG • Building Plan No.: MP.SPG.600-34/1/141 • Land Tenure: Freehold • Restriction in Interest: NIL • Land Encumbrances: Free From Encumbrances • Expected Completion Date: 31 Decemner 2023 • Total Unit: 137 Units • Terrace House 59 Units - Selling Price: RM1,177,000 (Min) ; RM1,618,100 (Max) / Cluster Home 44 Units - Selling Price: RM1,538,900 (Min) ; RM1,597,200 (Max) / Semi-D 32 Units - Selling Price: RM2,679,600 (Min) ; RM2,807,200 (Max) / Semi-D 60' X 60' 2 Units - Selling Price: RM3,069,000 • 7% Discount for Bumiputera

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

Driving value through sustainability



Butterflies are the primary motif in Eco Sanctuary, with butterfly wings inspiring the curvilinear and oblique patterns found throughout.



Setia Eco Glades in Cyberjaya is surrounded by 1,545 trees that had been relocated, making it the largest tree transplantation operation in Malaysia.

S P Setia was awarded the MDA Top-Of-The-Charts Award with a market capitalisation of RM1bil and above. During the same award ceremony, the group received a second award, a Special Award for the International category, for its Singapore Eco Sanctuary project.

WITH a nearly 50-year history and a reputation as one of Malaysia's top listed real estate players, S P Setia Berhad is certainly no stranger to the real estate industry. Homegrown in Malaysia, S P Setia has grown to be a strong brand, dominating in the property industry scene in the nation's major economic hubs, namely Klang Valley, Johor Bahru, Penang and Sabah. The group's presence has also grown internationally, with noteworthy developments in six nations: Australia, China, Japan, Singapore, the United Kingdom, and Vietnam.

There are many notable accomplishments by S P Setia, including being the only developer in Malaysia to have won 15 FIABCI World Gold Prix d'Excellence Awards and 14 FIABCI Malaysia Property Awards to date. S P Setia also won the top spot of The Edge Malaysia Top Property Developers Awards in 2020 for a record-breaking 13th time, and it is the only developer to have done so since the awards' inception.

S P Setia was awarded the MDA Top-Of-The-Charts Award with a market capitalisation of RM1bil and above. During the same award ceremony, the group received a second award, a Special Award for the International category, for its Singapore Eco Sanctuary project.

The developer has 47 ongoing projects as of June 30, 2022, with an effective remaining land bank of 7,042 acres valued at a gross development value (GDV) of RM120.88bil and total unbilled sales of RM8.71bil. Furthermore, the group's GDV of launched phases for this year is RM806mil and the GDV of planned subsequent launches is RM3.49bil, for a total GDV of

planned launches of RM4.29bil. In addition, the total GDV of completed projects stands at RM7.14bil as of FY2021, which ended on Dec 31, 2022.

Award-winning strategies

S P Setia's award-winning ways have already been ingrained into the company structure and its culture. Being financially strong both in earnings and profitability puts it ahead of the pack and when coupled with the company's financial stability, transparency and sustainable capacity to last the decades, it is not surprising that SP Setia makes the MDA's list. While financial strength and company growth is part of the MDA quantitative criteria, there were also qualitative attributes comprising placemaking, environmental, social and governance (ESG) and digitisation aspects.

The LiveLearnWorkPlay development philosophy at S P Setia placed the developer in good stead as the group is already committed to innovation in placemaking by taking a customer-centric approach and delivering high-quality products and services that are tailored to meet the needs of ever-evolving lifestyles. Every project, whether a township, an eco-sanctuary, a commercial hub, an integrated development, or a venue for a convention, is planned to have the amenities needed to promote sustainable lifestyles and raise the quality of life.

"We are honoured to have been conferred as one of the Top 10 property developers in Malaysia, as well as one of the Malaysian developers who have succeeded overseas. This platform created by Star Media Group and FIABCI Malaysia has propelled us to stay resilient and we have been inspired to be innovative with our upcoming offerings," S P Setia executive vice-president Datuk Zaini Yusoff said.

Green focus

"With our dedication to protecting the environment as much as we can, our commitment towards sustainability measures can be seen through our efforts in implementing high-quality sustainable projects designed to minimise impact towards the environment," he

added.

