

FRIDAY 8 SEPTEMBER 2023



Thanks to You,

WE HAVE REACHED YET ANOTHER MILESTONE TOGETHER.

**RANKED #1 IN
TOP-OF-THE-CHART TOP 10**



IOI PROPERTIES
Trusted.

Advertorial

40 STRONG YEARS IN FULFILLING ITS FOUNDER'S VISION

IOI PROPERTIES GROUP EMBARKS ON A RELENTLESS JOURNEY TOWARDS EXCELLENCE

IOI Properties Group (IOIPG) established its name in Klang Valley just before the start of the global financial crisis in 1985, with the successful launch of Taman Mayang, Petaling Jaya after the acquisition of three property development companies.

Its history of being in the property industry can be traced to its Founder Tan Sri Lee Shin Cheng who developed Taman Lam Soon Huat in Sungai Chua, Kajang in 1975.

The journey of IOIPG is synonymous with Puchong in Selangor, its maiden integrated township development. From an undesirable area of an abandoned tin mine and wild uninhabited jungle, the late Tan Sri Lee envisioned a thriving township where people from all walks of life worked and lived together, side by side.

Through much toil and sweat, Bandar Puchong Jaya was built covering 930 acres in 1990, and IOI Mall Puchong, one of the earliest shopping complexes on the fringe of Kuala Lumpur, opened its doors in 1996.



Flanked by two LRT stations and within the vibrant township of Bandar Puteri Puchong, the 90-acre mix development of IOI Rio is set to transform the skyline of Puchong with its integrated offerings.

Due to the overwhelming success of Bandar Puchong Jaya, the plans for Bandar Puteri Puchong came into play with 930-acre in 1999 and it sits just next to Bandar Puchong Jaya. With the need to provide more than just roofs over the heads, Bandar Puteri Puchong redefined a secure living lifestyle for multi-generational families with wider built-ups, functional layouts and facilities.

Today, Puchong has transformed into a vibrant enviable residential address within a growing municipality with a thriving business community. Plans are underway to develop a 90-acre mixed-use development called IOI Rio in Bandar Puteri Puchong over the next few years, with the first phase already commenced.

FURTHER INTO KLANG VALLEY

In replicating the success of turning unappealing sites into thriving townships and municipalities, IOIPG continued to grow exponentially in Klang Valley. In 1995 it initiated IOI Resort City, the jewel of its crown, its 788-acre flagship development in Putrajaya. Strategically connected by major highways, the award-winning township of IOI resorts city houses four premium hotels, an 18 holes championship golf course, sleek office towers, a collection of luxurious residential and commercial developments, and the highly popular IOI City Mall, the largest shopping mall in Malaysia that has a total net lettable area of 2.5 million sq ft with average visitorship of half a million a week.

The group continues to enhance its developments to offer mid-priced range residential units, targeting owner-occupiers with an emphasis on placemaking. In 2010, 16 Sierra, a 548-acre township development offering quality landed houses in Puchong South began its operation. In 2015, the 345-acre Bandar Puteri Bangi and 336-acre Warisan Puteri in Sepang were launched respectively.



IOI Properties Group's founder, Late Tan Sri Lee Shin Cheng

The latest addition to the group's portfolio is IOI Industrial Park, a 368-acre industrial development in Banting. Currently in planning, IOI Industrial Park Banting is 16km away from Kuala Lumpur International Airport and 11km away from West Coast Expressway (WCE) Banting Interchange. Its excellent connectivity couple with its proximity to high output power sources has since been attracting interest from both local and foreign industrial players, in anticipation of the strong foreign direct investment for data centres and green energy related businesses. This fence and guarded development is going to be delivered in phases, with products ranging from ready built factories, industrial land parcels to build-to-suit options. In the plan there is also a Centralise Labour Quarters, which will complement the development. IOI Industrial Park is expected to launch its first phase of build-to-sell factories in the 2nd quarter of 2024.



The newly opened 16 Sierra MRT Station is expected to provide added convenience and greater connectivity to the community of 16 Sierra.

SOUTHERN OF PENINSULAR MALAYSIA

Down south in Johor, IOIPG launched Bandar Putra Kulai in 1995 and Bandar IOI Segamat in 1996. The group started Taman Kempas Utama in 2008 and has a 507-acre industrial development named i-Synergy in Senai. Its 500-acre mix project in Negeri Sembilan, Bandar IOI Bahau was launched in 2013.



Bandar Putra Kulai is IOIPG flagship development in Southern region. With 6,500-acre of land, BPK is a self-contained township that houses IOI Mall Kulai and a 150-acre recreational park, among other amenities.

EXPANDING ITS GLOBAL PRESENCE

IOIPG's journey in oversea property development and investment started in year 1996 when it invested with IOI Plaza in Singapore, which was later sold off.

Its subsequent investments in Singapore were joint ventures in 2007 and 2008, to develop Seascape and Cape Royale, both projects in Sentosa Cove.

Situated on Sentosa, within minutes from VivoCity, Orchard Road and the CBD, Seascape is an epitome of luxurious living, offering 151 exclusive waterfront units amidst the mystic charm of its natural surroundings. Cape Royale, on the other hand, is an iconic architecture amidst pristine waters. As the tallest condominium in the illustrious enclave, Cape Royale presents homeowners with 302 units of luxury apartment with sweeping views of the South China Sea.

The success of Seascape and Cape Royale has strengthened the group's confident to continue expanding in Singapore. In 2011, IOIPG launched South Beach, an award-winning integrated mixed-use development, strategically located on Beach Road. A joint venture between City Developments Limited and IOI Properties Group, the development seamlessly blended four historic buildings on site with two new towers to feature offices, luxury residences, a designer hotel and retail spaces. With a distinctive design including a state-of-art environmental canopy, South Beach carries several Green Mark Platinum Awards under its belt and is well known as a defining landmark in the city district.

In 2013, The Triling, a 755-unit Transit Oriented Development (TOD) located just a short walk to the Clementi MRT station was launched.

Growth and expansion continued for IOIPG in Singapore with the construction of IOI Central Boulevard Towers, a premium Grade A office with a BCA Green Mark Platinum Certification which is targeted to be completed in early 2024. Nestled in the heart of Marina Bay, Singapore, this Grade A building offers a generous 1.29 million sq ft of prime office space, complemented by a host of world-class amenities. Among the standout features are a tantalising array of dining options, rejuvenating wellness

centers, 120,000 sq ft of lush landscaping, an urban sky park complete with a 200-meter jogging track, rooftop gardens, and convenient childcare facilities.

In the pipeline there is also Marina View Residences, a high-end integrated residential and hotel project located at the heart of Marina Bay, which is expected to be launched in FY2024.

The multi-awards-winning South Beach carries several Green Mark Platinum Awards under its belt and is well known as a defining landmark in the city district of Singapore.



IOI Central Boulevard, Singapore

GROWTH IN PEOPLE'S REPUBLIC OF CHINA

In 2010, IOIPG officially entered the property development scene in China by making Xiamen, an international city as its base with a residential development on an 8-acre site called IOI Park Bay.

A few years later, IOIPG successfully bid for a 40-acre land in Jimei which is now known as IOI Palm City. It is the first mega scale urban mixed-use development within the Central Activity Zone (CAZ) of Jimei New City in Xiamen. IOI Palm City has since positioned itself to be the core of Jimei New City where the major business travel and leisure shopping mall, boutique offices, waterfront mansions, five-star hotel and office premises converged. In year 2021, IOIPG launched its first mall, IOI Mall Xiamen, in IOI Palm City.

Now a landmark in China, the two million sq ft IOI Mall Xiamen offers shoppers unparalleled shopping experience with unique features such as the world's second post-apocalyptic themed amusement park, Xiamen's first terraced landscape restaurant, and a waterfront leisure-themed corridor. It is also the first commercial property in Xiamen to introduce the concept of smart shopping, which uses tech innovations to enhance shoppers experience.

The upcoming addition into IOIPG's investment portfolio in China is the highly anticipated Sheraton Grand Hotel. Featuring 370 exquisite rooms, this luxurious 5-star hotel in IOI Palm City, Xiamen, will be managed by Marriott International and is poised to welcome guests by the second half of 2024.



IOI Palm City, Xiamen, China

IOIPG persisted in expanding its presence in China and in 2018, it carried out another luxury development in Xiang'an District with IOI Palm International Parkhouse.

IOIPG SUSTAINABLE DEVELOPMENT

Overall, IOIPG has 21 strategic developments with 9,000 acres of land bank that spread across Malaysia, Singapore and China.



IOIPG's expansive growth and sustainable business model are the living testament of our late founder Tan Sri Lee Shin Cheng's vision and purpose.

Our commitment to build trust and develop responsibly in a sustainable manner drives IOIPG to create properties that stand the test of time, enriching the lives of those who reside within them. Our dedication to these principles will continue to inspire us to innovate and deliver excellence in every project we undertake.", says IOIPG, group chief operating officer Teh Chin Guan.

Tan Sri Lee's legacy lives on and today with the recognition of its peers. IOIPG came out tops, being ranked first in the Top-of The Charts – Top 10 (for Market Capitalisation of RM1 billion and above), winning the Best in Quantitative for Top of The Charts – Top 10 (for Market Capitalisation of RM1 billion and above) and carrying home the Special Awards – International for IOI Palm City, Xiamen.

EXCITING UPCOMING NEW DEVELOPMENTS

The upcoming four quarters will be an exciting time for IOIPG as it continues to bring to the market an array of appealing developments both domestically and internationally. In Klang Valley, launches in the pipeline include Arawani, a semi-detached and bungalow development in Bandar Puteri Bangi; Arena Residences 2, an affordable service apartment project in Sepang; Aster & Oakleaf, 121 units of two-storey terrace houses and 337 units of townhouses, respectively, in 16 Sierra. There is also a TOD being planned for 16 Sierra, which is scheduled to launch in early 2024. In Puchong, a new retail development in Bandar Puchong Jaya and a service apartment project in IOI Rio will be introduced to the market, while IOI Resort City is opening its retail and office development, Conezion to the market under the Buy With Tenant 2.0 program. Down south, Bandar Putra Kulai will continue to offer more landed homes to the community through its new launches.

DEDICATED TO MATCH YOUR UNWAVERING CONFIDENCE.

Driven by our mission to be a **Trusted** developer, we are **committed** to go the distance in our pursuit of shaping a world that keeps generating value, always with you at the core.



IOI PROPERTIES
Trusted.

The Trusted Township Developer of:



EXCLUSIVE PULLOUT

FRIDAY 8 SEPTEMBER 2023



MDA

MALAYSIA DEVELOPER AWARDS 2023

Building on SUCCESS

The Malaysia Developer Awards 2023 sees a solid second year with top performing property developers.

A solid second year
P5-6

The methodologies used
P8-11, 26-29, 34-35 & 40-42

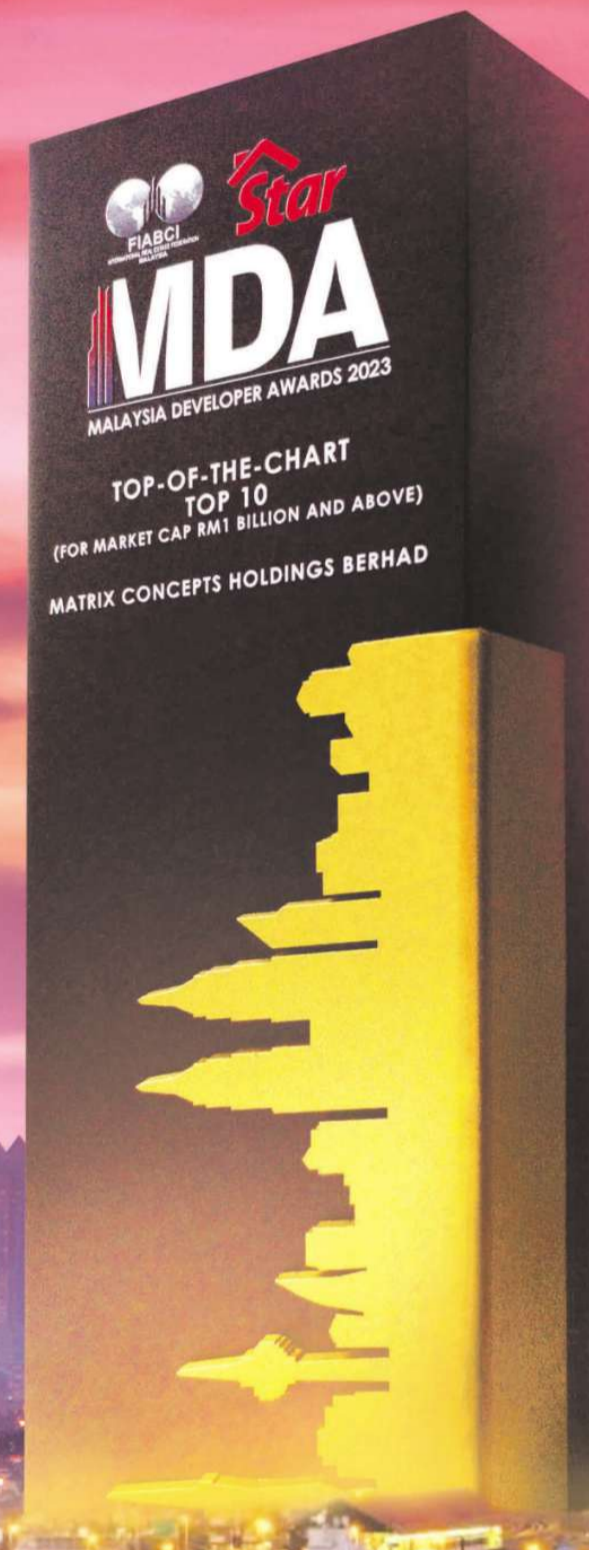
An evening of many celebrations
P36-39

MDA judges' take on 2023 entries
P48-49



**MATRIX CONCEPTS
RANKED NO.3**
TOP-OF-THE-CHART
(FOR MARKET CAP RM1 BILLION & ABOVE)

In its relentless pursuit of triumph, Matrix Concepts has once again secured its position as one of the Top 3 developers of the nation, at the recent Malaysia Developer Awards 2023. A feat achieved not only through diligence and commitment, but also the unwavering support of our partners, colleagues and customers. Thank you all.



**DRIVING
TOWARDS
GREATER
SUCCESS**

Embody idyllic paradise with Izara Homes

Matrix Concepts crafts comfort into new beginnings



Izara Homes is centred around the pillars of convenience and comfort.



Izara Homes is anchored by new lifestyle needs of convenience and wellness.



Izara Homes neighbours the prestigious 9.5-acre Central Park, the Breezeway.



Spanning over 20.05 acres of freehold land, Izara Homes is a low-density development comprising 200 units of double-storey link homes. The project is located in Bandar Sri Sendayan.

IN the hustle and bustle of urban living, dream of an idyllic masterpiece to prioritise the things that really matter. Exhale comfort and exclusivity as Matrix Concepts Holdings Bhd introduces the latest in its Bayu Sutera home series, Izara Homes.

Centred around the pillars of convenience and comfort, Izara Homes is nestled within the dreamlike neighbourhood of Bayu Sutera, which totals a sweeping 216 acres. The development is lush with landscape parks and embodied by an emphasis on space for the enjoyment of future generations.

Spanning over 20.05 acres of freehold land, Izara Homes is a low-density development comprising 200 units of double-storey link homes. With a build-up from 2,315 sq ft to 2,672 sq ft, each unit has four bedrooms and four bathrooms with plentiful space and a fully extended layout.

With patented Matrix expertise, each home is designed to maximise spacious comfort and invite seamless interaction, fostering a tight-knit connection between family members. These units are also supported by smart home features. Control your home devices with a push of a button, all from a single app, from your gate system to your lighting module.

Anchored by new lifestyle needs of convenience and wellness, Izara Homes has direct access to a private 3-acre lake park, featuring a scenic landscape with a range of health and outdoor facilities. Take a breath of fresh air along the walking track, or embrace calm and mindfulness with a masterfully designed leisure garden.

Apart from the lakeside resident park, Izara Homes neighbours the prestigious 9.5-acre Central Park, the Breezeway. Similarly situated within the secured enclave of the Bayu Sutera development, the Breezeway greets residents with all-encompassing access to lifestyle amenities surrounded by lush greenery.

Offering an exclusive lifestyle experience for joggers, cyclers and sports enthusiasts, the Breezeway is more than a park. From the

children's play area and water features to the viewing deck and amphitheatre, the central park is designed for everyone.

With safety in mind, each precinct in Bayu Sutera will have guards alongside guardposts and perimeter fencing. Izara Homes is no different. Residents will be able to go about their daily routine within the development as well as take advantage of Bandar Sri Sendayan's strategic location.

The township is host to a variety of lifestyle amenities. You will find no shortage of retail outlets in the popular Sendayan Merchant Square, the Sendayan MetroPark and more. Experience a weekend to remember with the rest of the tight-knit community, where there is a stunning range of options for exotic eateries and artisan outlets.

5-star country club

Outside the surrounding commercial hubs, pleasure and entertainment is an integrated ideal. The residents of Izara Homes, alongside the Bandar Sri Sendayan community, will have the privilege of experiencing the exclusive d'Tempat Country Club. Purchase of Izara Homes is complete with a membership to the masterfully designed 5-star clubhouse, spanning 6.33 acres of a picturesque landscape.

Away from the noise of the city, sit back and relax in Bandar Sri Sendayan's tranquil retreat. Indulge in an athletic lifestyle with sports-centred facilities, such as Olympic-sized swimming pools, badminton courts, tennis courts, bowling alley, AquaGym and more. With a banquet hall that can accommodate a maximum number of 800 guests, create new neighbourhood bonds with community events or organise your own. Non-sports facilities include the TV room, the reading room, the aerobic room, the spa and more.

Within close proximity, Bandar Sri Sendayan also hosts the exciting X Park, a paradise of recreational amenities for the daredevil in you.

From elementary schools to high schools, parents will have ample options in a thriving education hub, with over five schools in a 5km radius. These include international schools such as the Matrix Global Schools, as well as public institutions for all parents looking to secure a strong community background. These include names such as SJK (T) Bandar Sri Sendayan, SJK (C) Bandar Sri Sendayan, SK Bandar Sri Sendayan, SMK Bandar Baru Sri Sendayan, SMK (Felda) Seri Sendayan and SJK (C) Tung Hua S2 Heights.

Unparalleled accessibility

The township prides itself on its seamless connectivity. Whether you're working in the city or somewhere nearby, Bandar Sri Sendayan has access to major highways such as the North-South Highway (PLUS), the Seremban-Port Dickson Highway and the KLIA Linkage. The development is also looking forward to a proposed Senawang-KLIA expressway for further accessibility.

With a formidable record for sustainability and practical beauty, Matrix delights its clients and professional peers alike. Bearing a strong household presence, the developer has a host of projects across Malaysia, in Negeri Sembilan, Johor, and Kuala Lumpur, as well as an international foothold in Jakarta and Melbourne.

Matrix was incorporated on December 24, 1996 and has since consistently excelled in sustainable projects with a green emphasis, earning it the number one rank of Malaysia's Top 10 Developers in sustainable residential and commercial properties.