Because ESG strategies have always been incorporated into the group's projects, this allowed S P Setia to have an edge over others. As part of their commitment to building sustainable communities, their projects, including the Eco-series, are designed to cause as little disruption to the surrounding environment and natural habitat as possible. They ensure that at least 10% of the development area is dedicated to green spaces such as parks, gardens, and water bodies to create a sustainable environment and opportunities for community engagement.

Ticking the right boxes

In the international arena, S P Setia stood out as well. Little wonder as it took the MDA International Award with the iconic Eco Sanctuary, a low-density high-rise development nestled among the lush greenery of Cheng Hua Garden, Singapore. Awarded for its thoughtful landscaping and architectural excellence, the design is inspired by Mother Nature, a natural progression from the biodiversity study and S P Setia's personal experience building Eco-themed townships in Malaysia. Thanks to the 14% footprint, residents can enjoy boardwalks and different landscapes in the company of nature.

S P Setia paid special attention to sustainability for this development because it was located in an ecologically sensitive area near the Central Catchment Nature Reserve. Thus, the emphasis was on ensuring that there was no negative impact on the immediate environment. In recognition of its sustainability efforts, Eco Sanctuary was also named World Gold Winner for the FIABCI World Prix d'Excellence Awards Gold Award (Sustainable Development) in 2018.

Having experienced FIABCI's stringent criteria contributed to S P Setia's success as the International Award adopts part of FIABCI's criteria. While the International Award takes into account other criteria from architectural design to the financial well-being of the project, and qualitative company aspects as well, Eco Sanctuary nevertheless ticked the right boxes to take the trophy.

S P Setia's years of experience as a property developer has placed the company in the forefront and winning the MDA's two awards are certainly proof that it will continue to lead the charge for the next few generations. 🏡



D'Network@Setia Eco Park in Shah Alam encompasses a hybrid solar-powered F&B hub with an energy generation capacity of 207kWp.



Setia City Mall, Setia Alam



D'Network, Setia Eco Park



Alam Damai Recreation Park



Adventure Park, Setia EcoHillZ

BUILDING FOR YOU

In every S P Setia development, our main objective is always to create a sustainable living environment. Rooted in our commitment to environmental, social and governance (ESG) standards, our vision is to build comfortable, secure, and sustainable developments – planned harmoniously alongside nature.

Taking this vision further, we are also embarking on a digitalisation journey to create seamless connections with and for our communities. It is a journey we undertake to allow these communities to thrive and grow.

Looking ahead, Setia continues to move towards an eco-friendly future by investing in infrastructures to provide green energy for our public amenities, and soon our residences, too. This is just the beginning of how we are making a difference.

Because at S P Setia, we do more than build homes. We foster fulfilling lives – today and beyond.



Setia City Convention Centre, Setia Alam

Stay Together. Stay Setia
livelearnworkplay





NEW AGE INGENUITY



Thank You

FOR THE RECOGNITION

This marks an important milestone and serves as an inspiration for us to continue striving towards being better. The recognition also signifies and represents the accumulated efforts of a determined and unified team at EXSIM.

Thank you for your valuable support throughout the years and we looking forward to creating more moments with you.



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Covering all the bases

Placemaking ingenuity, creative digitalisation and ESG initiatives are the final keys



Placemakers have become more important especially where community engagement and creation of vibrancy are concerned.

THREE areas that saw a sharp increase in importance post-pandemic are placemaking ingenuity, creative digitalisation and environmental, social and governance (ESG) initiatives. These attributes have become integral to the property sector and hence were incorporated as the qualitative aspects, serving as the criteria for participating developers.

As the inaugural start of the Malaysia Developer Awards (MDA), these attributes were broken into bite-size areas where developers have to show how they excel in each of the attributes. The qualitative component is worth 30%, with each attribute valued at 10%. Participating developers are required to provide additional information and documents for the qualitative component, detailing each attribute clearly and concisely.

Placemaking Ingenuity

Placemaking is a relatively new definition for the property industry. It refers to the creation of vibrant areas within a township or development that promotes the health, happiness or well-being of its residents, encouraging interaction among residents and visitors as well as the establishment of place identity.