With decades of hard-won experience and expertise, Matrix Concepts Holdings produces integrated projects that merge the aspects of daily life and work to cater to every lifestyle. The developer has received numerous accolades within the industry and beyond in its journey to deliver quality products – Izara Homes will not be the last. For more information, please visit www.izara.bayusutera.com. 📍





Akmal Nasrullah receiving a souvenir from Yeow (right) as Firdaus (left) looks on.

A solid second year

MDA 2023 continues its strong run

WELCOMING the achievements of the property industry for the second year since its debut, the Malaysia Developer Awards (MDA) 2023 returned on August 24 with a grand ceremony of pomp and performance. The celebration took place at the M Resort and Hotel, Kuala Lumpur, graced by guest of honour, Deputy Local Government Development Minister Akmal Nasrullah Mohd Nasir.

Alongside Akmal Nasrullah were Star Media Group chief executive officer Alex Yeow and chief business officer Lydia Wang, FIABCI-Malaysia president Datuk Firdaus Musa and secretary-general Datuk Hoe Mee Ling, Bursa Malaysia Bhd chairman Tan Sri Abdul Wahid Omar and Klang Municipal Council president Noraini Roslan.

Held in recognition of the progress made by the property industry, the Malaysia Developer Awards saw a sweeping blend of ambitious up-and-comers and established names at the dinner.

Awarding 28 recipients, each developer brought with them their own wealth of experiences and approach to the industry with which they had won their respective awards. There were a total of six categories this year, under the prime categories of Top-of-the-Chart

Awards and the Special Awards.

The Special Awards comprised the Rising Star Award, Transformation Award, International Award, and the latest category, the Joint Development Award.

The Rising Star Award aims to recognise the efforts of up-and-coming developers who have managed to set themselves apart from the rest of their peers, displaying strength, leadership and potential despite their youth. The award was given to Eupe Corporation Bhd, OCR Group Bhd and UMW Development Sdn Bhd.

Targeting developers who have rescued abandoned projects, rejuvenated old and dilapidated buildings or converted unused land into grand developments, i-Berhad was the sole recipient of the Transformation Award.

The International Award, which honours Malaysian developers who have managed to brace against the challenges and thrive overseas, was bestowed to the Battersea Power Station in London. The project was undertaken by the Battersea Power Station Malaysia Sdn Bhd, a joint venture between Sime Darby Property Bhd, SP Setia Bhd and the Employees Provident Fund (EPF).

Another recipient of the International Award is IOI Properties Group Bhd, for its IOI Palm City project in Xiamen, China.

Aiming to acknowledge the efforts of joint developments, the Joint Development Award aims to highlight projects that have combined the scale and expertise of multiple developers to create masterful properties.

The award was given to Bukit Bintang City Centre, a joint venture between UDA Holdings Bhd, EcoWorld Development Group Bhd (EcoWorld) and EPF.

For their work on Stonor 3 KLCC, Tan & Tan Developments were also awarded the Joint Development Award.

With respect to the Top-of-the-Chart Awards under the Top 10 for Market Capitalisation of RM1bil and above, IOI Properties Group bags the number one spot. OSK Holdings Bhd earns the second rank, with Matrix Concepts Holdings Bhd, Malaysian Resources Corporation Bhd, HCK Capital Group Bhd, Mah Sing Group Bhd, UEM Sunrise Bhd, IJM Corporation Bhd (IJM Land Bhd), Sime Darby Property Bhd, as well as IGB Bhd and Tropicana Corporation Bhd.

IGB Bhd and Tropicana Corporation Bhd tied for the tenth position.

Under Top-of-the-Chart Awards, developers will find new subcategories; Best in Quantitative for Market Capitalisation of RM1bil and above and Best in Qualitative for Market Capitalisation of RM1bil and above awards.

The Best in Quantitative for Market Capitalisation of RM1bil and above award was awarded to IOI Properties Group Bhd. The Best in Qualitative for Market Capitalisation of RM1bil and above award was awarded to Sime Darby Property Bhd.

As for the Top 5 for Market Capitalisation of below RM1bil, NCT Alliance Bhd, Paramount Corporation Bhd, Glomac Bhd, LBS Bina Group Bhd and JKG Land Bhd clinched their place for these awards.

NCT Alliance Bhd earned itself the Best Quantitative for Market Capitalisation below RM1bil award, while the Best Qualitative for Market Capitalisation of below RM1bil award was granted to Paramount Corporation Bhd.

The judging panel consisted of ten industry experts from a variety of disciplines, including valuers and estate agents. With Bursa Malaysia Bhd chairman Tan Sri Abdul Wahid Omar and Klang Municipal Council president Noraini Roslan as chief judges, each developer is evaluated on a qualitative and quantitative scale for an equitable and all-encompassing evaluation.



Taking a group photo with the guest of honour Akmal Nasrullah (centre). From left are Hoe, Noraini, Yeow, Firdaus, Abdul Wahid and Lydia.

> FROM PAGE 5

Excerpts from the speeches

Deputy Local Government
Development Minister
**Akmal Nasrullah
Mohd Nasir**

"Across the world, we are seeing higher temperatures and rising sea levels; Malaysia itself is no stranger to heat waves. This brings us to the subject of climate change, which is a big priority that requires the collaboration of both the public and private spheres to find solutions."

"It gives me great hope to see more and more developers embarking on their journey of sustainability, whether it is environmental sustainability or social sustainability such as affordable housing. I look forward to more projects that foster social and economic development of the rakyat."

"It is encouraging to observe that certain property developers are adeptly catering to this demand within strategic locations and ensuring timely project completions. These endeavours signify a positive trajectory for Malaysia's property landscape and demonstrate that the right market alignment, paired with well-executed initiatives, is yielding favourable outcomes."

"As we continue to progress, I look forward to seeing the innovation of the Malaysian real estate industry and the exchange of ideas among a group of dynamic, ambitious professionals."

Star Media Group
chief executive officer
Alex Yeow

"The achievements of property developers here tonight are the result of their utmost dedication, vision and unwavering commitment to excellence."

"They possess the unique ability to envision possibilities where others see limitations. Challenges aside, they have remained resilient and diligent in powering innovation and creativity in their various projects."

"The MDA actually serves as a catalyst for innovation, inspiring both emerging and established developers to push boundaries, embark on ambitious endeavours, and lead the way in driving progress in the realm of property and development on a global scale. It is also our way of showcasing the accomplishments of these exceptional organisations and amplifying their voices through the various platforms available at Star Media Group."

"At this juncture, I would like to express my sincere gratitude to our partners, sponsors, and the organising team for their unwavering support and commitment to organising this gala night. Without their dedication, this event would not have been possible."

"To the esteemed panel of judges, who have each brought their expertise to the table, drawing from diverse backgrounds, I give my sincere thanks. They have played an instrumental role in upholding, sustaining and maintaining MDA's highest judging standards and strict criteria."

FIABCI-Malaysian president
Datuk Firdaus Musa

"Inaugurated in 2022, The Malaysia Developer Awards (MDA) was meticulously crafted to provide a credible and holistic benchmarking of the industry for property developers and consumers alike."

"FIABCI-Malaysia is committed to expanding our horizons by exploring opportunities to reach out to more members from other states. Our reach extends beyond geographic boundaries, and by building bridges across regions, we can harness the diversity of ideas, expertise, and experiences that each state brings to the table."

"To ensure this becomes a reality, one of our primary focuses moving forward is enhancing our participation with the

government on real estate matters. The government plays a pivotal role in shaping policies, regulations, and initiatives that impact our industry."

"We believe that by actively engaging with governmental bodies, we can contribute our insights and expertise to influence decisions that align with our shared vision of a dynamic and sustainable real estate landscape."

"As we look ahead, we envision a Malaysia where innovation and collaboration will be a key factor in driving progress. A Malaysia where the real estate sector isn't just about buildings and structures, but about transforming lives and communities."

All ready for winners and guests as the interior of the ballroom is fully lit up.





Movers and shakers: The 2022 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.

It all began with just an idea

A landmark collaboration for property excellence started with two powerhouses

IN May 2021, an idea was conceived, one that would breathe life into the Malaysian property industry and revolutionise how it celebrated excellence. Datuk Seri Koe Peng Kang, then the president of the International Real Estate Federation Malaysian Chapter (FIABCI-Malaysia) and Star Media Group (SMG) chief executive officer Alex Yeow hatched the groundbreaking concept - an award that recognised not just the projects but the remarkable developers behind them.

Although both FIABCI-Malaysia and SMG already had their own prestigious awards - FIABCI-Malaysia's Malaysia Property Awards (MPA) and StarProperty Developer Awards (SPDA) - both did not have awards that give due recognition directly to property developers. The MPA primarily honoured completed and occupied properties while the SPDA focused predominantly on ongoing developments.

Recognising this gap in the industry, both organisations embarked on a journey to create an accolade that would resonate with all stakeholders - one that would instil confidence in buyers and investors while also granting overdue recognition to property developers.

Enter the Malaysia Developer Awards (MDA), an award meticulously crafted to serve as a comprehensive benchmark for the property industry, providing clarity amid the cacophony of property awards in Malaysia. The MDA was designed to evaluate all aspects, from project excellence to developer prowess, inspiring emerging developers along the way.

The gestation period for these awards was nine months, and on February 21 the following year, the MDA was officially launched, marking the dawn of a premier accolade that would set new standards. This



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.

reputable award aimed to validate not only the quality of projects but also the credibility of the companies behind them.

Winning an MDA would signify more than just a trophy. It would represent a seal of approval, a testament to a developer's commitment to excellence. Moreover, it would boost brand awareness and serve as a powerful marketing tool.

Beyond recognition, the MDA aspired to elevate Malaysian developers' expertise, particularly those venturing into international markets. By adopting a holistic approach, it aimed to raise the industry's standards through collaboration between FIABCI-

Malaysia and SMG.

The partnership leveraged FIABCI-Malaysia's international network and SMG's widespread influence. As a result, the MDA would outshine other property awards in Malaysia, with winners propelled to new heights.

The MDA is not just about winning trophies. It is about long-term industry development. Winners would be encouraged to participate in workshops and site visits, fostering knowledge exchange and camaraderie among developers.

While this inaugural edition is a significant milestone, the MDA is expected to evolve

continually, pushing property standards to new levels. Transparency is a core value, with the judging process adhering to international standards. Moreover, for the first year KPMG, one of the Big Four accounting firms, validated the figures to ensure credibility.

The birth of the Malaysia Developer Awards marks a turning point for the Malaysian property industry. It is not merely an award. It is a testament to excellence, a catalyst for growth, and a celebration of the visionaries shaping the nation's landscape. The MDA's journey has just begun, and it promises to be an exciting one, redefining property excellence in Malaysia. 📈

An in-depth examination of the MDA methodology

Tightening up the criteria selection of performing property companies



MRCB group chief operating officer Kwan Joon Hoe (second from left) receiving the trophy from Deputy Local Government Development Minister Akmal Nasrullah Mohd Nasir as Star Media Group chief executive officer Alex Yeow (right) and FIABCI-Malaysia president Datuk Firdaus Musa (left) look on.



NCT Alliance executive director Yap Chun Theng gestures a thumbs up after receiving his trophy.

THE Malaysia Developer Awards (MDA) 2023 serves 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 two tiers based on their market capitalisation as of April 30, 2023:

- TOP 10 (RM1bil and above)
- TOP 5 (below RM1bil)

Selecting the winners

The TOTC is divided into quantitative and qualitative components with a focus on performing property companies. Some amendment was done to this year's methodology following a post mortem with the organising committee. For this year, the quantitative component is divided into four attributes: Revenue Growth, Net Profit Growth, Stability and Sustainability. Collectively, this component now contributes 50% to the total score, instead of 70%.

For the qualitative component, the emphasis is on Placemaking Ingenuity, ESG (environmental, social and governance) Initiatives, Creative Digitalisation and Transparency. This component is worth 50% and the breakdown will be discussed in later pages.

Based on their performance solely on the quantitative

attributes, the top 20 scorers from the RM1bil and above tier and the top 20 scorers from the below RM1bil tier were invited to participate in this year's MDA.

TOTC quantitative rankings - Revenue Growth

The Revenue Growth attribute is based on a company's performance over three years from 2020 to 2022, with 2019 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 a preference for those companies scoring a higher percentage. For example, in the RM1bil and above category, Malaysia Resources Corporation Bhd (MRCB) achieved three consecutive years of positive revenue growth and a modified CAGR of 19.8%. This achievement puts MRCB at the top for this attribute.

Of the top 10 rankers in the TOTC RM1bil and above category, MRCB was the only company in the Top 10 that saw three years of positive growth. However, it must be noted that while a company may register negative growth, it does not mean it has not registered a positive revenue, only that it was earning a lower revenue.

Similarly, in the TOTC below RM1bil category, NCT Alliance Bhd also achieved three consecutive years of positive revenue growth and a modified CAGR of 63.28%. This places it in the top spot for this attribute. It is also noteworthy to point out that NCT Alliance was also the only company to register three consecutive years of positive revenue growth in the Top 5. ↗

RANKING BY REVENUE GROWTH

RM1bil and above tier

- 1 MRCB
- 2 HCK Capital Group Bhd
- 3 Mah Sing Group Bhd
- 4 IOI Properties Group Bhd
- 5 OSK Holdings Bhd
- 6 Sime Darby Property Bhd
- 7 Matrix Concepts Holdings Bhd
- 8 UEM Sunrise Bhd
- 9 IGB Bhd
- 10 Tropicana Corporation Bhd

Below RM1bil tier

- 1 NCT Alliance Bhd
- 2 LBS Bina Group Bhd
- 3 Paramount Corporation Bhd
- 4 JKG Land Bhd
- 5 Glomac Bhd

What leads MDA to prefer net profit over gross profit

Investors learn more about a company's health through net income



Matrix Concepts group managing director Ho Kong Soon (second from left) receiving the trophy from Deputy Local Government Development Minister Akmal Nasrullah Mohd Nasir as Star Media Group chief executive officer Alex Yeow (right) and FIABCI-Malaysia president Datuk Firdaus Musa (left) look on.



NCT Alliance director Sae-Yap Atthakovit giving the thumbs up.

GROSS profit and net profit stand as the twin pillars of paramount profitability metrics for any business. Revenue, conversely, signifies the monetary outcome of a company's product and service transactions.

For investors, the gross profit can provide a glimpse into the monetary gain generated by a business through the crafting and distribution of its offerings. In contrast, net profit emerges after all expenses and outlays have been subtracted from revenue. Investors keen on evaluating a firm's holistic profitability, indicative of its managerial prowess, often scrutinise its net profit figures.

Delving into the distinction between gross profit and net profit can furnish investors with insights to deduce a company's earning capabilities and identify areas of financial leakage. The rationale behind the Malaysia Developer Awards (MDA) favouring net profit over gross profit is grounded in its emphasis on the company's adeptness in resource management and its potential for enduring success in the long haul.

TOTC quantitative rankings - Net Profit Growth

The Net Profit Growth attribute is based on the company's

performance over three years from 2020 to 2022, with 2019 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 debt-to-equity ratio and return on equity, with companies scoring a higher percentage given preference. For example, in the RM1bil and above category, Matrix Concepts Holdings Bhd (Matrix Concepts) achieved two consecutive years of positive net profit growth and a positive return on equity of 13.23%. This achievement puts Matrix Concepts as the top ranker for this attribute.

Of the top 10 rankers in the Top-of-the-Chart (TOTC) RM1bil and above category, none of the assessed companies saw three years of positive growth. However, it must be noted that while companies registered negative growths, it did 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, NCT Alliance Bhd topped this attribute with a return on equity of 8.9%. It is the only company to achieve three consecutive years of positive net profit growth for this attribute. This places NCT Alliance in the top spot for this attribute. [↗](#)

RANKING BY NET PROFIT GROWTH

RM1bil and above tier

- 1 Matrix Concepts Holdings Bhd
- 2 OSK Holdings Bhd
- 3 IGB Bhd
- 4 Mah Sing Group Bhd
- 5 IOI Properties Group Bhd
- 6 MRCB
- 7 IJM Corporation Bhd - IJM Land Bhd
- 8 Sime Darby Property Bhd
- 9 HCK Capital Group Bhd
- 10 UEM Sunrise Bhd

Below RM1bil tier

- 1 NCT Alliance Bhd
- 2 Glomac Bhd
- 3 LBS Bina Group Bhd
- 4 Paramount Corporation Bhd
- 5 JKG Land Bhd

Safeguarding financial stability is the way to succeed

Nurturing a solid company foundation needs a sensible and reasonable approach



Glomac chief operating officer Zulkifly Garib receiving the trophy from Deputy Local Government Development Minister Akmal Nasrullah Mohd Nasir.

(LEFT) IOI Properties Group chief operating officer Teh Chin Guan receiving the trophy from Deputy Local Government Development Minister Akmal Nasrullah Mohd Nasir.

In technical parlance, financial stability embodies a characteristic of a financial system that mitigates the impacts of substantial adverse events or inherent market fluctuations. For individuals, it could be as simple as being free from the worry of bill payments due to accessible savings.

However, for companies, the concept is more intricate, as mishandling of funds could lead to financial turbulence. A thriving enterprise effectively manages its financial resources, making financial stability one of the vital quantitative attributes in the realm of the Top-of-the-Chart (TOTC) Award.

TOTC quantitative rankings - Stability

The stability attribute is rooted in how a company efficiently grows its total assets across three years, encompassing 2020 to 2022, with 2019 as the reference year. Companies that consistently exhibit positive growth during this period are given precedence. Additionally, the assessment delves into the debt-to-total-asset ratio, favouring companies with a lower percentage.

It's crucial to acknowledge that maintaining an exceedingly high debt-to-total-asset ratio is as undesirable as a low ratio, as it indicates that the company is underutilising its accessible resources.

In the RM1bil and above category, IOI Properties Group Bhd stands out by achieving robust total assets growth, with a debt-to-total-asset ratio of 43.63%. Although this percentage might appear relatively high, the company's ample reserves are poised to offset any impending debts, positioning IOI Properties Group as the leader in this attribute.

Among the top 10 contenders in the RM1bil and above category, two other companies that were worth praising were HCK Capital Bhd and Matrix Concepts Holdings Bhd which were also in the tier 1 category for their total assets growth.

Similarly, within the TOTC category below RM1bil, Glomac Bhd took the spotlight by recording three consecutive years of positive total assets growth and maintaining a doable debt-to-total-asset ratio of 25%. This achievement places Glomac at the helm of this attribute, a feat exemplified by its unique distinction of achieving sustained total assets growth over three consecutive years.

Meanwhile, it is worth noting that numerous companies strategically utilised their cash reserves to mitigate the adverse effects of the Covid-19 pandemic. This strategic manoeuvre doesn't necessarily imply diminished financial stability, rather, it highlights their adaptive financial management.

In essence, nurturing financial resilience emerges as a pivotal pursuit for businesses. As a cornerstone of operational stability, it underscores the capacity to weather unforeseen challenges and fuels overall enterprise sustainability. 🏡

RANKING BY STABILITY

RM1bil and above tier

- 1 IOI Properties Group Bhd
- 2 HCK Capital Group Bhd
- 3 Matrix Concepts Holdings Bhd
- 4 OSK Holdings Bhd
- 5 UEM Sunrise Bhd
- 6 Tropicana Corporation Bhd
- 7 Mah Sing Group Bhd
- 8 MRCB
- 9 IJM Corporation Bhd - IJM Land Bhd
- 10 IGB Bhd

Below RM1bil tier

- 1 Glomac Bhd
- 2 NCT Alliance Bhd
- 3 Paramount Corporation Bhd
- 4 JKG Land Bhd
- 5 LBS Bina Group Bhd

Safeguarding future growth

The crucial role of continuous sustainability monitoring



HCK operations and oversight group managing director Datuk Dennis Ling (second from left) receiving the trophy from Deputy Local Government Development Minister Akmal Nasrullah Mohd Nasir as Star Media Group chief executive officer Alex Yeow (right) and FIABCI-Malaysia president Datuk Firdaus Musa (left) look on.



NCT Alliance executive director Yap Chun Theng (left) receiving the trophy from Deputy Local Government Development Minister Akmal Nasrullah Mohd Nasir.

EVERY property developer aspires to expand their business and ensure its endurance over the long haul, transcending the confines of quarterly or yearly reports. Business growth necessitates not only the right intellectual capital and well-chosen strategic partnerships but also the ability to create products that hold substantial market demand.

Yet, beyond these foundational elements, a developer must demonstrate the capacity and dedication to sustain growth. This quality delves into a property development company's forward-thinking approach — an aspect that often takes a backseat when businesses, whether large or small, become entangled in immediate concerns rather than focusing on future growth and sustainability potential.

Merely possessing a solid business model and valuable offerings falls short of providing a viable long-term growth strategy if operational infrastructure, decision-making processes, and leadership are lacking. Financial prudence entails making sound and judicious decisions when it comes to managing and investing money to ensure long-term financial stability.

TOTC quantitative rankings - Sustainability

The sustainability attribute delves into a company's sustained performance and its adeptness in executing planned launches in the imminent future. It evaluates the company's unbilled sales data over a three-year span from 2020 to 2022. Preference is given to firms that have showcased resilience over this period. Additionally, the assessment encompasses the companies' 2022 launches as well.

In the RM1bil and above category, HCK Capital Group Bhd (HCK) emerged as the leader in rankings, demonstrating robust project continuity and garnering a noteworthy score of 96 points. HCK also stood out as the company recently entered into the big boys' realm as its market capitalisation just exceeded the RM1bil mark at the point when the figures for the TOTC were extracted.

In the below RM1bil, it was no surprise that NCT Alliance Bhd again dominated in this tier. It achieved an impressive score of 314.12 points, the only company to exceed 100 points. ↗

RANKING BY SUSTAINABILITY

RM1bil and above tier

- 1 HCK Capital Group Bhd
- 2 IOI Properties Group Bhd
- 3 MRCB
- 4 IJM Corporation Bhd - IJM Land Bhd
- 5 OSK Holdings Bhd
- 6 UEM Sunrise Bhd
- 7 Matrix Concepts Holdings Bhd
- 8 Sime Darby Property Bhd
- 9 Tropicana Corporation Bhd
- 10 Mah Sing Group Bhd

Below RM1bil tier

- 1 NCT Alliance Bhd
- 2 JKG Land Bhd
- 3 Paramount Corporation Bhd
- 4 LBS Bina Group Bhd
- 5 Glomac Bhd



i-City's narrative was an amalgamation of technology and community. The integration of artificial intelligence (AI) and the Internet of Things revolution fundamentally redefined urban living. With a Tier-3 certified data centre, robust AI network and SmartApp seamlessly woven into daily life, i-City became Malaysia No 1 Technology City.

i-CITY
NO.1 TECHNOLOGY CITY



i-City illuminating its transformation

From a plantation to an integrated tech-centric ultrapolis where cultures and urban evolution culminates into existence

By **JOSEPH WONG**
josephwong@thestar.com.my

In the vibrant tapestry of Shah Alam's history, an extraordinary tale of evolution unfolds, tracing the city's remarkable journey from a monochromatic enclave to a bustling international community. This metamorphosis, masterfully orchestrated by the visionary i-City project, stands as a testament to the potent blend of innovation, collaboration and sustainable progress.

Charting the path to global business

Shah Alam's latent potential was unlocked with the emergence of i-City, a privately funded endeavour that ignited a transformational spark. As the inaugural integrated transit-oriented mixed-use cluster in Selangor, i-City embarked on a trajectory toward international recognition. A defining moment arrived in 2008 when it achieved MSC Cybercentre status, underscoring its technological prowess and forward-looking vision. This milestone

reverberated as a seismic shift, inviting foreign direct investments and propelling socio-economic advancement.

Reviving lifestyle and leisure paradigms

i-City's visionary journey transcended mere infrastructure, embracing a holistic reimagining of urban life. In 2009, the City of Digital Lights emerged as a radiant emblem, reshaping the concept of entertainment and leisure. This luminous masterpiece became a sanctuary of recreation, fostering cultural bridges through its vibrant illuminations and captivating allure. Its recognition by CNN among the world's brightest and most colourful places further solidified its place on the global stage

Preserving Shah Alam's essence via PPP

A pivotal juncture emerged in the partnership of i-City, the Selangor State Government and

Majlis Bandaraya Shah Alam (MBSA). Amidst a landscape where urban development sometimes overshadowed heritage, i-City pledged to preserve Shah Alam's distinctive character. This triumvirate public-private partnership (PPP) infused fresh vitality into the city while respecting its inherent heritage. This harmony of upholding Shah Alam's identity while cultivating its urban panorama exemplified i-City's commitment to sustainable growth.

An international zone takes shape

Underpinning i-City's transformation was the visionary perspective of Sultan of Selangor Sultan Sharafuddin Idris Shah. Recognising the potential for metamorphosis, he set the stage for Shah Alam's evolution into a diverse, multicultural community. i-City's emergence attracted a multitude of cultures with unique aspirations, fostering a diverse international zone within a once-monolithic city. This infusion of cultural diversity sowed seeds of understanding, unity and advancement.

Unveiling an AI-powered tomorrow

i-City's narrative was an amalgamation of technology and community. The integration of artificial intelligence (AI) and the Internet of Things revolution fundamentally redefined urban living. With a Tier-3 certified data centre, robust AI network and SmartApp seamlessly woven into daily life, i-City became Malaysia No 1 Technology City. As conglomerate giants like Maybank relocated a significant portion of their headquarters to Mercu Maybank within i-City Finance Avenue for operational resilience, the city blossomed as a hub of innovation, bridging cultures and industries.

A multifaceted urban hub

i-City reigns as Malaysia's unrivalled Technology City, a living testament to its groundbreaking ethos. i-City Finance Avenue exemplifies its multi-dimensional character, housing remarkable entities that redefine urban existence. The world's only 5-Star DoubleTree by Hilton i-City crowns this address, offering unparalleled luxury. Mercu Maybank, a Grade-A GBI certified smart office tower, underscores i-City's prowess in attracting global giants. The Convention Centre hosts globally significant events, and the Central i-City Mall, operated by Thailand's Central Pattana, heralds a new era of premier retail experiences.

Sustainable growth through ESG commitment

i-City's transformation was guided by unwavering adherence to environmental, social and governance (ESG) principles. From energy-efficient LED lighting to inclusive social initiatives like intern hiring and safety education, i-City



Together with partners of One Shah Alam One Destination are (from left) i-Berhad chairman Tan Sri Lim Kim Hong, Tourism, Arts and Culture Minister Datuk Seri Tiong King Sing, Tengku Laksamana Selangor Tengku Sulaiman Shah, Hilton South-East Asia senior director of operations Jamie Mead, DoubleTree by Hilton i-City general manager Gagan Talwar, Tourism Selangor chief executive officer Azrul Shah Mohamad and i-Berhad director Datuk Eu Hong Chew.

demonstrated how progress could be achieved responsibly. Fostering local suppliers, gender diversity, and industry-best practices mirrored its comprehensive developmental approach.

A legacy woven into architecture

The city's architectural tale echoes Shah Alam's journey of evolution. i-City's transition from humble origins to a thriving international hub resonates through its meticulously designed components - the Business Hub, the International Community and the Entertainment Sector. Guided by connectivity, sustainability and livability principles, these facets encapsulate the city's essence, bridging cultures and propelling growth.

A city reimaged

The narrative of i-City's transformation has breathed fresh life into Shah Alam's identity. It defies conventional boundaries, embracing cultural fusion, innovative pursuits, and a resolute commitment to a brighter future. Through visionary leadership, private investments, sustainable practices, and technological integration, Shah Alam transcended its monolithic heritage to emerge as an international community that profoundly contributes to Selangor's socio-economic growth. As the radiant skyline of i-City beckons, it stands as an emblem of transformation - a tribute to the enchantment that unfolds when a city's heart aligns with visionary aspirations.

i-City Finance Avenue comprised of 5-Star DoubleTree by Hilton i-City, Mercu Maybank, BeCentral Residences, retail and convention centre, and is connected to Central i-City Mall.



BeCentral: A residential-oriented destination

With the introduction of BeCentral, i-City's newest residential venture, a thrilling chapter unfolds. Nestled within i-City Finance Avenue, BeCentral is a serviced residences project that marks a new era.

Anchored in a residential-oriented ethos, BeCentral amplifies the international enclave's allure as it is located within i-City Finance Avenue, comprising the 5-Star DoubleTree by Hilton i-City, Mercu Maybank, retail and convention centre, connected to Central i-City Mall.



One Shah Alam One Destination

The One Shah Alam One Destination initiative is set to benefit the community with the comprehensive program, as it highlights the very best of Shah Alam. As part of this initiative, i-City has allocated RM10mil to enhance its lightscapes and immersive attractions by November, reaffirming its commitment to delivering an unparalleled experience, together with its partners - DoubleTree by Hilton i-City, Central City Mall, Best Western and Mercu Maybank.

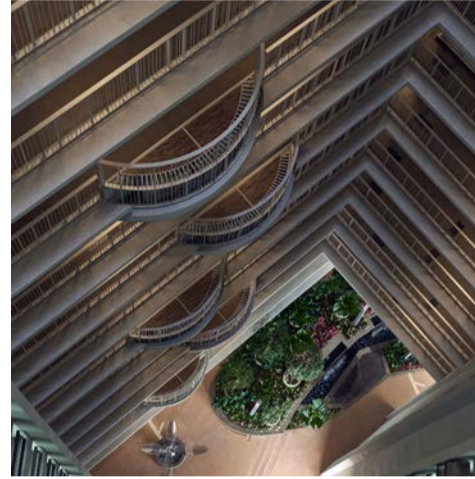
Attractive hotel stay packages, retail promotions, artisan bazaar, indoor and outdoor activities and delectable F&B offerings are part and parcel of the celebration of festivities. 🎉

Green living with Parc3 @ KL South

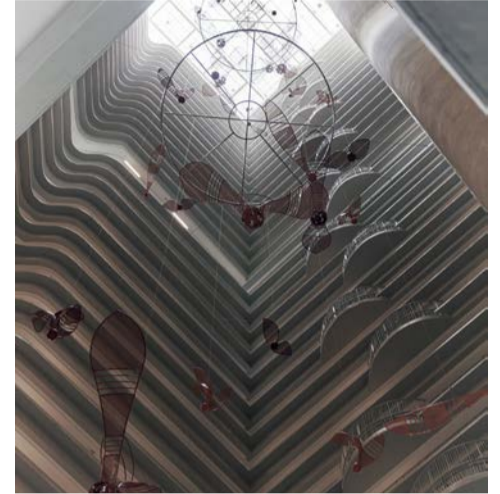
Elevating urban living with innovative, nature-inspired spaces



Parc3 @ KL South is a unique blend of nature-inspired urban living.



The central atrium is designed to drive air through the building for a natural passive cooling effect.



The Meranti Sculpture spanning levels 8 to 46 is touted to be the tallest residential sculpture in Malaysia by the Malaysia Book of Records.

Architecture that lets the building breathe

Visually, the building's form can be divided into two sections. One is the landscaped greens of the Sky Park, from which cantilevers the lattice structure that encloses the Celebrity Kitchen. This is anchored by the facade's golden fins that are strategically placed to catch the sun's light, trace the building and give it greater presence.

Parc3 is not only home to 39 storeys of serviced apartments and seven storeys of car park podium but the building also houses three parks, which flow into the 64-acre park directly facing the building.

Centred around My Home Garden, an innovative concept bringing community, personal health and natural ecosystems together, it is designed around two interrelated concepts:

- Flowing Gardens was designed to create a flow of parks into and within the building to immerse residents with nature. This includes five levels of landscaped facilities, three internal parks, including an observation deck for 360-degree city views, open-air picnics and stargazing; and
- Home Gardens which is a communal gardening space for residents to cultivate herbs and other plants, providing natural eco-systems for birds and butterflies while fostering community connections and social interactions.

Residents can enjoy some forty-strong premium lifestyle facilities which include the Celebrity Kitchen, Business Centre, Function Hall, Floating Gym and Dancing Studio.

Residents and visitors can also enjoy infusions of public art such as The Meranti Sculpture, which hangs down from the central atrium, spanning levels 8 to 46 and is listed as the tallest public art sculpture in a residential building by the Malaysia Book of Records.

The entire sculpture weighs some 2,000kg with 21 shorea seeds hanging from the art deco sculpture and holds a powerful message to remind people of the importance of rising from every fall.

Designing sustainable urban living

In line with Eupe's nature-inspired, "Building That Breathes" concept, Parc3's serviced apartments are peppered with innovative green designs to connect residents to nature by utilising passive ventilation to harness natural air, wind and light which also reduces



Residents can enjoy nature and educate themselves on the various health-giving plants available in My Home Garden using QR Codes.

energy consumption.

Parc3's passive cooling elements use natural thermodynamics, convection and wind-stack effects to draw in natural air and circulate it.

Moreover, My Home Garden serves as a communal garden area for residents to cultivate herbs and other healthy plants for their use. These plants even have QR codes attached to educate the community about planting, composting and usage.

To amplify nature even further, residents can enjoy the Cascades and Forest Trail, a four-storey trail holding trees and a waterfall intended to soothe the senses. In addition, plants were carefully selected for wellness, and air filtration, as well as their capacity to attract birds and butterflies to build biodiversity.

Holding a GreenRE Gold score of 89.63%, Parc3's total green spaces cover 35% of its overall land area, more than three times the area required by planning regulations.

What makes Parc3 so unique is the balance of nature and urban living. Residents are surrounded by conveniences such as Sunway Velocity, MyTown, Ikea Cheras, Sunway Medical Centre, HUKM, Taylor's International School and SMK Yaacob Latif.

The closest convenience store is a mere 200m should residents choose to walk or if they want to venture a little further, the service apartments are nearby public transportation such as a Rapid Bus stop some 200m away and the Maluri LRT and MRT only 500m.

Those who drive have easy access to major highways such as the Sungai Besi Highway, MEX Highway, Cheras-Kajang Highway and MRR2.

For more information, visit eupe.com.my. Alternatively, visit <https://eupe.com.my/property/parc3> to know more about Parc3 @ KL South. 📍



Eupe Corporation Bhd aims to set a new tone in urban sustainability, with its leasehold development spanning 2.67 acres offering distinctive living experiences inspired by its nature-centric architectural and interior design.

IMAGINE living in a high-rise service apartment but still feeling connected with nature. Seems too good to be true. But residents of Parc3 @ KL South can bask in its unique blend of nature-inspired urban living.

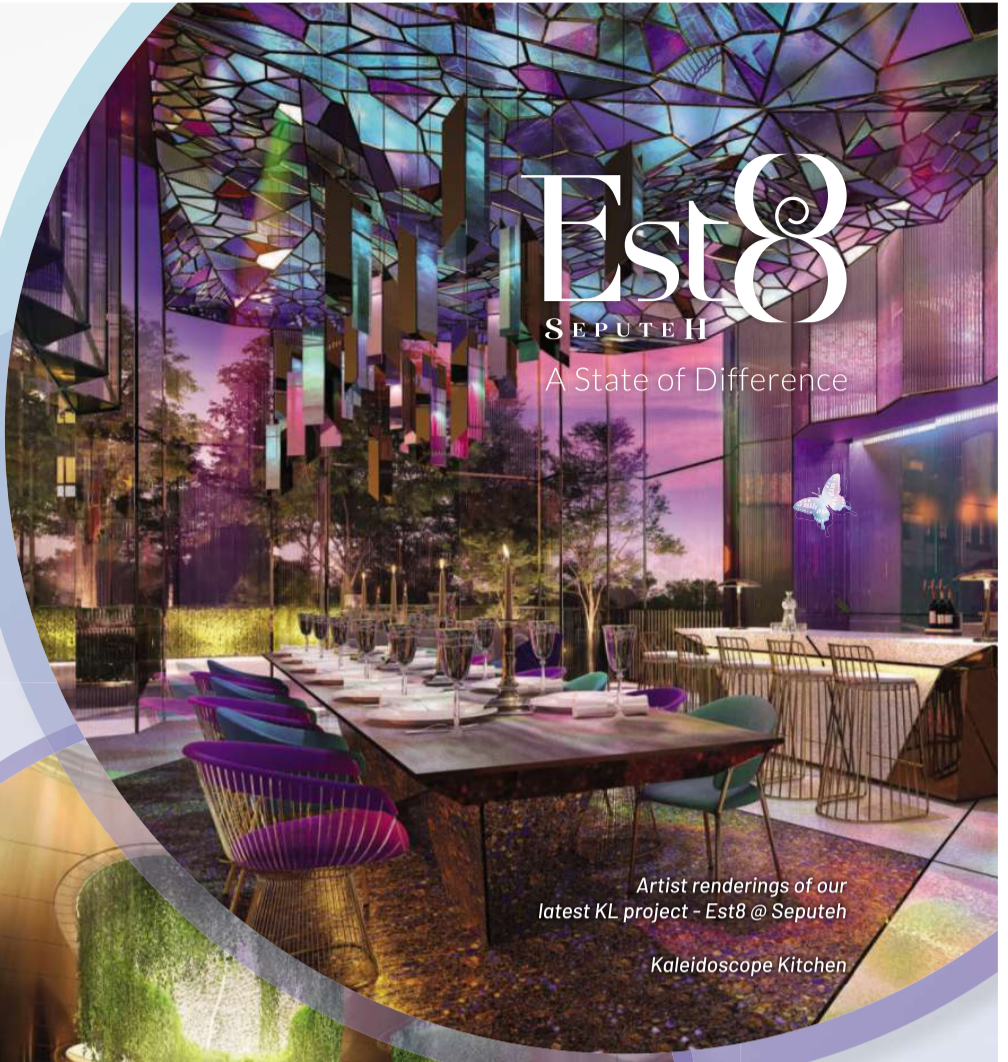
Nestled in the bustling neighbourhood of Cheras, Kuala Lumpur, these 793 units are designed to accentuate a more nature-centric lifestyle by maximising natural light and ventilation.

In fact, Eupe Corporation Bhd aims to set a new tone in urban sustainability, with its leasehold development spanning 2.67 acres, a distinctive living experience based on connecting residents with nature through deploying architectural, interior and landscaping design in innovative green-friendly ways.

The developer aims to architecturally define the KL south vicinity, while elevating the mental and physical wellbeing of its residents. The building achieved a QClassic score of 82%, a testament to the quality of workmanship that went into the construction process and methodology.