Examples of placemakers include theme parks, pet-friendly parks, hangout food and beverage areas, and Instagramable venues. Points are allotted to:

- Concept and objective of the placemaking, including the inception of the big idea behind the placemaking venue which is valued at 2%. Developers need to show the unique selling points (USPs) that are highly appreciated or valued by residents.
- The realisation plan is worth 4%. This includes the design planning and

architectural features, unique strategies adopted and an explanation of how the concept and design are realised via the strategies applied.

- Branding and marketing strategies adopted to create awareness and their impact on the success of the project carry 4%.

Creative Digitalisation

This attribute takes into consideration the initiatives undertaken by developers to digitise their development processes, including automation of processes from pre-purchase right up to facility management, smart energy, Internet-of-Things (IoT) and more.

Worth 10% of the total score, the components that the judges look out for are as follows:

- The innovation and digitalisation initiatives that were undertaken to improve the entire process of deliverables. It covers the design and planning process, project management and construction, the handling of vacant possession services, and leadership in adopting digital transformation. This can be related to online tools like Facebook, YouTube, social media apps and virtual showrooms. This component is valued at 2%.
- 4% is allotted to how the developer overcomes challenges by adopting innovation and digitalisation initiatives. This includes the ingenuity in leveraging technology in reaching out to potential buyers and existing buyers.
- The impact and benefits generated for various stakeholders like communities, residents and users, companies, employees, partners and industries through the innovation and digitalisation initiatives. This component is worth 4%.



ESG matters have become an essential component of today's company practices.



Going digital means opening the doors to the world and this has become integral to conducting business today.

ESG Initiatives

A developer's social responsibility and corporate accountability, and its impact on its employees, customers and communities have become one of the hottest agendas in its daily practices.

The advent of the Covid-19 pandemic placed greater emphasis on ESG undertakings. Hence, it became the third attribute for the awards with a value of 10%. The components include:

- The company's sustainability plan and policy implemented as well as the initiatives demonstrated by the company in responding to ESG. This is worth 2%.
- The ESG Initiatives and their contributions are valued at 4%. This comprises how these initiatives are incorporated into the company operations and projects undertaken by the developer. Project developments that embed sustainability feature three aspects. The first is the environment which covers green buildings, electrical vehicle (EV) friendly features, biodiversity (preservation of ecosystem) enhancements and smart water systems that channel recycled water from rainwater harvesting and treated water, among others. The social aspect gives priority to community programmes, health and safety, good access to public transport networks with covered walkways, free shuttle bus services and other social implementation. Finally, governance pertains to the company's high integrity and anti-corruption practices.

The impact and benefits generated for various stakeholders are worth 4%. This covers a wide scope as each company's strategies have a different result toward the surrounding communities, residents and users, companies, employees, partners and industries. 📈



FIABCI
INTERNATIONAL
REAL ESTATE FEDERATION
MALAYSIA



FIABCI MALAYSIAN CHAPTER

- Linking you to global real estate

About Us

Grown since 1975 with its objective to foster goodwill and understanding with international organisations and to promote progress in real estate developments through better and innovative systems.

Why Us

We provide an excellent platform for interaction among all professionals within the industry through our unique membership, various professional development learning and educational activities.



Membership Benefits



Access to
Local & global
network



Explore new
business
opportunities



Information
sharing &
exchanging



Raise your
professional
profile

For membership enquiries, please contact us at:

☎ 03-6203 5090/91

✉ fiabcimalaysia@fiabci.com.my

🌐 fiabci.com.my

Winners give the thumbs up to MDA

Inaugural Malaysia Developer Awards hit the right chords

It was a night of glitz and glamour as the Malaysia Developer Awards 2022 started on the right footing to recognise and honour the best property developers and their remarkable achievements.

Guests of the gala dinner witnessed 28 recipients - comprising two Top-of-the-Chart categories recognising companies that have a market capitalisation of RM1bil and above as well as for those transacting with a market capitalisation of below RM1bil and three Special Awards categories - receiving their deserving trophies.

Here is what many of the participating property developers have to say about the awards, challenges of the industry and how they contribute to its growth during the gala dinner.