The organic flow of nature inspired the curved design and distinctive facade. It is designed as a "Building That Breathes" to facilitate the intake of natural air through the grand central atrium – also known as a vertical breezeway – and a single-loaded corridor to harness proper cross ventilation for the homes.

Parc3's iconic architectural and design features, with a gross development value of RM492mil, are set to be the talk of the town as this stunning 46-storey high-rise development is designed to be distinct, nature-inspired and organic – a contrast to the hard lines of neighbouring structures.

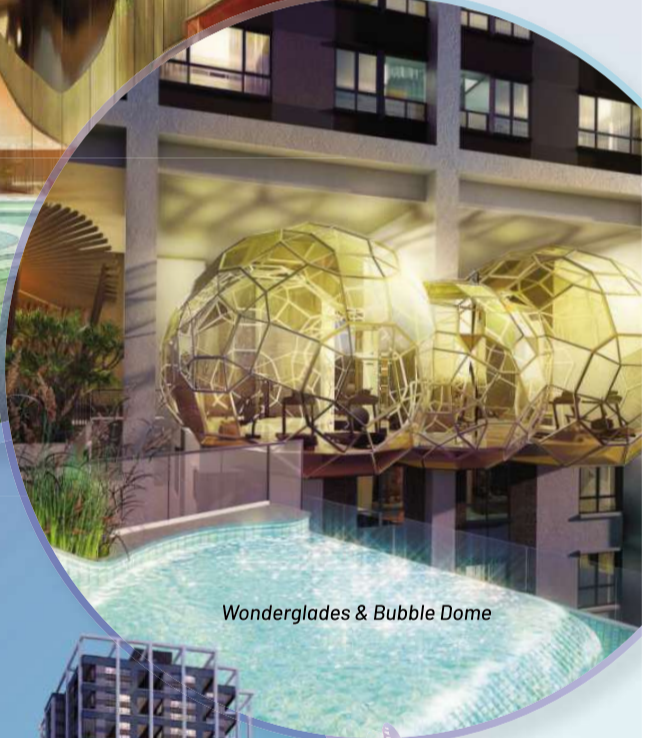


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Pushing the boundaries of exclusive design, OCR Group continues its run with its latest project, Stellar Damansara. The luxury residential apartment takes a look at bespoke living, centring around the pillars of exclusivity, connectivity, wellness and space.



The Mate utilized Building Information Modelling (BIM) technology in its construction process.



Flexus Signature Suites presents contemporary flexibility for the discerning urbanite.

Looking future-forward with OCR Group

What's next for the enterprising rising star?

IN the contemporary age of development and living, the industry braces itself against a necessary evolution of housing and lifestyle needs. Whether in the form of a changing workspace or future-forward facilities and design, property developers struggle to find new ways of keeping pace among challenges.

With over 20 years of experience in various fields, OCR Group sets itself apart as a property developer by demonstrating its leading voice, thriving in its methods of organisational management and product innovation.

Placing an emphasis on social and environmentally sustainable returns, OCR Group debuts with accessible properties and an opportunity to meet the needs of all demographics with projects throughout the Klang Valley, and Kuantan, Pahang.

Located in the heart of Kuala Lumpur, the Flexus Signature Suites at Jalan Kuching presents contemporary flexibility for the discerning urbanite. As an integrated development, Flexus has a combination of commercial and freehold titles, boasting 286 suite units and 12 retail units.

With a sleek interior design, Flexus Signature Suites have been masterfully designed for a perfect balance of modernity and practicality.

Having completed its development in May 2017, the development boasts a 77% QCLASSIC score, as well as a GreenRE Gold certification. Delight in the sustainable element of its development, the stunning rooftop landscape garden provides a natural cooling effect and softscape in the event of excess rainwater.

You Only Live Once

Experience a picture-perfect sophistication in the heart of Bandar Sunway's education hub, with OCR Group's next immediate project, the YOLO Signature Suites. Artfully designed to bring contemporary chic to a thriving urban lifestyle, allowing all users to fully experience the true meaning of YOLO.

The development has a total of 395 suite units and 23 retail units. Offering a socialtainment lifestyle for the bustling community, with full access to the nearby amenities and stunning facilities such as the very first Bangkok-themed Sky Bar in Malaysia.

With a GreenRE Gold certification, YOLO Signature Suites comes to life with its environmentally friendly design. A chic building facade with a sleek offering of angles, YOLO Signature Suites achieves a North-South orientation for passive solar design and natural airflow. The development has a completion date of Q4, 2023.

The city's ultimate co-lifestyle

Another featured development, The Mate, is located in Damansara Jaya, with a total of 246 units. Born from a thoughtful, future-forward design and innovative concept centred around its communities. The Mate introduces the concepts of co-sharing in spaces that bring together new friends and different ideas; co-working spaces to collaborate with other like-minded entrepreneurs; boosting its community



Surround yourself with the practical beauty of Japanese minimalism and Scandinavian simplicity at Stellar Damansara.

to spark creativity and join the fun with co-events like gatherings.

Awarded the GreenRE Bronze certification, The Mate utilised Building Information Modelling technology in its construction process for further efficiency and a consistent effort towards sustainability.

The development has an approximate completion date in the first half of 2024.

Where privacy is true luxury

Pushing the boundaries of exclusive design, OCR Group continues its run with its latest project, Stellar Damansara. The luxury residential apartment takes a look at bespoke living, centring around the pillars of exclusivity, connectivity, wellness and space.

Strategically located in the beating heart of Petaling Jaya, Stellar Damansara is a low-density development with only 88 luxury units. Offering a private lift lobby and foyer, surround yourself with the practical beauty of Japanese minimalism, balancing open spaces with high functionality. Masterfully crafted to blend a JAPANDI-inspired design with Scandinavian simplicity, Stellar Damansara incorporates a harmonious and delightful balance of space that will please those with a selective eye.

Drawing from its spacious living concept, Stellar Damansara incorporates an elderly-friendly design with its large doorways, dedicated toilet ramp and railing for wheelchair access. There are also elderly care concierge services available for residents.

Take advantage of the picturesque 280m riverside landscape and 340m circular track, and pursue a healthy and active lifestyle within your own time alongside your beloved animals. The development embraces a pet-friendly concept and prioritises resource efficiency for a green and sustainable master plan.

Utilising passive design to minimise energy usage and promote water conservation measures, Stellar Damansara is aiming for GreenRE Platinum certification, with the entire

project estimated to be completed in 2026.

What's next for OCR?

No stranger to the art of placemaking, OCR Group combines a unique lifestyle experience with its upcoming development, Vertex, to excite, explore, be extreme and be extra.

Located in Jalan Putra Square, Kuantan, the development encompasses three towers and a total of 792 units. Excelling in its one-of-a-kind experience, Vertex is equipped with its very own water theme park, available for residents and visitors alike with the first Sky Bar with a Sky Deck in Kuantan.

Designed with a variety of cultural themes for the terrace garden, Vertex is the highest residential tower on the East Coast. The development is slated to be launched in the first half of 2024.

In the happening 2024, OCR will further unveil a master development named Kyra consisting of around 3,000 units of affordable housing, Rumah Selangorku, in the strategic location of Seksyen U9 Shah Alam. With the practical layout of 1,000 - 1,022 sqft complete with three bedrooms, three bathrooms and two car parks, this essential living by OCR is bound to be a confident welcoming series for the medium segment.

Last but not least, OCR Group ventures beyond residential development to enter the logistics property industry with the OCR Logistics Hub.

Located in Shah Alam, the hub encompasses an approximate land area of 20 acres with a total net lettable area of approximately 2,100,000 sq ft. The development is designed with Grade A specifications in mind, including four-storey ramp-ups, a network of intercity logistics, chain supply networking, and advanced technology with an emphasis on energy efficiency.

OCR Logistics Hub will be aiming for a launch date in 2024. With its zealously for development and future-forward mentality, OCR Group creates its own opportunities. For more information, visit <https://ocrbhd.com/>.



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BBCC poised to be the new pulse of Bukit Bintang

UDA Holdings, EcoWorld and EPF join forces to create a new catalyst development



LaLaport BBCC brings to life design that combines modern simplicity and Japanese flavour, making it conducive and pleasant for shoppers to spend the entire day.



BBCC comprises six blocks of serviced apartments, a retail and entertainment block, serviced residences, strata and corporate offices.



BBCC's concept of mixed-use development comprising residential, commercial, retail and entertainment makes it a very attractive proposition for investors and businesses. Being located in one of the most prime and sought-after areas in the city adds prestige to the development.



BUKIT BINTANG CITY CENTRE

THE bustling and thriving Bukit Bintang district has got a fresh development that will excite its visitors and catch the attention of property owners and investors.

Set to complement the district's cosmopolitan grandeur, Bukit Bintang City Centre (BBCC) is an on-going and sustainably designed masterpiece where work, play, shopping, dining, entertainment and more seamlessly fuse to convey a truly self-sufficient lifestyle. A winner of the Malaysia Developer Awards (MDA) 2023, it is jointly developed by UDA Holdings Bhd (UDA), Eco World Development Group Bhd (EcoWorld) and Employee Provident Fund (EPF) with an estimated gross development value of RM8.7bil.

New attractions

Located at the intersection of three train stations, namely Hang Tuah monorail, Hang Tuah LRT and the Merdeka MRT, BBCC now sports the completed developments of Mitsui Shopping Park LaLaport BBCC (LaLaport), Entertainment Hub, the 46-storey The Stride Strata Offices, both towers of Lucentia Residences totalling 666 units of serviced apartments and the BBCC Transit Hub that houses the Hang Tuah Monorail and LRT stations. In the meantime, ongoing constructions are the Mitsui Serviced Suites and SWNK Houze, a 30-storey tower with 441 units of serviced apartments directly connected to the BBCC Transit Hub through a covered pedestrian bridge. Other developments in the pipeline are the integrated skyscraper Signature Tower and an office block.

"The strategic development of BBCC ensures economic success and eventual commercial vibrancy of this redevelopment and something for all Malaysians can be rightfully proud of," said UDA chief executive officer Mohd Salem Kailany. "We are truly

excited about the BBCC development as it has all the hallmarks of an iconic integrated development that Kuala Lumpur can be proud of," he added.

Value-added for owners and investors

BBCC's concept of mixed-use development comprising residential, commercial, retail and entertainment makes it a very attractive proposition for investors and businesses. Being located in one of the most prime and sought-after areas in the city adds prestige to the development. But more than just prestige, it is also highly connected and walkable with three train stations nearby and linked up by the Transit Hub. BBCC is surrounded by many high-quality amenities within Bukit Bintang, as well as having the Petronas Twin Towers and the Kuala Lumpur Tower within a short distance.

Designed with a distinctive theme combining modern simplicity and Japanese flavour, LaLaport BBCC brings style to life with a warm interior design conducive for shoppers to spend the entire day in comfort. The mall is replete with natural light, plenty of pedestrian linkages, wooden elements and earthy tones. There are also unique features that distinguish the mall from others in the vicinity such as The Grand Steps, Curvilinear Facades, Pudu Prison Entrance, WOW Plaza and the Rooftop Garden.

The Entertainment Hub lives up to its name by housing a concert venue, Zepp KL by Sony Entertainment, a roofed street-style retail centre, Malaysia Grand Bazaar (MGB), a 12-screen cineplex by Golden Screen Cinemas and a banquet hall for up to 1,200 people.

The Stride Strata Office is a contemporary office space, featuring top-of-the-line facilities and is Green Building Index (GBI) certified.

Not forgetting sustainability, BBCC is equipped with features such as green roofs, rainwater harvesting and energy-efficient lighting making it an environmentally friendly development.

Leveraging the know-how of UDA, a government-linked company with a long history of developing successful projects, and EcoWorld, a leading private developer with a proven track record of delivering quality developments, BBCC is a collaboration that brings together the strengths of both parties to create a project that is both ambitious and achievable.

"We are honoured to have been recognised by StarProperty with an MDA Special Award (Joint Venture Development) for our Bukit Bintang City Centre project. This award is a testament to the hard work and dedication of our team, and we are grateful for the support of our partners, EcoWorld and the Employees Provident Fund," Salem said. 🏡



The roof-top garden at BBCC offers a panoramic city view and a green space within the city.



BUKIT BINTANG
CITY CENTRE



WHERE LIFE IS Spectacular

BBCC, an integrated development designed to complement and enhance the city's cosmopolitan vibe while strategically located in Bukit Bintang Golden Triangle. The project serves all walks of life with its residential, hotels, retail, an entertainment hub and a transit hub.

A Joint Development By:





Mah Sing's celebrated M Series is known to be affordable and at the same time located in strategic and conducive areas. These projects always provide excellent accessibility and connectivity as well as being surrounded by established amenities.

MahSing
Reinvent Spaces. Enhance Life.

Mah Sing's M Adora obtained a high QCLASSIC score of 85%, demonstrating excellent workmanship in its development.

A promise well delivered

Mah Sing continues to scale heights in delivering quality homes and growing an excellent brand

Having built its brand name for three decades, Mah Sing Group Berhad's dedication to delivering quality homes that meet market demands culminated in yet another recognition, the Malaysia Developer Awards 2023 (MDA). The company has clinched the MDA Top-of-the-Chart Top 10 Award for market cap RM1bil and above category.

The group has a lofty brand promise of timely delivery of projects, great quality products, affordability, and excellence in service and sustainability in operations. And it has found a way to fulfil the promises.

"Since its inception, Mah Sing has pursued excellence, shaping not only physical structures but also the very essence of communities, relationships and dreams. Its residential developments blend architectural brilliance with functional design, resulting in homes that exude comfort, luxury and a sense of belonging. In light of this, we will continue to uphold our tagline of Reinvent Spaces, Enhance Life for all Malaysians," said founder and group managing director Tan Sri Leong Hoy Kum.

More than quality homes

An accumulated achievement speaks volumes for the group. In August this year, M Adora in Wangsa Melawati celebrated early

completion with a high QCLASSIC score of 85% as well as clocking 2.2 million injury-free man-hours. M Vertica in Cheras celebrated multiple milestones earlier in June with the early completion of its Tower C, D and E, obtained 83% Quality Assessment System in Construction (QCLASSIC) score and achieved 8 million man-hours without Lost Time Injury (LTI) for the entire construction.

Being focused on customers drives much of the group's success and corporate culture. The recent launch of M Nova's Tower A which registered a 90% take up rate is a testament to this. Mah Sing's celebrated M Series is known to be affordable and at the same time located in strategic and conducive areas. These projects always provide excellent accessibility and connectivity as well as being surrounded by established amenities. Additionally, the M Series developments come with ample facilities as can be seen from M Vertica's Malaysia Book of Records certified 4.54-acre landscape and facilities podium comprising more than 40 exclusive facilities for all ages.

As a responsible property developer, Mah Sing showcases their exemplary commitment by going above and beyond for the community at M Vertica. Mah Sing invested and built a dedicated ramp on Jalan Cheras to help ease the traffic, completed a 10,225 sq ft Surau Tabiah for the community and recently handed over the new Arena Badminton DBKL Cheras to the city council.

Mah Sing's business strategy to always enhance customers' experience led to the group adopting technologies such as customer relationship management software and a cloud-based defect management system. The former increases efficiency while the latter allows for digitisation of the process of quality inspections, defect submissions, and rectifications.

ESG-conscious developer

The group is also in step with the global awareness for environment, social and governance (ESG) values. It is an early adopter of the Centralised Sustainability Intelligence

(CSI) platform developed by Bursa Malaysia Berhad in collaboration with the London Stock Exchange Group. In adopting CSIP, Mah Sing takes a proactive move to encourage its partners to transition towards the green economy by consolidating and disclosing ESG data in a standardised manner, streamlining reporting and enhancing data credibility.

The group also adopted the Task Force for Climate Related Financial Disclosures (TCFD) reporting framework and was awarded the Malaysia Sustainability Excellence Award for two consecutive years.

Many of Mah Sing's recent projects have obtained GreenRE. As technology plays an increasingly important role in meeting the demands for less carbon footprint, most of Mah Sing's M Series projects are equipped with EV charging stations, while M Aruna utilises Industrialised Building System (IBS).

Moving forward

The Group's active land banking replenishment is ongoing, supported by a healthy balance sheet with approximately RM929.7 million in cash and bank balances and investment in short-term funds, and its confidence in the fast turnaround delivery of its projects. It remains on an active lookout for strategic lands in Klang Valley, Penang and Johor for the development of residential and industrial properties.

Inspired by Tan Sri Leong's beliefs, Mah Sing has further strengthened its core values that are actively and deeply embedded in the organisation's DNA and serve as a compass for daily decision making, actions and interactions. The Group is committed to sustaining and enhancing this culture beyond the company.

To keep the spirit of excellence and prioritising employees' wellbeing, Mah Sing invests in regular staff training, staff engagement activities, team building, leadership forums and more. It forms part of the group's corporate governance structures, which oversees a wide range of ESG issues including anti-corruption, cyber security, labour issues, and health and safety.

Reinvent Spaces. Enhance Life.



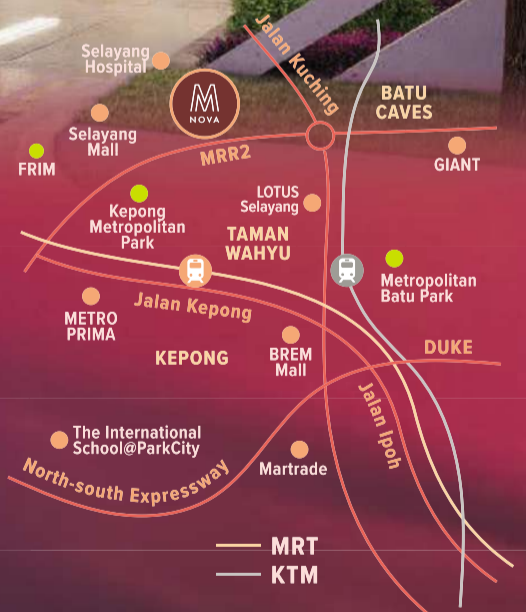
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 Developer Licence No: 11202/11-2026/1503(A) - Validity Period: 10/11/2016 to 09/11/2026 - Advertising & Sales Permit No: 11202-4/08-2026/0898(A)-(S) - Validity Period: 08/08/2023 to 07/08/2026 - Approving Authority: DBKL - Building Plan Reference No: BP U1 OSC 2022 2433 - Expected Date of Completion: February 2028 - Development Name: Residensi M Nova - Type of Property: Suite Apartment - Land Encumbrance: OCBC Bank (Malaysia) Berhad - Land Tenure: Leasehold - Lease Term: 99 Years - Restrictions: The Land cannot be transferred, leased or mortgage without any consent from the Land Committee of Kuala Lumpur, Federal Territory - Tower A: 624 unit - Min Price: RM466,560 - Max Price: RM672,960 - Tower B: 624 unit - Min Price: RM514,560 - Max Price: RM722,160 - Total unit: 1,248 - Accessory Parcel: 1 or 2
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UMW HVM Park: Pioneering innovation in high-value manufacturing

Setting the standards for a dynamic ecosystem of unparalleled opportunities



UMW HVM Park is the catalyst to transform the landscape of manufacturing through innovation, sustainability and a commitment to excellence.



It is not merely a development. It is a fully realised innovation ecosystem that seamlessly blends state-of-the-art technologies with a commitment to sustainability.

SPREAD across an impressive 861 acres, the UMW High-Value Manufacturing (HVM) Park emerges as a hub of manufacturing excellence, underpinned by the Industry 4.0 principles, which is revolutionising the way companies manufacture, improve and distribute their products. With high aspirations, the park stands as a beacon of integrated innovation as it aspires to enter the realm of high-value manufacturing in the heart of Southeast Asia.

Developed by UMW Development Sdn Bhd, this expansive industrial complex is meticulously designed to serve as a dynamic ecosystem where cutting-edge manufacturing opportunities converge.

It is not merely a development. It is a fully realised innovation ecosystem that seamlessly blends state-of-the-art technologies with a commitment to sustainability. With UMW's extensive manufacturing expertise, the park was conceived to offer an all-encompassing industrial park experience.

It embodies the latest advancements in manufacturing technology, positioned to empower businesses in the digital age. The park is also not just about the industry - it is about the environment as well. A hallmark of this park is its fusion of urban spaces and natural landscapes.

Green networks interconnect beautifully designed public areas, creating an atmosphere conducive to creativity and collaboration. As a green-rated industrial park development, UMW HVM Park is primed with ready infrastructure, fortified by a single-point business support unit.

Moreover, it encompasses the infrastructure as it is about solutions. UMW HVM Park comes backed by the UMW Group's array of products and services. This includes innovative offerings like water reclamation plants (WRP), collaborative robots (COBOTS), and industrial warehouse solutions. Such comprehensive support amplifies the holistic experience the park offers.

UMW HVM Park goes beyond just innovation as it pioneers sustainability. Its integrated industrial park infrastructure is seamlessly blended with a profound commitment to green principles. This GreenRE certified industrial Park is one of the first in Selangor. Backed by the Federal and Selangor State Governments, this is a project that is championed from the top.

Infrastructure readiness includes stable electricity supply, clean water, fibre optic telecommunication network, sewerage management, gas piping and wide internal roads of up to 100ft. A testament to its

excellence, UMW HVM Park proudly bears the MDA 2023 Rising Star Award. This accolade speaks to its unwavering dedication to shaping the future of manufacturing.

Connectivity is paramount, and UMW HVM Park leaves no stone unturned. Situated near major expressways, including the North-South Expressway and Rawang Bypass, it's well-positioned for accessibility. The forthcoming ECR station at Serendah is set to further enhance its connectivity, underlining the commitment to a sustainable future.

Recreation and well-being are interwoven into the park's fabric. A sprawling 50-acre Central Park offers leisure facilities, complemented by dedicated walking and cycling tracks. The nearby Serendah KTM Komuter Station provides convenient access.

The present and future converge in UMW HVM Park. While the Southern Zone has been fully occupied, the Northern Zone's completion is anticipated in 2025. However, for investors keen on becoming part of this pioneering ecosystem, early possession options are available.

In short, UMW HVM Park is more than just about industry. It is the catalyst to transform the landscape of manufacturing through innovation, sustainability and a commitment to excellence. It is a testament to Malaysia's journey towards becoming a global hub of innovation and high-value manufacturing.

Inquiries are encouraged and UMW HVM Park extends an invitation to explore the future of high-value manufacturing. For inquiries, please contact sales and marketing at 019 669 3777 (Fatin/Lynn) or 012 393 5319 (Daniel). 📞



The UMW Equipment Division Headquarters is also located at the UMW HVM Park.



The guardhouse entry into UMW HVM Park's precinct 1.





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A masterplan capitalising on top-notch education and connectivity

edusphere weaves together a smart community anchored by UOC



A simulation of edusphere's commercial component.

(LEFT) An artist impression of the edusphere masterplan development.

completed blocks are Covington, Foster and Northwood with a total of 800 units.

edusphere is also very much connected to other catalytic nodes of Cyberjaya such as the Multimedia University (1km), Tamarind Square (2km) and Dpulze Shopping Centre (3.3km). It is also located near the MRT Cyberjaya Utara (PY39) station (5.3km) and MRT Cyberjaya City Centre (PY40) station (6km). Within Cyberjaya, mobility around the area is uniquely optimised in terms of accessibility and cost-effectiveness as various private universities provide shuttle bus services for the population to various drop-off points located near student residential enclaves and downtown Cyberjaya area.

Going into silver jubilee, Cyberjaya's journey as a pioneer MSC status city has made it the home of many Malaysian start-ups, including animation studios such as WAU Animation, Omar and Hana Animation Studios, MONSTA Animonsta Studios, drone service providers such as Aerodyne, as well as several private universities that produce talents to the developing start-ups scene. The Sepang Municipal Council estimated that there are more than 50,000 workers and more than 25,000 students in Cyberjaya in 2016, underscoring how far the city has developed since its birth in 1997. With the announced incoming foreign investments as well as the government's smart city plans, Cyberjaya holds tremendous value for real estate owners. The edusphere masterplan amplifies these values in creating an environment that encourages collaboration, innovation and community engagement with its emphasis on accessibility, connectivity and openness.

The price for edusphere serviced suites start from RM294,000, LoSo from RM400,000 and retail from RM811,000, while completion of the whole development is targeted in 2026. For more information, visit <https://edusphere.com.my/> and <https://hckgroup.my/>.

KNOwn as the heartland of the Multimedia Super Corridor, Cyberjaya continues to make headlines recently with Tesla agreeing to set up its Malaysian headquarters in the city. Shortly before Tesla's announcement, Vantage Data Centers also formalised plans to develop a second data centre campus in Cyberjaya with a total investment value of US\$3bil (RM13. bil). With these exciting developments, Cyberjaya is poised to catapult to the status of the country's premier technology and innovation hub.

Banking on Cyberjaya's bright potential, HCK Capital Group Bhd has immersed itself into building a catalytic development native to Cyberjaya's DNA. The edusphere @ Cyberjaya is a 24-acre mixed development masterplan anchored by the University of Cyberjaya, previously known as the Cyberjaya University College of Medical Sciences (CUCMS), one of the oldest private universities established in Cyberjaya.

UOC boasts five faculties and a student population of more than 6000 and has the capacity for 11,000 students. It serves to complete the medical ecosystem in Cyberjaya as the Hospital Cyberjaya, located about 3km from the University, began operation in

November 2022. With a knowledge-based community thus established, edusphere's other components – upcoming serviced suites, lifestyle-office small office (LoSo), and retail units – promise to serve and grow it sustainably with synergy and interconnectivity between the components.

The edusphere masterplan outlines a strategic approach that focuses on walkability within the enclaves. This is achieved by breaking down large blocks into smaller, more permeable units. By doing so, the masterplan creates a conducive environment for movement and encourages people to navigate the area on foot, enhancing connectivity and interaction.

There will be a total of 2,904 units of serviced suites, 168 LoSo (lifestyle-office small-office) units and 55 retail units, all linked by close proximity via a 2km pedestrian path around the development. The pedestrian path is made comfortable for users by having trees and foliage for shade as well as for better air quality and is in line with Cyberjaya's goal to be a smart and low-carbon city.

The masterplan will also feature a landmark community node in the form of an open plaza called The Sphere. This plaza serves as a space where the community can gather, socialise and organise activities. The Sphere not only provides a welcoming environment for social interactions but acts as a unifying hub that weaves academic, retail and living in a space of curated development.

edusphere currently already has two retail anchor tenants namely McDonald's drive-thru and KFC drive-thru, which drives the attraction for its upcoming commercial components of LoSo and retail units. These components will front either the residential components or the main road, which leads to the Cyberjaya Lake Gardens in a short distance and brings in the additional catchment of the lake visitors. Currently,

The edusphere masterplan outlines a strategic approach that focuses on walkability within the enclaves. This is achieved by breaking down large blocks into smaller, more permeable units.



A simulation of edusphere's LoSo and one of its drive-thru anchor tenant.



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TOP 10
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Fostering trust through transparency

Elevating brand loyalty and sales for businesses



Paramount Property chief executive officer Chee Siew Pin (second from left) receiving the trophy from Deputy Local Government Development Minister Akmal Nasrullah Mohd Nasir as Star Media Group chief executive officer Alex Yeow (right) and FIABCI-Malaysia president Firdaus Musa (left) look on.



MRCB group chief operating officer Kwan Joon Hoe is all cheer with the trophy.

TRUST is the cornerstone of a strong relationship between a company and its investors, customers, partners and employees. This trust is nurtured through the company's commitment to transparency in its business operations. Transparency involves a candid and straightforward approach when addressing business-related matters with stakeholders.

The primary aim of transparency in business is to cultivate trust and goodwill by establishing and upholding a reputation for openness and integrity in all interactions. The manifestation of transparency can vary, adapting to the specific communication channels and the diverse groups of stakeholders involved.

Although different stakeholder groups may respond uniquely to transparency efforts, the fundamental outcome remains consistent across investors, shareholders, buyers and employees. For investors and stakeholders, transparency equates to the accessibility of critical financial information, including a company's financial reports and price range. It is imperative that investors can trust the accuracy, relevance and independent auditing of the financial data your company provides.

From the perspective of buyers, transparency assures them that the companies they engage with, especially in real estate purchases, prioritize openness. This assurance directly enhances their confidence in the development and can lead to heightened brand loyalty and increased sales when executed effectively.

Lastly, transparency within the employee realm hinges on a foundation of honesty and robust two-way communication between employees and their managers. This encompasses candid dialogues about business objectives, challenges, individual performance and other work-centric matters.

In essence, transparency serves as the conduit to building profound trust. By nurturing transparency across all interactions, businesses can fortify relationships, inspire loyalty and bolster their market standing.

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 is 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, Matrix Concepts Holdings Bhd (Matrix Concepts) and Malaysian Resources Corporation Bhd (MRCB) tied with the highest score of 86%. This achievement puts Matrix Concepts and MRCB in the joint top spot for this attribute. Of the top 10 rankers in the TOTC RM1bil and above category, OSK Holdings Bhd (with 83%) was the only other company that scored above the 80% mark.

In the TOTC below RM1bil category, Paramount Corporation Bhd was again the highest achiever at 89%. It was the only company to achieve the above 80% mark. This places them in the top spot for this attribute, retaining their first place for the second year running. 🏆



Matrix Concepts group managing director Ho Kong Soon holding his trophy.

RANKING BY TRANSPARENCY

RM1bil and above tier

- 1 Matrix Concepts Holding Bhd
MRCB
- 2 OSK Holdings Bhd
- 3 UEM Sunrise Bhd
- 4 Tropicana Corporation Bhd
- 5 HCK Capital Bhd
- 6 Sime Darby Property Bhd
- 7 IOI Properties Group Bhd
- 8 Mah Sing Group Bhd
- 9 IJM Corporation Bhd
- IJM Land Bhd
- 10 IGB Bhd

Below RM1bil tier

- 1 Paramount Corporation Bhd
- 2 NCT Alliance Bhd
- 3 Glomac Bhd
- 4 LBS Bina Group Bhd
- 5 JKG Land Bhd

ESG a must for future undertakings

Sustainable practices have transitioned into crucial components



NCT Alliance executive director Yap Chun Theng and director Sae-Yap Atthakovit giving the thumbs up.

(LEFT) Sime Darby Property ranked first in ESG initiatives for the RM1bil and above category. Photo shows township development chief operating officer Appollo Leong (second from left) receiving the MDA 2023 trophy from Deputy Local Government Development Minister Akmal Nasrullah Mohd Nasir as Star Media Group chief executive officer Alex Yeow (right) and FIABCI-Malaysia president Datuk Firdaus Musa (left) look on.

In today's global landscape, where challenges like climate change, social inequality and corporate governance are at the forefront, property developers are realising that they must adapt or risk becoming obsolete. Embracing sustainability in the form of environmental, social and governance (ESG) practices has transitioned from a mere buzzword to a critical component of a company's long-term strategy. And property developers that neglect ESG factors not only face reputational risks but also miss out on opportunities for growth and resilience.

Environmental responsibility is arguably the most visible aspect of ESG. Climate change and environmental degradation are no longer distant threats - they are happening right now. Customers, investors, and regulators are demanding action. Companies that take proactive steps towards reducing their carbon footprint, conserving resources, and adopting eco-friendly practices are not only contributing to a sustainable future but also appealing to an increasingly environmentally-conscious consumer base.

Property developers are now expected to take a stance on social issues, from diversity and inclusion within their workforce to ethical supply chain management. The events of recent years and the global pandemic have magnified the importance of social responsibility. Businesses that prioritise fair labour practices, community engagement and diversity are better positioned to weather societal shifts and maintain a positive brand image.

Effective governance and accountability are fundamental to a company's long-term success. Shareholders and stakeholders want assurance that their investments are in capable hands. Strong corporate governance practices ensure transparency, ethical decision-making, and the protection of shareholder interests. Companies with robust governance structures are better equipped to navigate crises and regulatory changes.

Emphasising on ESG is not just a matter of corporate social responsibility, it is a strategic imperative for long-term success. That is why the ESG attribute in the Malaysia Developer Awards has increased from 10% to 20%. To ensure as many areas are covered, the ESG criteria include:

A Company Sustainability Plan and Policy implemented and Initiatives demonstrated by the company in responding to ESG.

An outline of ESG initiatives and contributions: How it is being incorporated into the operation of the company and development projects undertaken by the developer. Project development that embed sustainability features:

- Environment concerns like Green building, electric vehicle (EV) friendly, biodiversity (preservation of ecosystem) and smart water system that channels recycled water from rainwater harvesting and treated water.
- Social priorities on community programmes like health and safety, good access to public transport network with a covered walkway, free shuttle service or donations.
- Governance with emphasis on high integrity and anti-corruption measures.
- 17 sustainable development goals (SDGs)
- Compliance and score for the FTSE4Good Bursa Malaysia (F4GBM) Index
- Company's stance and methodology towards achieving a carbon-free footprint
- Impact and benefits generated for various stakeholders - communities, residents/ users, company, employees, partners and industry

TOTC quantitative rankings - ESG

In the RM1bil and above category, Sime Darby Property Bhd emerged as the clear leader in rankings, scoring 17.2 out of 20. In the below RM1bil, NCT Alliance Bhd narrowly beat Paramount Corporation Bhd by 0.1 with 15.4 out of 20 to take the pole position.

Companies that incorporate ESG principles into their operations are better positioned to thrive in an evolving business landscape. From attracting investment to building customer loyalty, ESG is not just a checkbox but a powerful catalyst for growth and resilience. It is a reminder that success is not just about financial profits. As we look to the future, the emphasis on ESG will continue to grow and businesses that embrace it will be the leaders of tomorrow. 📈

RANKING BY ESG INITIATIVES

RM1bil and above tier

1	Sime Darby Property Bhd
2	Matrix Concepts Holdings Bhd
3	IOI Properties Group Bhd
4	UEM Sunrise Bhd
5	Mah Sing Group Bhd
6	MRCB
7	IJM Corporation Bhd - IJM Land Bhd
8	OSK Holdings Bhd
9	IGB Bhd
10	Tropicana Corporation Bhd

Below RM1bil tier

1	NCT Alliance Bhd
2	Paramount Corporation Bhd
3	LBS Bina Group Bhd
4	Glomac Bhd
5	JKG Land Bhd

Placemaking ingenuity makes it happening

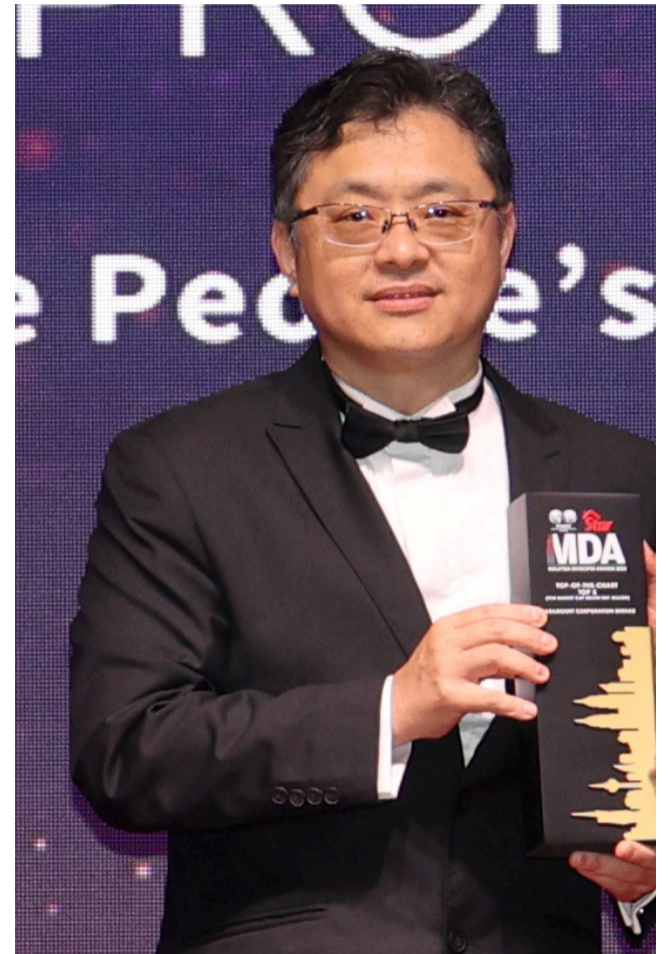
Creating vibrant spaces for the community



IOI Properties Group ranked first in Placemaking Ingenuity for the RM1bil and above category. Photo shows chief operating officer Teh Chin Guan with the MDA trophy.



Glomac chief operating officer Zulkify Garib holding the MDA trophy.



Paramount Corporation chief executive officer Chee Siew Pin with his trophy.

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

It was a term that holds the promise of transforming the stark urban jungle into vibrant, livable communities. Examples of placemakers include theme parks, pet-friendly parks, hangout food and beverage areas and Instagramable venues.

But placemaking is not just about physical changes. It is about fostering a sense of belonging. People are social creatures and they do not just want a place to live, they want a place to call home.

Over time, placemaking became a buzzword in the property industry. It was no longer enough to build towering structures and developers now needed to build communities. Communal spaces became as important as square footage and price per sq ft. It is a beacon of hope, a promise of a brighter, more vibrant future. As more developers embrace this philosophy, Malaysia's urban landscape is undergoing a transformation that will be felt for generations to come.

As such, for this attribute, points are allotted to:

Concept and objective of the placemaking, including the inception of the big idea behind the placemaking venue. Developers need to show the unique selling points (USPs) that are highly appreciated or valued by residents.

The realisation plan is worth four marks. 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.

The branding and marketing strategies adopted to create awareness and their impact on the success of the project.

TOTC quantitative rankings - Placemaking Ingenuity

In the RM1bil and above category, IOI Properties Group Bhd takes the cake, scoring a whopping 8.3 points out of 10, the highest score for this attribute. In the below RM1bil category, Paramount Corporation Bhd took the pole position, along with Glomac Bhd. Both companies scored 8.0 points out of 10. ↗

RANKING BY PLACEMAKING INGENUITY

RM1bil and above tier

- 1 IOI Properties Group Bhd
- 2 Sime Darby Property Bhd
- 3 Matrix Concepts Holdings Bhd
- 4 UEM Sunrise Bhd
- 5 IJM Corporation Bhd
- 6 - IJM Land Bhd
- 7 OSK Holdings Bhd
- 8 Tropicana Corporation Bhd
- 9 Mah Sing Group Bhd
- 10 IGB Bhd
- 11 MRCB
- 12 HCK Capital Bhd

Below RM1bil tier

- 1 Glomac Bhd
- 2 Paramount Corporation Bhd
- 3 NCT Alliance Bhd
- 4 LBS Bina Group Bhd
- 5 JKG Land Bhd

Creative Digitalisation: Pioneering the property industry's future

A shift from traditional methods to profound transformation



Sime Darby Property township development chief operating officer Appollo Leong with his trophy.