AYER Holdings Bhd
Group chief operating officer
Jeannie Khoo

"It is a great initiative by The Star to initiate this award in collaboration with FIABCI-Malaysia at a time when the property development industry is recovering and forging ahead from the numerous disruptions to market activities due to the pandemic. To have The Top-of-the-Chart Awards divided into two tiers is commendable as it provides the opportunity for medium and small property developers to be recognised. For AYER to be able to celebrate 115 years and stood the test of time, this award represents an affirmation that we are doing the right thing. This award motivates and keeps us moving forward with a commitment to delivery, a strong passion to realise dreams and help people to celebrate life."



MUI Properties Bhd
Executive chairman
and group chief executive officer
Andrew Khoo Boo Yeow

"It is such an incredible honour to be recognised by the MDA for this prestigious award. I would like to thank both FIABCI-Malaysia and Star Media for selecting us but in all honesty, all credit goes to our team who have worked so hard over the years to have even made this possible. Property development is going to become an even greater focus for the Group in the years to come. With God's grace, we look forward to bigger and better things. It's not just about making great financial returns for our shareholders, but we want to make a positive impact on the lives of the Communities we are serving and developing."



Symphony Life Bhd
Group chief executive officer
Chin Jit Pyng

"This award is a great recognition for the work we have done and will be doing as one of the longest-standing property developers in Malaysia. I would also like to take this opportunity to thank all Symphonians. This could have not been achieved without their commitment and dedication to fuelling the company's efforts. SymLife will continue to adopt forward-looking strategies and forge ahead to drive renewed growth in the market. The group will ensure a sound understanding of market trends, financial factors and consumer challenges and expectations before launching any projects to meet the needs of our customers."



IOI Properties Group Bhd
Chief executive officer
Datuk Voon Tin Yow

"We started by resetting our corporate vision to be a dynamic, innovative and trusted brand. Hence, we adopted the vision statement - Trusted. To achieve this vision, we constantly engage with our team to understand and share the aspirations of the company. Through these engagements, we reinforce the importance of mutual respect and fair play in all our business dealings so that we build trust among our stakeholders. We are also stepping up our engagement with our customers and stakeholders for feedback in order to raise the standard of quality for our products and services. This has resulted in consistent growth across all our business segments despite challenges arising from Covid-19."



OSK Holdings Bhd
Property development chief executive officer
Ong Ghee Bin

"We are honoured to be selected as one of the Top 10 companies. As usual, we are always supportive of awards that give recognition to developers that do well. Our main focus in OSK is the drive to offer reasonably priced products with high-quality standards and deliver these products ahead of schedule to our customers. Our win today as one of the Top 10 companies of the Malaysia Developer Awards 2022 serves as recognition of our team's hard work in these areas. This award will motivate us to continue to do our best in ensuring the satisfaction of our customers and stakeholders."



Tropicana Corporation Bhd
Metropark executive director
Adrian Chin

"It is definitely a proud moment for the team to have Tropicana Metropark bag the Transformation Awards at the very first Malaysia Developer Awards 2022. It is truly a recognition of our team's commitment to excellence. At Tropicana, we live by our mantra, redefining the art of living. We do so through building wholesome communities and this is possible as we understand the needs of the community. We take into consideration key factors such as environmental preservation at the site to minimise negative impact on the surroundings and we stay innovative in all aspects of our development, from the design stage right up to construction and even marketing."



BON Estates
Chief executive officer
Chan Jin-Wy

"To begin with, BON Estates is grateful to be selected alongside some of the big guns of Malaysia's real estate development industry. With Malaysia Developer Awards being its inception year, it is a tremendous honour to be here. We are truly humbled and grateful to be recognised in The Rising Star category. Honestly, this is still a surprise to us as we are still a young organisation, having just handed over our maiden project, The Estate in South Bangsar in 2021 with about 99% sold. This extraordinary recognition would not have been possible without the commitment and dedication of the entire BON Estates team, past and present, our shareholders, clients and partners."