Paramount Corporation ranked first in Creative Digitalisation for the below RM1bil category. Photo shows chief executive officer Chee Siew Pin with the MDA 2023 trophies.



UEM Sunrise chief operating officer Liong Kok Kit gives a big smile after receiving the award.

THE property industry, historically characterised by conservative practices and traditional methods, is undergoing a profound transformation. In an era defined by rapid technological advancements and changing consumer expectations, the key to thriving in this sector lies in creative digitalisation.

Digitalisation in the property industry goes far beyond creating a website or using social media for marketing. It involves leveraging cutting-edge technologies to streamline processes, enhance customer experiences, and drive innovation. This new phase is reshaping every facet of the real estate ecosystem.

For example, virtual tours and 3D modelling enable prospective buyers or tenants to explore properties from the comfort of their homes. This not only saves time and effort but also opens up new possibilities for global buyers interested in international properties.

Data analytics and artificial intelligence have become indispensable tools for property professionals. Predictive analytics can forecast market trends, helping developers make informed decisions about location, design and pricing. And realtors can provide personalised property recommendations based on buyer preferences, increasing customer satisfaction. Moreover, building information modelling (BIM) helps architects and developers design energy-efficient structures, reducing the carbon footprint.

Chatbots and AI-powered virtual assistants are also revolutionising customer service in real estate. They can answer inquiries, schedule property viewings and provide instant responses, improving customer engagement and satisfaction. Moreover, the concept of a smart home has shifted from luxury to necessity. Internet of Things (IoT) devices enable homeowners to control security, lighting, temperature, and more from their smartphones. Property developers are integrating IoT technology into their projects, making homes more convenient, secure, and energy-efficient.

While creative digitalisation offers immense opportunities,

it also presents challenges. The industry must address concerns related to data privacy and cybersecurity. Moreover, not all stakeholders may embrace these innovations immediately, requiring education and training. For those who embark on the digitalisation trend, they are certainly on the right track. That is why the digitalisation attribute in the Malaysia Developer Awards has a value of 10% towards the overall score. Points are allotted to the following criteria:

- Innovation and digitisation initiatives undertaken to improve the entire process of deliverables:
 - Design and planning process
 - Project management and construction
 - After handing over of Vacant Possession services
 - Leader in adopting digital transformation
- How the developer overcomes challenges via the innovation and digitisation initiatives adopted and its ingenuity in leveraging technology in reaching out to potential and existing buyers.
- Impact and benefits generated for various stakeholders such as the communities, residents, users, company, employees, partners and industry.

TOTC quantitative rankings - Creative Digitalisation

In the RM1bil and above category, Sime Darby Property Bhd tied with UEM Sunrise Bhd after both scored 8 points out of 10, the highest score to date. In the below RM1bil category, Paramount Corporation Bhd took the pole position with 7.7 points out of 10.

The property industry's future is undeniably intertwined with creative digitalisation. Companies that embrace these innovations will stay ahead of the curve. Creative digitalisation isn't just about keeping up with the times. It is about pioneering new frontiers and the possibilities are limitless. 🚀

RANKING BY CREATIVE DIGITALISATION

RM1bil and above tier

1	Sime Darby Property Bhd UEM Sunrise Bhd
2	IOI Properties Group Bhd
3	IJM Corporation Bhd - IJM Land BHD
4	Tropicana Corporation Bhd
5	Mah Sing Group Bhd Matrix Concepts Holdings Bhd
6	OSK Holdings Bhd
7	IGB Bhd
8	MRCB
9	HCK Capital Bhd

Below RM1bil tier

1	Paramount Corporation Bhd
2	Glomac Bhd
3	NCT Alliance Bhd
4	LBS Bina Group Bhd
5	JKG Land Bhd


MDA
 MALAYSIA DEVELOPER AWARDS 2023
**TOP-OF-THE-CHART
 TOP 10**
 (FOR MARKET CAP RM1 BILLION AND ABOVE)

**OSK
PROPERTY**




MDA
 MALAYSIA DEVELOPER AWARDS 2023

Together,
 we build this nation
with you

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

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 2023.**

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

OUR MASTERPIECES



TOP 5 LISTED PROPERTY COMPANY

The Star TOP-OF-THE-CHART Award
(Below RM1.0B Market Capitalisation Category)

JKG Land is committed to innovation, strategic placemaking, well-being and sustainability.

These qualities are evident in The ERA, an award-winning residence for natural living. Our vision continues with upcoming projects at Mont'Kiara and Shah Alam that will further elevate lifestyles.

We are honored to receive recognition at the Malaysia Developer Awards 2023 for achievements in stability, growth, sustainability, ingenuity and ESG initiatives. Thank you for supporting our mission to build better living.

Top performers take the new titles

Best in Quantitative and Best in Qualitative Awards introduced



Sime Darby Property township development chief operating officer Appollo Leong (left) receiving the trophy from Akmal Nasrullah.



NCT Alliance director Sae-Yap Atthakovit (left) receiving the trophy from Akmal Nasrullah.



Paramount Property chief executive officer Chee Siew Pin (left) receiving the trophy from Akmal Nasrullah.



IOI Properties Group chief financial officer Melissa Tan (left) receiving the trophy from Akmal Nasrullah.

THIS year sees the introduction of four new titles under the Top-of-the-Charts Awards category with trophies going to the property developers with the best accumulative scores for the quantitative and qualitative components.

The qualitative component comprised the revenue growth, net profit growth, stability and sustainability attributes while

the qualitative component consisted of environmental, social and governance (ESG) initiatives, creative digitalisation, placemaking ingenuity and transparency.

The additional awards were given in recognition of each company's efforts in maintaining their finances well and their dedication in ensuring that the qualitative attributes are not forgotten particularly on ESG matters.

The winners for the Best in Quantitative for Market Capitalisation of RM1bil and above and Best in Qualitative for Market Capitalisation of RM1bil and above awards, were awarded to IOI Properties Group Bhd as well as Sime Darby Property Bhd, respectively.

For the Best Quantitative for Market Capitalisation below RM1bil award, NCT Alliance Bhd was named the top company.

And the Best Qualitative for Market Capitalisation of below RM1bil award was granted to Paramount Corporation Bhd.

Presenting the award to the winners was Deputy Local Government Development Minister Akmal Nasrullah Mohd Nasir. Star Media Group chief executive officer Alex Yeow and FIABCI-Malaysia president Firdaus Musa witnessed the handing over of the trophies. 🏆

Nurturing tomorrow's property titans

The Malaysia Developer Awards shine a light on emerging stars



EUPE Corporation managing director Datuk Beh Huck Lee is all smiles with his trophy.



UMW Development property and development group director Eric Chew takes one home for his company.



OCR Group managing director Billy Ong holding his Rising Star award.

RISING STAR RECIPIENTS

(in alphabetical order)

EUPE Corporation Bhd

OCR Group Bhd

UMW Development Sdn Bhd

In the world of property development, the spotlight often shines brightly on industry giants, leaving the rising stars in the shadows. Recognising this disparity, when the Malaysia Developer Awards was first formed, FIABCI-Malaysia and Star Media Group came together with another distinct mission in mind - to honour and celebrate the industry's most promising newcomers.

This collaborative initiative serves a dual purpose. Firstly, it aims to provide young and fledgling property developers with the recognition and encouragement they deserve. Secondly, it seeks to bolster the confidence of homebuyers and investors in these up-and-coming companies, recognising the unique value they bring to the real estate landscape.

Emerging developers are, in many ways, the lifeblood of the property market. They often bring fresh perspectives, innovative solutions and a dynamic approach to their projects. While they may not boast the same scale and resources as their more established counterparts, their agility and creativity enable them to tackle challenges and explore opportunities that can, at times, outshine the industry giants.

The prestigious Rising Star awards, a highlight of the Malaysia Developer Awards, shines a bright light on these budding property development talents. It seeks to uncover those who have recently embarked on their journey in the industry but have already demonstrated the potential to become influential figures in the field.

Several property developers vied for this year's Rising Star title but only three trophies are awarded each year so the prize went to the best three companies although no participating company failed to meet the criteria.

This year's remarkable three property developers who clinched the respective three trophies offered are EUPE Corporation Bhd, OCR Group Bhd and UMW Development Sdn Bhd.

In an industry where tradition often reigns supreme, these emerging stars inject a breath of fresh air. They are unafraid to challenge conventions, explore uncharted territories, and redefine the rules of the game. This audacity can lead to groundbreaking developments that not only cater to the ever-changing demands of the market but also elevate the entire industry.

As the Malaysia Developer Awards continue to recognise and celebrate these rising stars, they play a crucial role in fostering an environment where innovation and excellence thrive. By providing a platform for these emerging talents to shine, the awards inspire the next generation of property developers to push boundaries, pursue their dreams, and ultimately shape the future of Malaysia's real estate industry.

In the years to come, we can expect these once-rising stars to ascend to even greater heights, transforming Malaysia's property landscape and leaving an indelible mark on the industry's history.

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. The trophies were presented to the winners by Star Media Group chief executive officer Alex 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%



(From left) FIABCI-Malaysia secretary general Datuk Hoe Mee Ling, Klang Municipal Council president Noraini Roslan, Star Media Group (SMG) chief executive officer Alex Yeow, Deputy Local Government Development Minister Akmal Nasrullah Mohd Nasir, FIABCI-Malaysia president Datuk Firdaus Musa, Bursa Malaysia chairman Tan Sri Abdul Wahid Omar and SMG chief business officer Lydia Wang at the WIP table.

An evening of many celebrations

Commending Property Developers Who Left Their Mark on 2022

THE Malaysia Developer Awards 2023 marked a significant celebration, honouring the accomplishments of distinguished property developers who left a lasting impact on 2022. The award ceremony saw nearly 500 winners and guests gathering to celebrate the achievements of prominent property developers.

In a stately fashion, FIABCI-Malaysia and Star Media Group (SMG) splurge out in a grand way to commemorate the occasion as winners celebrate their hard-won trophies. Held at M Resort and Hotel on August 24, just a week before the Merdeka celebrations.

With 28 trophies to be given out, the event proceeded seamlessly, accompanied by an exquisite eight-course dinner and occasional entertainment by a live band. Additionally, captivating video clips about the Awards and the esteemed judges added to the celebratory ambience.



(Seated from left) FIABCI-Malaysia assistant honorary treasurer Sally Ng, StarProperty general manager Mindy Chia, Eupe Corporation Bhd (Eupe) group sales and marketing director Datin Michelle Gan, OCR Group Bhd (OCR) executive director Nancy Chan. (Standing from left) OCR group managing director Billy Ong, OSK Holdings Bhd (OSK) deputy group managing director Ong Ju Xing, HCK Capital Group Bhd (HCK) operations and oversight group managing director Datuk Dennis Ling, Eupe managing director Datuk Beh Huck Lee, HCK property and projects group managing director Foong Peng Yew and OSK property development chief executive officer Ong Ghee Bin.



(From left) StarProperty senior account manager Gan Fock Yong, FIABCI-Malaysia vice president Sarly Adre Sarkum, IJM Land Bhd chief operating officer Datuk Tony Ling, IGB Bhd deputy group chief executive officer Tan Mei Sian and group chief executive officer Tan Boon Lee, Mah Sing Group Bhd strategy and operations director Jane Leong and IT head David Khaw, LBS Bina Group Bhd deputy chief executive officer Lucas Lim and PMO and sustainability assistant general manager Shany Lim.



(From left) Malaysian Resources Corporation Bhd group chief operating officer Kwan Joon Hoe and commercial, sales and marketing vice president Wong Hong Yeong, star media group events senior general manager Jamie Ng, FIABCI-Malaysia member Kenneth Chong, IOI Properties Group chief operating officer Teh Chin Guan and property investment chief operating officer Chris Chong Voon Fook, NCT Alliance Bhd director Sae-Yap Atthakavit and executive director Yap Chun Theng, Matrix Concepts Holdings Bhd group managing director Ho Kong Soon and chief development officer Tan Sze Chee.



(From left) StarProperty account manager Arthur Jeng, UEM Sunrise Bhd central chief operations officer Liong Kok Kit, Paramount Property corporate communications general manager Ann Teoh and chief executive officer Chee Siew Pin, Tropicana Corporation Bhd project executive directors Adrian Chin and Loke Wei Feng, Sime Darby Property Bhd group chief financial officer Betty Lau and township development chief operating officer Appollo Leong and FIABCI-Malaysia honorary treasurer Jessica Yap.



(From left) FIABCI-Malaysia recent past president Tengku Datuk Ab Aziz Tengku Mahmud, UMW Development Sdn Bhd property and development group director Eric Chew, Glomac Bhd project senior general manager Ong Chee Howe and chief operating officer Zulkifly Garib, UDA Holdings Bhd president and chief executive officer Datuk Mohd Salem Kailany, Bukit Bintang City Centre chief operating officer Sri Ram Sivasambu, JKG Land Bhd executive director Datuk Anderson Thor and managing director Datuk Teh Kean Ming and StarProperty account manager Ryan Lee.



MDA 2023 esteemed panel of judges: (From centre left) Malaysian Institute of Professional Estate Agents and Consultants (MIPEAC) vice president Kamal Abd Ghafur Korusamy, Association of Valuers, Property Managers, Estate Agents and Property Consultants in the Private Sector Malaysia (PEPS) immediate past president Michael Kong Kok Kee, Deloitte Malaysia validators Muhd Imran and Wan Nadia, FIABCI-Malaysia member See Kok Cheng, Malaysian Institute of Property and Facility Managers (MIPFM) editor-in-chief Professor Ting Kien Hwa, Malaysian Institute of Architects (PAM) honorary treasurer Ridha Razak, Malaysian Institute of Estate Agents (MIEA) president Tan Kian Aun and Royal Institution of Surveyors Malaysia (RISM) board of building management chair Datuk Paul Khong.



Matrix Concepts Holdings Bhd chief marketing officer Lim Kok Yee (first from left) and his team all ready for the night.



FIABCI-Malaysia members are all smiles for the camera.



Team i-Berhad take a snapshot as they await the results.



Team LBS Bina Group posing for the camera.



Team NCT Alliance Bhd enjoying the gala dinner.



Tan & Tan Development Bhd chief executive officer Tan Yee Seng (seated second from left) at the gala dinner with his team.



Team Mah Sing poses for a group photo.



Matrix Concepts Holdings Bhd group managing director Ho Kong Soon (holding the trophy) with his team.



NCT Alliance Bhd executive director Yap Chun Theng (centre) posing with his team.



Team i-Berhad strikes a pose with their winning trophy.



IJM Land Bhd chief operating officer Datuk Tony Ling (holding the trophy) posing with his team.



OSK Holdings Bhd deputy group managing director Ong Ju Xing smiles for the camera.



Matrix Concepts Holdings Bhd group managing director Ho Kong Soon with his trophy.



Team HCK Capital Group Bhd thumbs up with their trophy.



OSK property development chief operating officer Seth Lim Sow Wu (centre) on-stage with his team and organisers.



Team IOI Properties bags three awards for the night.



Mah Sing Group Bhd strategy and operations director Jane Leong (eighth from left) with her team at the awards night.



JKG Land Bhd managing director Datuk Teh Kean Ming (holding the trophy) and executive director Datuk Anderson Thor (sixth from right) posing with their team.



Paramount Property chief executive officer Chee Siew Pin (fifth from left) and his team posing with their winning trophies.



The IOI Properties team celebrates their big win with thumbs up.

Revitalising spaces: Transforming Malaysia's urban areas

I-Berhad wins Transformation award



I-Berhad independent non-executive director Prem Kumar Subramaniam (centre) receiving the trophy from Yeow as Firdaus (left) looks on.

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%

TRANSFORMATION RECIPIENT

i-City by i-Berhad

In every city, there exist pockets of abandoned properties, underutilised land or areas in distress. These urban scars are often the result of evolving patterns of urban expansion and economic fluctuations. Within these neglected spaces, a growing population of impoverished and vulnerable residents faces the brunt of urban decay, contributing to a significant portion of the global increase in urban population.

However, the story does not end here. Such distressed

areas possess the potential for remarkable transformation. Malaysia, in particular, has been a witness to a series of urban metamorphoses. These initiatives range from the resurrection of abandoned projects to the rejuvenation of old and dilapidated structures, even the conversion of mining sites, quarries, and derelict lands into magnificent developments.

Recognising the tremendous efforts invested in these transformation projects, the Malaysia Developer Awards committee is determined to give credit where it's due. Developers who have breathed new life into once-neglected areas are deserving of acknowledgement and applause.

The Transformation Award

This prestigious category is dedicated to honouring developers who have undertaken transformation projects. Unlike other award categories, the Transformation Award does not discriminate based on the size of the project. Instead, it places a significant emphasis on the project's merits, requiring developers to present compelling results justifying their entry for this distinguished recognition.

The Methodology

Much like the criteria for the Rising Star Award, the Transformation Award's evaluation process is rooted in project attributes. Seven key attributes are considered, as outlined in the table. However, it doesn't stop there. The award also delves into the company behind the transformation. Participating property developers are required to provide an array of information, covering development details and activities from the project's inception to completion. Additionally, the developers undergo rigorous scrutiny for their financial prudence and long-term sustainability.

This year saw only one property developer vying for the Transformation Award although this did not mean that they would automatically be awarded the trophy. To qualify for the award, any participating developer would be required to meet the stringent criteria which is assessed by an esteemed panel of highly experienced judges. Companies that fail to meet the criteria will be disqualified from the award.

This coveted trophy was presented by Star Media Group chief executive officer Alex Yeow, and witnessed by FIABCI Malaysia president Datuk Firdaus Musa, to I-Berhad for its i-City development, acknowledging its dedication and vision that have breathed new life into Shah Alam, Selangor. 📍

Malaysian developers shine on the global stage

Local companies prove their mettle in UK and China



Sime Darby Property integrated development chief operating officer Datuk Mohd Idris Abdullah holding his trophy.



IOI Properties Group's Xiamen senior general manager Steve Wong is all smiles after receiving the award.

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%



INTERNATIONAL RECIPIENTS

(in alphabetical order)

Battersea Power Station, London by Battersea Power Station Malaysia Sdn Bhd (A joint venture between Sime Darby Property Bhd, SP Setia Bhd and EPF)

IOI Palm City, Xiamen, The People's Republic Of China by IOI Properties Group Bhd

have the potential to thrive in international markets, despite lingering uncertainties. In a bid to encourage more Malaysian developers to explore international opportunities, FIABCI-Malaysia and Star Media Group have introduced the International Award category as part of their Special Awards.

International Award

This award recognises developers who have expanded their presence beyond Malaysian borders, achieving remarkable success through innovative ideas and concepts that inspire their peers. To qualify, developers must be at least 51% Malaysian-owned and have active projects in foreign countries.