S P Setia Bhd
Executive vice president
Datuk Zaini Yusoff

"We are happy to be part of this inaugural award. For Team Setia, we are always striving for the best in all we do, through our products and services. Thanks to the organisers for recognising us. We are continuously evolving for the better, as any organisation that wants to grow well. We are humbled if we are one of the few who help to trailblaze in the property market and beyond. We have accelerated our digital transformation while maintaining our standard of products and services."



Matrix Concepts Holdings Bhd
Founder and group executive deputy chairman
Datuk Seri Lee Tian Hock

"Winning the award from MDA is a great honour and it serves as a reminder to all of us to continue striving for the best. There is no secret to our success, it is our Matrix Concepts team - there lies our strengths - the great teamwork, perseverance, and agility. The hard work and great team spirit as well as listening to the market demands and acting accordingly. We at Matrix Concepts will continue to evolve, innovate, and persevere in all situations and more so, during trying times - which pulls us even closer and pushes us harder to achieve our goals."

Photographs are by
Glenn Guan Mun Hoe,
Art Chen Soon Ling,
Yap Chee Hong,
Mohammad Azman Abdul Ghani,
Mohd Faihan Mohd Ghani and
Ahmad Izzrafik Alias.



*Sime Darby Property Bhd
Group managing director*
Datuk Azmir Merican

"I'd like to take this opportunity to thank Team Sime Darby Property for their commitment, and congratulations as well to the other winners. We introduced the SHIFT25 strategy to transform the group from a pure-play property developer into a real estate development company by 2025. The strategy builds from what we had previously and delves into enhancing our business resilience. Our growth in the past five decades has been inspiring and we have a vision in line with our new strategy which is ahead of its time. Now, we are ready to set the bar higher."



*Mah Sing Group Bhd
Group strategy and operations director*
Lionel Leong

"We are honoured to be named as one of Malaysia's top developers by MDA 2022 in the Top-Of-The-Chart Awards. This award is a great recognition to Mah Sing, that has been in property development for close to 30 years. Combining the expertise and knowledge of both FIABCI-Malaysia and Star Media Group, this award undoubtedly establishes a credible benchmark for industry players in the property industry. Our focus will remain on affordable properties, such as the M Series, aimed at first-time homebuyers. As per our tagline Reinvent Spaces. Enhance Life, Mah Sing is committed to helping people own their dream homes and continue to be the developer for all Malaysians."



*DPS Resources Bhd
Managing director*
Edward Sow

"The key to DPS's journey to success is that DPS has faced many challenges, and gone through many economic recessions and world economic crises. We are lucky and proud that we have survived and are still active in the market. We have always maintained conservativeness and low gearing in our business, believing in teamwork, the implementation of system and training, and innovation in creating value-added products for our customers, that are good quality, cheap and affordable in price, with prompt delivery, while continuing to maintain competitiveness and sustainability, in other words, to maintain our business integrity and good reputation."



*LBS Bina Group Bhd
Executive chairman*
Tan Sri Lim Hock San

"This award, which is benchmarked at an international level for property developers, demonstrates our commitment towards corporate governance, the development of affordable housing and our environmental, social, and governance (ESG) initiatives as we take LBS to new heights. To be relevant to the market, we need to understand the dynamic market needs by utilising data analytic tools. Affordability will always be a category which remains relevant in the market, however, affordability cannot be standalone when it comes to finding the perfect home but must be coupled with community and connectivity."



*Paramount Corporation Bhd
Deputy group chief executive officer and executive director*
Benjamin Teo

"We are very happy because the award affirms our business philosophy, our values, and the financial results that Paramount has achieved. Paramount would also like to thank and congratulate FIABCI-Malaysia and The Star for this initiative in encouraging good corporate governance and healthy business practices in the property development industry. We have always been conscious of good governance and accountability to all our stakeholders. This clean and transparent approach is intentional and an integral part of our business. It has sustained Paramount all these years. It has kept us profitable even during tough economic times, including the recent pandemic."



*UEM Sunrise Bhd
Chief development officer*
Mardiana Rahayu Tukiran

"Getting this award further solidifies our presence and credibility as a leading property developer that looks after its communities and creates more inclusive ones as well as supports local entrepreneurs and artists through our various initiatives. On behalf of UEM Sunrise, I want to express my deepest appreciation to everyone involved in making this happen, our customers, our chiefs, and everyone who has continued to support UEM Sunrise in achieving this award. As a responsible organisation, we are aware of our obligation to deliver sustainable returns to our stakeholders while keeping our brand promise."



*Berjaya Corporation Bhd
Chairman*
Tan Sri Vincent Tan Chee Yioun

"I'm very happy for all of us, the company and the management, I think everybody worked very hard on this project. We were very fortunate, even though the project is in Japan, we own 100%. Overseas projects for us, I find, are very important, we need to choose the right location. It is my ambition that if we can build ten Four Seasons in Japan, that would be great, and we would like to build a few more in other parts of the world. So, this is what we are focusing on, and I believe we have the team to make this a success."



*GuocoLand (Malaysia) Bhd
Group managing director*
Tan Wee Bee

"We are deeply humbled and very grateful to be recognised as one of Malaysia's best developers in MDA 2022, the team will be very much motivated by this award. We will continue to strive harder and deliver more value to our customers going forward. I think having a sense of purpose and passion in terms of what we do and identifying the customers as the ultimate user of our products is very important for us to deliver what they need and to add value to them. The attention to detail that the team has put in is now showing and people are beginning to see what we are doing in terms of giving quality products."



*Eupe Corporation Bhd
Group managing director*
Datuk Beh Huck Lee

"The awards serve as a platform for us to learn the strength of one another. It is also a constant reminder for all of us to keep abreast of changes in the external environment. Our principle is that we create more value so we share more value, not just with our housebuyers but also with all our stakeholders. Our role as property developer has changed drastically over the years, other than being very capital intensive, the industry now requires that we do a lot more than before. We have to create more values for all stakeholders, and of course, we have to be mindful that we need to build a very sound financial position to weather any uncertainty."



*MRCB
Chief corporate officer*
Amarjit Singh Chhina

"We're delighted to have won this award. It's always very gratifying when you get external validation, especially when it's from a very eminent publication like The Star and FIABCI-Malaysia so we're obviously very delighted. If you look at ESG and the governance component of that, I think transparency goes hand-in-hand with governance, and we've been spending a lot of time over the last few years trying to enhance our corporate governance and therefore our transparency as well. In fact, we've won numerous independent awards for our transparency, corporate reporting and disclosure, so in a way, we're not totally surprised but again it's great validation from an independent party."





Jiankun International Berhad is a public listed Malaysian company involved mainly in property development and construction industries, focusing primarily in Malaysia. Being a new player in the development and construction industries, Jiankun has its eyes set on being a leading niche property development company in the residential, commercial and industrial sectors.

Thank
you



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Congratulations

TOP-OF-THE-CHARTS

MARKET CAP RM1 BILLION & ABOVE

TOP 10 (by ranking)

- 1 Matrix Concepts Holdings Berhad
- 2 OSK Holdings Berhad
- 3 Scientex Berhad
- 4 Sime Darby Property Berhad
- 5 Mah Sing Group Berhad
S P Setia Berhad
- 6 IOI Properties Group Berhad
- 7 MRCB
- 8 UEM Sunrise Berhad
- 9 Sunway Berhad

MARKET CAP BELOW RM1 BILLION

TOP 10 (by ranking)

- 1 Symphony Life Berhad
- 2 DPS Resources Berhad
- 3 Eupe Corporation Berhad
- 4 Paramount Corporation Berhad
- 5 AYER Holdings Berhad
- 6 Jiankun International Berhad
- 7 LBS Bina Group Berhad
- 8 GuocoLand (Malaysia) Berhad
- 9 MUI Properties Berhad
- 10 KEN Holdings Berhad

SPECIAL AWARDS

TOP SCORERS - by alphabetical order

RISING STAR

- 1 Bon Estates Sdn Bhd
- 2 EXSIM
- 3 KLK Land

TRANSFORMATION

- 1 EXSIM
- 2 Sunway Property
- 3 Tropicana Corporation Berhad

INTERNATIONAL

- 1 Four Seasons Hotel And Hotel Residences Kyoto by Berjaya Land Berhad
- 2 Eco Sanctuary, Singapore by S P Setia Berhad