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 was justified. Two recipients were given the International Award this year. They are Battersea Power Station Malaysia Sdn Bhd, a joint venture comprising Sime Darby Property Bhd, SP Setia Bhd and the Employees Provident Fund (EPF), for the Battersea Power Station project in London, UK and IOI Properties Group Bhd for their IOI Palm City, Xiamen in the People's Republic of China. [↗](#)

POPULAR overseas destinations like London, Melbourne and Tokyo often entice Malaysian tourists. However, Malaysian property developers are not just interested in sightseeing. They are competing with international counterparts and taking Malaysian brands to the global stage.

While many of these developers are industry giants, some smaller players are making waves with bite-sized projects. Their success highlights that Malaysian developers

CELEBRATING COLLABORATIVE EXCELLENCE: THE NEWLY INTRODUCED JOINT DEVELOPER AWARD



Tan & Tan Developments chief executive officer Tan Yee Seng receiving the trophy from Firdaus



UDA Holdings president and chief executive officer Datuk Mohd Salem Kailany receiving the trophy from Firdaus.

JOINT DEVELOPMENT

(in alphabetical order)

Bukit Bintang City Centre, a joint venture between UDA Holdings Bhd, Eco World Development Group Bhd and EPF

Stonor 3 KLCC by Tan & Tan Developments Bhd

In the world of property development, collaboration is often the key to success. Joint ventures between developers can bring together diverse skills, resources, and ideas to create exceptional projects that redefine the industry's standards. Recognising the importance of these partnerships, FIABCI-Malaysia and Star Media Group have introduced the Joint Developer Award as part of their prestigious accolades.

The Joint Developer Award category shines a spotlight on collaborative excellence in the property development sector. It acknowledges the outstanding achievements of development projects that result from the synergistic efforts of two or more developers. These projects exemplify innovation, creativity and the successful merging of expertise and resources.

To qualify for this category, projects must be the result of a joint venture between developers. The awards aim to encourage more collaboration within the industry by highlighting the benefits it can bring to both developers and the communities they serve.

One of the most exciting aspects of the new award is the diversity it celebrates. Joint ventures often bring together developers with different backgrounds,

specialisations and strengths. This diversity can lead to groundbreaking projects that cater to a wide range of needs and preferences.

From mixed-use developments that seamlessly blend residential, commercial, and recreational spaces to urban renewal projects that transform neglected areas into thriving communities, the Joint Developer Award showcases the incredible potential of collaboration.

It also recognises the visionaries behind these collaborative efforts. Developers who embrace the spirit of cooperation and are willing to explore new horizons in partnership are acknowledged for their contributions to the industry. The organisers hope that it will serve as an inspiration to developers across the nation, demonstrating that success in the property development sector can be achieved through teamwork, innovation, and a shared commitment to excellence.

As the property development landscape continues to evolve, collaboration is expected to play an even more significant role. Joint ventures can unlock new possibilities, address complex challenges and lead to the creation of sustainable, vibrant communities.

The methodology

Like the other Special Awards, the Joint Development 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 was justified. Two recipients were given the Joint Development trophies this year. They are Bukit Bintang City Centre, a joint venture comprising UDA Holdings Bhd, Eco World Development Group Bhd and the Employees Provident Fund (EPF), for Bukit Bintang City Centre in Kuala Lumpur and Tan & Tan Developments Bhd for Stonor 3 KLCC. The award was presented by FIABCI-Malaysia president Datuk Firdaus Musa. [↗](#)

Company Criteria Weightage - 30%

1. Successfully completed and delivered for at least 1 year - 3%
2. Long term prospective, balanced portfolio, inspired leadership character - 3%
3. Strong base with financial, manpower and resources back-up and stability - 3%
4. Well verse with taxation, local laws/ rules / regulations, knowledge of specific company structure - 5%
5. Financial injection, returns and profitability, planned budget vs actual, record of sale/ revenue to gauge success rate - 6%
6. Innovation and inter-company model vis-a-vis corporate culture and traditional - 6%
7. Public feedbacks / comments and repercussions involved - 4%

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 & loss, comprehensive income, balance sheet and cash flow pertaining to the project) - 10%
5. Sale, branding and marketing - 10%
6. Safety and maintenance - 10%
7. ESG initiatives and participations with community benefits - 15%



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The strategic value of participating in property awards

Selecting the right accolade is worth the investment and effort



Deputy Local Government Development Minister Akmal Nasrullah Mohd Nasir (standing tenth from left) applauds with Yeow (ninth from right) and Firdaus (eighth from left) while posing with the award winners at the Malaysia Developer Awards 2023. — ART CHEN/The Star

In Malaysia's competitive property market, there is an abundance of awards ranging from local accolades to prestigious international honours. Deciding which awards to pursue can be a daunting task, considering the investment of time and effort required.

However, entering such awards can offer numerous benefits that extend beyond the thrill of victory. Owners of companies might ask why participating in property awards can be a strategic move for their establishments. These are some of the reasons why awards are beneficial.

Benchmarking excellence

Participating in esteemed property awards like the Malaysia Property Award (MPA), Malaysia Developer Awards (MDA) or StarProperty Awards prompts property developers to reassess their operations.

It encourages them to view their endeavours from a fresh perspective and compare their strategies with those of competitors. To truly stand out, property developers must continuously innovate, diversify, strategise and demonstrate

dynamism. The award entry process compels companies to introspect and strive for continuous improvement, which can be more valuable than the award itself.

Enhanced credibility

Winning, being shortlisted, or even just participating in an award program can serve as a third-party endorsement for property developers. An award win acts as a seal of approval for the company and its projects, signifying a commitment to quality.

This recognition resonates with potential homebuyers and investors, enhancing the company's credibility. It also facilitates stronger relationships with suppliers and financial institutions. Moreover, it distinguishes your company from competitors, sending positive signals to stakeholders.

Effective publicity tool

Property awards are often an underutilised facet of marketing efforts. Winning a prestigious award can significantly boost brand awareness and drive sales. Notable awards like MPA, MDA, or StarProperty

Awards celebrate a property developer's hard work and achievements.

Such wins are extensively covered in various media outlets, spanning from traditional print media to influential social media platforms. These accolades not only garner attention but also open doors to new contracts, supply channels, and untapped markets.

Encouraging innovation

Innovation thrives in an environment where creativity is valued and rewarded. Awards celebrate creativity and innovative thinking, encouraging individuals to think outside the box. Winning a prestigious prize validates and incentivises innovation as it creates a foundation that others can emulate. The winners send a clear message that society values new ideas and groundbreaking solutions, and this will foster faster adoption of positive developments.

Attracting top talents

An award-winning reputation enhances a company's appeal to potential recruits. By positioning your company as an award recipient, you can attract the talent needed

to drive your organisation forward.

It also fosters a sense of pride and motivation among existing employees who are part of an award-winning team. This can lead to higher staff retention rates and increased overall morale, which translates into a more productive workforce.

Choosing the right awards

While participating in awards can be highly beneficial, it's crucial to focus on reputable ones, as opposed to those that may be perceived as purchasable. Prioritise awards that uphold stringent evaluation criteria and maintain credibility within the industry.

Participating in property awards is not merely about seeking recognition. It is a strategic move that can yield substantial returns. Through benchmarking, enhanced credibility, effective publicity, talent attraction, and careful selection of awards, property developers can position themselves for sustained success in Malaysia's dynamic real estate landscape. In a competitive marketplace, these awards serve as badges of honour that set outstanding companies apart from the rest. 📌



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ENTHUSIASTIC THUMBS-UP FROM WINNERS

Malaysia Developer Awards 2023 strikes the right chords

THE Malaysia Developer Awards 2023 kicked off with another enchanting evening filled with glitz and glamour, aimed at recognising and celebrating the outstanding achievements of top property developers.

During the gala dinner, attended by distinguished guests, a total of 28 deserving recipients were presented with awards. These accolades were distributed across two categories: Top-of-the-Chart, which acknowledges companies with a market capitalisation of RM1bil and above and for companies transacting with a market capitalisation of below RM1bil. Additionally, four Special Awards categories further added to the prestige of the event.

Here, we capture the sentiments of some of the participating property developers regarding the awards, the challenges they face in the industry and their contributions to its continued growth, all shared during this remarkable gala dinner.



Chee Siew Pin

*Chief executive officer
Paramount Property*

"We are grateful and proud of our employees, consultants and partners who have committed their energy and creativity to Paramount's success. It's a delicate balance of working to our strengths and always finding ways to innovate and improve our products and services. We were voted top marks for digitalisation, placemaking and ESG initiatives but we are equally proud that our annual report is acknowledged for its transparency and clarity. We thank the judges for recognising our efforts and will keep striving to be the People's Developer in its truest sense by putting people first, designing for life and uplifting communities."



Ixora Ang

*Executive director
Tropicana Corporation Bhd*

"We are honoured to be counted among the top 10 Malaysian property developers in the prestigious Top-of-the-Chart (market capitalisation of RM1bil and above) category. This award is a testament to Tropicana's unique development and ESG DNA, as well as the group's mantra of Redefining the Art of Living. We would like to thank FIABCI-Malaysia and the Star for their continuing recognition of excellence by providing credible and reliable endorsements for the real estate players in Malaysia. We look forward to many future iterations of this prestigious Malaysia Developer Awards."



**Datuk Wira Joey
Lim Hock Guan**

*Group managing director and
chief executive officer
LBS Bina Group Bhd*

"We feel extremely honoured to have received this award for the second consecutive year. LBS, known as the People's Developer, is dedicated to surpassing expectations and providing high-quality solutions that benefit society. We believe that our three fundamental pillars - affordability, connectivity, and community - define the success of LBS developments."



Chew Kar Kean, Eric

*Property and development group director
UMW Development Sdn Bhd*

"Being one of the MDA Rising Star recipients will set a new benchmark for UMW Development to raise our standards even higher. We constantly pursue excellence in all our endeavours, with a strong focus on sustainable industrial development, aiming to attract both DDI and FDI and strengthen our position in the global market. We extend our gratitude to all stakeholders for the collaboration and support by both the Federal and State Governments, MIDA, and Invest Selangor, in making UMW HVM Park a success. We are dedicated to continuous improvement, with the goal of being at the forefront of sustainable industrial development."



Liong Kok Kit

*Central chief operations officer
UEM Sunrise Bhd*

"On behalf of UEM Sunrise, we are incredibly grateful to all our stakeholders, especially our customers, business partners, and our own CHIEFs, for not only contributing their efforts to this achievement but also for their continued support. Being one of the recipients of this award further cements our presence in the industry, as we greatly emphasise our customers' homebuying experience and ESG initiatives through innovative solutions. In addition, we will continue to deliver sustainable returns to our shareholders while maintaining our brand promise."



Ho Kong Soon

*Group managing director
Matrix Concepts Holdings Bhd*

"Winning the MDA 2023 is our recognition as trailblazers to our unwavering commitment to innovation, excellence and the future of development. We're not resting on our achievements; we're inspired to push boundaries and continue our winning streak in property development. This achievement isn't ours alone. It's a shared success story, scripted by our remarkable team, cherished customers and esteemed stakeholders. It is also reflecting our team's passion, expertise, and innovation to excellence as well as a reminder to turn all of us towards a sustainable and resilient organisation."



Tan Sri Leong Hoy Kum

*Founder and group managing director
Mah Sing Group Bhd*

"Being named as a top developer in Malaysia for two consecutive years is a great honour. It reflects the trust and recognition placed in Mah Sing as a responsible nation-builder. Our strong presence in the affordable segment, particularly our M Series, with the concept of Luxury You Can Afford, aligns perfectly with market demands for strategic locations, accessibility, connectivity and proximity to established amenities. We will continue to expand our M Series thus, we are actively seeking to replenish our landbanks in Klang Valley, Penang and Johor to develop residential and industrial properties."

SEE PAGE 54 >



Datuk Beh Huck Lee

*Managing director
Eupe Corporation Bhd*

"We are honoured to be given The Rising Star award. But we know we can always learn new ways to create the best possible homes for our buyers. We are committed to making a difference. That starts with being willing and daring to be different. We vow to offer our buyers the best in innovative, sustainable homes. In this way, we can give them lasting value."



Billy Ong

*Group managing director
OCR Group Bhd*

"We would like to express our deepest gratitude to The Star and FIABCI-Malaysia on receiving The Rising Star Award from MDA! This achievement is truly a recognition of OCR and it would not have been possible without the commitment and dedication of the entire OCR team, our shareholders, clients and partners. As we continue our journey, this award, which is benchmarked against the international level for property developers, serves as a great source of motivation and inspiration to our team to keep pushing boundaries and delivering exceptional products to all our clients and stakeholders."



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MDA judges' take on 2023 entries

More focus on sustainability and digitalisation this year



(From left) Ting, Ridha, Wong, Noraini, Chua, Wahid, Khong, Tan, Kong and Kamal at the MDA judging session.

By **LIEW JIA YI (YANIKA)**
 yanika.liew@thestar.com.my

BUILT on the pillars of the International Real Estate Federation's Malaysian chapter (FIABCI-Malaysia) and Star Media Group (SMG), the second Malaysia Developer Awards (MDA) was a monumental celebration of the performance of 28 award recipients.

The awards were assessed under the discerning eyes of 10 judges, with two chief judges. From estate agents to valuers, these industry experts were meticulously selected from a comprehensive range of disciplines involved in property and real estate.

The Malaysia Developer Awards 2023 saw an additional category added to the existing five, with the newly-introduced Joint Development Award, the Rising Star Award, the Transformation Award, the International Award, and the Top-of-the-Chart Awards. The Top-of-the-Chart Awards are divided into two subcategories based on market capitalisation, ensuring that the criteria and judging for each category uphold a holistic and equitable standard.

Leading the panel of judges, the head judges ensured the integrity and transparency of the process. They are Bursa Malaysia Bhd chairman Tan Sri Abdul Wahid Omar and Klang Municipal Council president Noraini Roslan.

The panel of judges also included:

1. Sarawak Housing and Real Estate Developers' Association president Augustine Wong
2. Sabah Housing and Real Estate Developers Association (SHARED) president Datuk Chua Soon Ping
3. Malaysian Institute of Estate Agents (MIEA) president Tan Kian Aun
4. The Royal Institution of Surveyors Malaysia (RISM) board of building management chair Datuk Paul Khong
5. Association of Valuers, Property Managers, Estate Agents and Property Consultants in the Private Sector Malaysia (PEPS) immediate past president Michael Kong Kok Kee
6. Malaysian Institute of Property and Facility Managers (MIPFM) committee member Dr Ting Kien Hwa
7. Malaysian Institute of Professional Estate Agents and Consultants (MIPEAC) vice president Kamal Abd Ghafur Korusamy
8. Malaysian Institute of Architects (PAM) honorary treasurer Ridha Razak

Here's what they had to say:

Wahid, who had been invited to the judging committee for the second year in a row, noted with pleasant surprise that the assessment criteria for 2023 entries included a larger emphasis on sustainability elements.

With climate change at the global

forefront, developments with a focus on environmental, sustainable and governance (ESG) elements have to start at a design stage, he said.

The process would continue to the construction and building stage, as it was important for the design. These were all positive elements to reduce Malaysia's carbon footprint, from designs that take advantage of natural lighting, airflow, the impact on heat and so on, Wahid pointed out.

He noted that there were several initiatives that developers could take, firstly in the usage of construction materials such as lighter materials that were long-lasting, materials that required little maintenance, as well as those that were sustainably sourced.

"Then you have to look at in terms of the provision of facilities, for example, the availability of EV chargers, the usage of solar panels to produce sustainable or renewable energy which will also help in terms of reducing the maintenance cost in the future," Wahid said.

"Then you still look at the availability of community-based spaces and also in terms of the usage of more technology to reduce labour and making sure we improve on the overall efficiency," he added.

Noraini agreed that being sensitive to the needs of the global struggle towards controlling the increase of temperature,

should become the philosophy of every company that develops properties in Malaysia.

"Because it is not enough to have the authority imposing it on the companies, but it needs to come from the companies themselves that do it willingly, consciously contributing to the positive effects as far as the global climate change is concerned," she said.

"If it comes willingly and if it is practised in every step of the way from the construction to the delivery of the project and instilling awareness to the buyers, we will come a long way from where we are now," Noraini added.

"Developers are getting more serious in adopting placemaking in their projects now and they are actually planning well for ESG," Khong pointed out.

He noted that many have evolved strongly over the last few years through Covid-19 and have also digitalised to improve their sales and marketing, as well as increasing their product offerings to reach and capture the target markets which have led to huge or improved sales numbers and into their profit lines.

A veteran at judging various property industry awards, Kong noted that while there was a growing awareness of ESG in the property development sector, he would have liked to see more applications of AI (artificial

intelligence) in the real estate industry.

"AI can significantly impact property development by streamlining various stages of the development process, enhancing decision-making and optimising resource allocation. For instance, AI can help in design and planning, cost optimisation, demand forecasting, customer preferences and personalisation, et cetera," Kong said.

The judging process

A majority of the judges agreed that the entries represent some of the best property development projects carried out by Malaysian developers in local and overseas property development markets.

"The entries this year were truly remarkable. Every developer showcased their utmost dedication and innovation in their projects. The level of competition was extremely high, making the decision-making process quite challenging," Kamal said.

"What impressed me the most was the attention to detail and the commitment to sustainable development and the integration of communities. Developers are evidently putting the needs and expectations of end-users at the forefront of their designs and transformations," he added.

Having firsthand end-user experiences as a real estate agent, Kamal had a unique insight into the wants and expectations of buyers. It enabled him to assess entries not just from an aesthetic or architectural viewpoint but also from the perspective of potential homeowners and the larger community.

"The design and innovation of certain developers stand out. Certain specifications and facility and building technology such as smart homes and integration of AI in facility management," Tan noted.

He also noted that the criteria and scoring system had a heavy emphasis on corporate social responsibility, ESG and community-based development, rather than focusing on the product, branding and company performance itself.

As Khong would continue to explain, the main judging criteria were based on the actual submissions provided for the judges'

direct consideration. Marks were given based on their submissions as per the various selected criteria of judging.

"Both qualitative and quantitative assessments can be summed up in the ability of an organisation to be continually adaptable and robust in preparing for and overcoming unpredictable challenges, whether arising locally or globally," Wong said.

He noted that the ethos of agility, whether incorporated into finance, technology, project management or even compliance, would provide an organisation with self-sustaining momentum, whatever the circumstance.

"For the two categories of participants, we note that the entries submitted were quite comprehensive for some and many did give a good account of their current set-up, performance and profitability, their participation in placeMaking, digital creativity and also the ESG angles," Khong added.

He pointed out that the larger and more established companies were generally very comprehensive with their submissions and some were extremely detailed with their ongoing works.

"Due to the size and number of projects, many have incorporated various items and features in their many projects throughout the years detailing their growth, steps, strategies and projects and other developers have current projects have been carefully planned since their inception," Khong said.

"Many of the developers have matured and grown in their development experience

and have continued to outperform and adopt more new features in their later projects. Many have moved forward and won other accolades as they improved and innovated their offerings to buyers thus covering many of the required judging criteria," he noted.

With extensive professional experience in architecture, development, heritage asset management and placemaking, Ridha had ample experience judging multiple design awards in Malaysia and overseas.

"In relation to judging together with the other judges, the wealth of experience from different fields is essential, especially pertaining to looking at the project, its significance and impact and analysing the numbers," he said.

When it came to the projects themselves, Ting highlighted the Battersea Power Station as an exemplary overseas development, epitomising the ability of Malaysian developers to assess risks, evaluate potentials and implement a well-conceptualised mixed property development in London, UK.

He noted the level of information shared on the property development projects was extremely comprehensive.

"For the local projects, Bukit Bintang City Centre has successfully transformed a stigmatised building site and location into a successful vibrant mixed development of commercial, leisure and residential uses," he said.

"It represents another successful public-private sector joint venture development

where strengths of both sectors are tapped to create successful property development. The fact that BBCC is backed by the largest retirement fund in Malaysia adds to the confidence of investors, owners, tenants and occupiers of this project," he added.

Looking to the future

As with multiple other judges, Wong agreed that notable focus had been given to ESG and digitalisation issues. He found that both compounded the idea that property development was a human-centric industry.

"Therefore their inclusion into MDA 2023 should encourage property developers to, firstly, consider ways in which to organically incorporate these elements, scaled to respective projects, and more importantly, to positively impact the human experience of living by integrating these principles into the entire lifecycle of the building," he said.

Looking ahead to the real estate industry's focus for the next year, Ridha hoped to see a shift towards more projects that embrace innovative business models.

"It would be beneficial for the industry to prioritise designs that are public-centric and empower the local economy. Placemaking should be emphasised, creating spaces that foster a sense of community and enhance the overall experience," he said.

"Additionally, I believe there should be a greater emphasis on adaptive reuse of spaces and heritage preservation, ensuring that we make the most of existing structures and cherish our cultural assets. By fostering these elements, the real estate industry can contribute positively to society and sustainable development," he added.

On another hand, Chua pointed out that the MDA might be able to benefit from new categories for more inclusive attendance, encouraging mountain, beach and island resorts to be recognised as a new category.

"The property industry is an embodiment of visionaries realistically supported by our socio-economic climate. Innovation, whether in areas of corporate services, construction technique or property management, is best proven through repeated and refined use time over time," Wong said. 📌



Wahid noted that there were several initiatives that developers could take when it comes to sustainability.



"Because it is not enough to have the authority imposing it on the companies, but it needs to come from the companies themselves," Noraini said.



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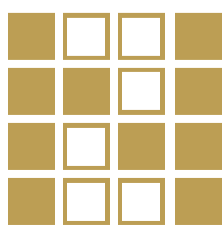


(LEFT) An artist impression of the NCT Smart Industrial Park entrance.

(ABOVE) An artist impression of the NCT Smart Industrial Park jogging track.



With an extensive range of developments across the country, NCT Group brings unique craftsmanship to residential and industrial properties alike.



NCT GROUP

WITH the ever-changing demands of the property market, developers are not only required to be resilient but take proactive measures to thrive in their new environment.

From a tiling contractor in 1985 to a property industry stalwart beginning in 1998, transformation underscores NCT Group's approach to the business. The company ventured into construction, real estate and building materials trading for the public and private sectors, becoming a full-fledged property developer.

Guided by founder and group managing director Datuk Sri Yap Ngan Choy and group executive director Datuk Yap Fook Choy, its ability to evolve is evident in its successful rehabilitation of several abandoned projects, earning NCT Group the White Knight title.

With an extensive range of developments across the country, NCT Group brings unique craftsmanship to residential and industrial properties alike.

Spearheading the future of industrial development, its flagship project NCT Smart Industrial Park is a managed industrial park in Selangor centred on environmental and sustainable governance-driven design and operations. With a gross development value of RM8bil, the park was created from a strong understanding of market needs.

At the heart of its methods, the company looks towards creating value for all stakeholders, including the communities it engages and fosters. By centring its practices around the lived realities of its communities, NCT Group has managed to establish its core users through long-lasting relationships in the industry.

With this goal of value-creation in mind, the masterfully designed park presents state-of-the-art technology for the discerning industrial player. Offering a wide variety of cutting-edge technologies, corporations will be able to make use of artificial intelligence-managed centralised labour quarters, robust digital infrastructure and more.

In NCT Smart Industrial Park,

sustainability is more than just a brand. Crafted in accordance with the guidelines set by GreenRE, the entirety of the development is complemented with 5G and Industrial Revolution 4.0 practices.

At the forefront, the park emphasises energy efficiency in the form of water management through its rainwater harvesting system, as well as material and waste management through a reuse and recycle system. These measures ensure that operations continue to run smoothly while partnered with practices that protect and preserve the environment.

Living up to its GreenRE certification, each factory unit is designed with solar usage in mind, as well as equipped with electric vehicle charging ports. The development offers a green belt with a canal corridor, LED street lighting and a smart security system.

Lifestyle amenities

NCT Group walks the talk in developing holistic lifestyle amenities to support wellness for its workforce. NCT Smart Industrial Park sets itself apart from its peers with a people-centric foundation, offering full recognition of the importance of its workforce with its up-skilling academic centre.

The project is also equipped with lifestyle amenities such as a cycling and jogging track, allowing workers the opportunity to indulge in recreational activities in their free time. There is a green walking path, as well as a smart wellness centre.

The CLQ (centralised labour quarters) dormitory offers safety and convenience, allowing ease of access to the factories while offering a lifestyle working environment. The project aims to create opportunities for local employment, with feedback and engagement from the surrounding community.

Playing its part in creating a responsible and eco-friendly industrial ecosystem, NCT Group has proactively partnered with various

industry players to offer innovative and sustainable solutions throughout construction.

Strategically located in the Integrated Development Region in South Selangor, the industrial park ensures seamless connectivity and reliable infrastructure for all your transportation needs.

With partnerships involving prominent industry players, NCT Smart Industrial Park stands out as an attractive investment destination, with a commitment to long-term sustainability and responsible development beyond expectations.

"In this competitive sector, we have carved a unique position for NCT Group and it has resulted in a distinctive legacy of our own. Though there are challenges, we remain steadfast and focused on our goals," Ngan Choy said.

"Our strengths lie in our resilience, our visionary approach, and our adeptness at turning challenges into opportunities as we choose ambition over ease, seeing opportunities in every challenge. And as we move forward, we remain committed and unyielding as we continue to evolve and raise the bar in our standards, in turn offering superior products and services to the market."

"We uphold the importance of creating developments that are not only innovative but also environmentally friendly and sustainable for future generations. This balance of innovation and responsibility is what sets NCT as a trusted partner in the industry," he added.

Redefining the standards of industrial parks not just in Selangor, but on a global scale, NCT Smart Industrial Park stands as a testament to the group's commitment to innovation and excellence.

Meticulously crafted, the development stands as a nexus of technology, sustainability, and modern industrial needs. With Ngan Choy's leadership, NCT Group is poised to make greater growth and bolder moves in the property industry. For more information, please visit <https://nct.net.my/>.

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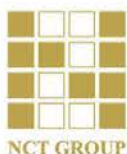
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> FROM PAGE 46

**Teh Chin Guan**

Group chief operating officer
IOI Properties Group Bhd

"We at IOIPG are humbled by the triple recognition we have received this year, namely the International, Best Quantitative and Top-of-the-Chart Awards. On behalf of the company, I want to express my sincere gratitude to our exceptional team as well as our stakeholders, who through their unwavering support and dedication have brought us to where we are today. These accolades serve as a reminder of our commitment to excellence, as we continue to push the boundaries and strive for excellence in everything that we do."

**Datuk Dennis Ling**

Operations and oversight group managing director
HCK Capital Group Bhd

"Receiving the prestigious MDA's Top-of-the-Chart Award for companies with a market capitalisation of RM1 billion and above at the Malaysia Developers Award 2023, recognised by FIABCI-Malaysia and Star Media Group, was truly phenomenal. At HCK Capital Group Bhd, our aim is to provide high-quality and high-value properties to all our customers. We are immensely grateful to our customers and shareholders for their unwavering support. This award serves as a powerful motivator for us to continue evolving, staying relevant, innovative and competitive, as highlighted by our motto: Done. Differently. Definitely."

**Datuk Mohd Idris Abdullah**

Integrated development chief operating officer
Sime Darby Property

"We are pleased that Battersea Power Station in London was recognised at this significant platform. Redeveloping Battersea Power Station into what it is today would not have been possible without concerted efforts between the joint venture partners as well as the involvement of the government and private sector. We're eager to keep moving forward with the next phases of this mega project and reach for more milestones to make both countries proud. This award positively highlights the testimony of our unwavering commitment to redeveloping this historic asset. They reflect our Purpose to be a Value Multiplier for People, Businesses, Economies and the Planet. Our aspiration goes beyond just property development as we work to foster sustainable communities that enhance lives for generations ahead."

**Ong Ghee Bin**

Chief executive officer
OSK Property Development

"We are humbled to have been chosen as the No 2 property developer once again in Malaysia Developer Awards 2023. We truly appreciate this award as it is a testament to our team's unwavering commitment towards excellence. For all of us at OSK, we strive to provide quality products with affordability in mind. This accolade inspires us to do our best for our customers and stakeholders, driving us to continuously excel in our endeavours."

**Datuk Teh Kean Ming**

Managing director
JKG Land Bhd

"JKG Land is deeply honoured to accept the Malaysia Developer Awards 2023 Top Of-The-Chart Award (for market capitalisation of below RM1bil) - Top 5. This prestigious accolade reflects our team's unwavering commitment to innovation and excellence. I extend heartfelt thanks to the organisers, our valued clients, dedicated employees and all stakeholders who have contributed to our success. This recognition serves as a powerful motivation to continue our journey of pushing boundaries and delivering outstanding solutions. We are profoundly grateful for this incredible honour and look forward to a future marked by continued growth and innovation."

**Datuk Mohd Salem Kailany**

President and chief executive officer
UDA Holdings Bhd

"We are delighted that Bukit Bintang City Centre has been recognised by Malaysia Developers Awards 2023 to receive a Special Award for the Joint Development category. This is a testament to the hard work and dedication of team UDA, team EcoWorld and team EPF who have joined forces and expertise to leverage on each other's capabilities to develop BBCC. Thank you to everyone involved. All this is made possible by the collaborative effort, tireless commitment to excellence and the unique ability to see potential in every little thing. Winning this award gives us the motivation to go above and beyond, especially in creating more positive-impact projects for our country. Once again, Thank You."

**Datuk Seri Yap Ngan Choy**

Executive chairman and group managing director
NCT Alliance Bhd

"It is an honour to be awarded as the top company for Best in Quantitative (for market capitalisation of below RM1bil) and Top Of-The-Chart Award (for market capitalisation of below RM1bil) by the Malaysia Developer Awards 2023. It is a clear testament to our emphasis on quality, coupled with our drive to continuously evolve to set new standards in the industry. We are single-minded in our vision of crafting spaces that positively impact communities and businesses, and inspire change. It has been a remarkable journey for us and this recognition further sparks our passion and dedication in creating new innovative developments for the future."

**Zulkifly Garib**

Chief operating officer
Glomac Bhd

"We are delighted with this recognition by FIABCI Malaysia Chapter and Star Media Group. A big Thank You to the panel of judges for the award. This is a reflection of Glomac Bhd's commitment to delivering quality homes to our customers and investment value to our shareholders and investors."

**Prem Kumar Subramaniam**

Director
i-Berhad

"We're overjoyed that i-City has secured the Malaysia Developer Awards in the Transformation category. It is a true testament to our journey of turning dreams into reality. Our path wasn't a stroll in the park; it was a challenging climb that led us to transform Shah Alam from a monoethnic society into a vibrant global community. Today, as Malaysia No 1 Technology City, we're drawing in world-renowned brands that want to be part of our story and i-City is now a place to live, work and play for knowledge workers and discerning individuals from all around the world. Additionally, being home to the world's first 5-star DoubleTree by Hilton i-City, the first Thai mall in Malaysia by Central Pattana Thailand and Malaysia's largest bank Maybank's second head office is a symbol of the incredible heights we've reached."



Photographs are by Star Media Group's Glenn Guan Mun Hoe, Art Chen, Azhar Mahfuf, Yap Chee Hong, Faihan Ghani and Ahmad Izzrafiq Alias, and Team Grey.

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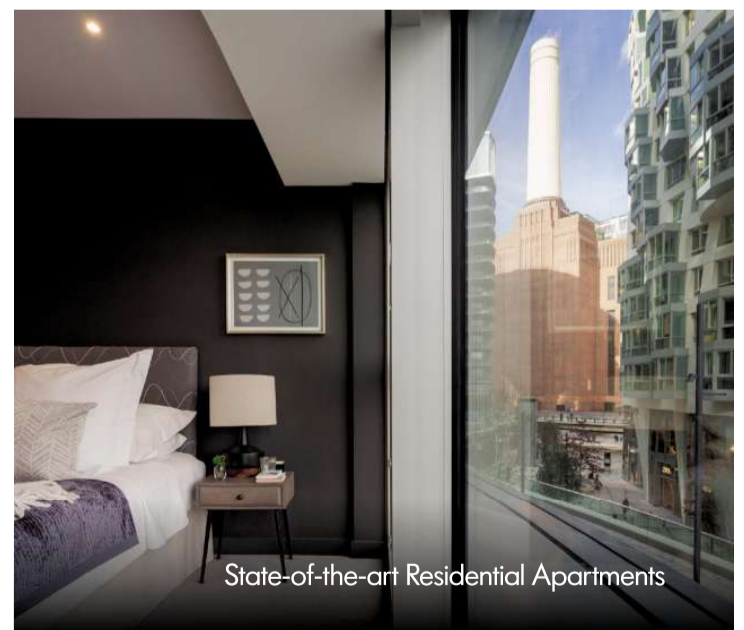
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(From left) Tan & Tan Developments Bhd chief executive officer Tan Yee Seng, SMG chief business officer Lydia Wang and IGB Bhd group chief executive officer Tan Boon Lee posing for the night.



Arrival of the guest of honour.

Dressed for the occasion

MDA 2023 sees many keeping to the gala night's theme

THE Malaysia Developer Awards 2023 witnessed a remarkable display of style this year, as attendees embraced the theme of Colours of Malaysia. The event held at M Resort and Hotel, Kuala Lumpur, saw many guests making a statement with their vibrant suits and elegant dresses, adding a touch of glamour to the prestigious evening. Beyond the coveted awards, the lively ambience, exquisite beverages and the delectable multi-course dinner, another noteworthy highlight of the evening was the traditional red carpet promenade. Property developers, award winners and guests graced the red carpet in their finest attire, creating a visual spectacle. Let's take a look at the most impeccably dressed men and women at the Malaysia Developer Awards 2023.



Ladies' night out.



Everyone is all smiles.



i-Berhad team all dressed up in Colours of Malaysia.



Let's all give the thumbs up.



The event's beverage partner Heineken & Edelweiss are all poised to be of service.



(From left) Eupe Corporation Bhd group sales and marketing director Datin Michelle Gan, Sheryl Beh and managing director Datuk Beh Huck Lee posing for the camera.



The dashing men in the black tie suits.



UEM Sunrise Bhd central chief operations officer Liong Kok Kit (third from left) with his team.



(From left) JKG Land Bhd senior manager Kee Ching Ching, managing director Datuk Teh Kean Ming and sales and marketing general manager Irene Koh dressed their best for the night.



The OSK ladies are all dressed up in the MDA 2023 theme Colours Of Malaysia.



Top 10 Top-Of-The-Chart RM1bil and above winners with guest of honour and organisers.



Top 5 Top-Of-The-Chart below RM1bil winners with the guest of honour and organisers.



I-Berhad independent non-executive director Prem Kumar Subramaniam with his Transformation Award.



UDA Holdings Bhd president and chief executive officer Datuk Mohd Salem Kailany and Bukit Bintang City Centre chief operating officer Sri Ram Sivasambu with their Joint Development Award.



Bursa Malaysia chairman Tan Sri Abdul Wahid Omar receiving his token of appreciation as Chief Judge from Star Media Group chief executive officer Alex Yeow, witnessed by FIABCI-Malaysia president Datuk Firdaus Musa.



Klang Municipal Council president Noraini Roslan receiving her token of appreciation as Chief Judge from Star Media Group chief executive officer Alex Yeow, witnessed by FIABCI-Malaysia president Datuk Firdaus Musa.



Tan & Tan Developments Bhd chief executive officer Tan Yee Seng all smiles with his Joint Development Award.

LINKING YOU TO GLOBAL REAL ESTATE



ABOUT US WHO WE ARE

FIABCI Malaysia serves as a platform for real estate professionals in Malaysia to connect, collaborate, and share knowledge and expertise in the field of real estate. It is part of a larger international network that spans over 40 countries, making it one of the most prominent global real estate organizations.

Promoting and advancing the real estate industry in Malaysia through networking, education, international collaboration, advocacy, and ethical standards since 1975.



GLOBAL PERSPECTIVES

FIABCI Malaysia is part of a prestigious international network of real estate professionals, connecting it with industry experts, organizations, and opportunities around the world. This global perspective can provide valuable insights and opportunities for its members.



GLOBAL NETWORKING

Facilitates networking among real estate professionals, creating opportunities for collaboration, partnerships, and business growth within the industry.



BENCHMARK SETTING

Awards and recognizes outstanding projects, hence setting benchmark for excellence and encourages others to strive for similar levels of achievement.



Congratulations!

TOP-OF-THE-CHARTS

BY RANKING

TOP-OF-THE-CHART TOP 10

For Market Cap RM1 Billion And Above

- 1 IOI Properties Group Berhad
- 2 OSK Holdings Berhad
- 3 Matrix Concepts Holdings Berhad
- 4 Malaysian Resources Corporation Berhad
- 5 HCK Capital Group Berhad
- 6 Mah Sing Group Berhad
- 7 UEM Sunrise Berhad
- 8 IJM Corporation Berhad
- IJM Land Berhad
- 9 Sime Darby Property Berhad
- 10 IGB Berhad
Tropicana Corporation Berhad

TOP-OF-THE-CHART TOP 5

For Market Cap Below RM1 Billion

- 1 NCT Alliance Berhad
- 2 Paramount Corporation Berhad
- 3 Glomac Berhad
- 4 LBS Bina Group Berhad
- 5 JKG Land Berhad

BEST IN QUANTITATIVE

For Market Cap RM1 Billion And Above

- IOI Properties Group Berhad

For Market Cap Below RM1 Billion

- NCT Alliance Berhad

BEST IN QUALITATIVE

For Market Cap RM1 Billion And Above

- Sime Darby Property Berhad

For Market Cap Below RM1 Billion

- Paramount Corporation Berhad

SPECIAL AWARDS

TOP SCORERS - by alphabetical order

RISING STAR

- Eupe Corporation Berhad
- OCR Group Berhad
- UMW Development Sdn Bhd

TRANSFORMATION

- i-City by i-Berhad

INTERNATIONAL

- Battersea Power Station, London by Battersea Power Station Malaysia Sdn Bhd (A joint venture between Sime Darby Property, S P Setia & EPF)
- IOI Palm City, Xiamen, The People's Republic Of China by IOI Properties Group Berhad

JOINT DEVELOPMENT

- Bukit Bintang City Centre, a joint venture between UDA Holdings Berhad, EcoWorld and EPF
- Stonor 3 KLCC by Tan & Tan Developments Berhad