VOL 6, 2015
PP18019/12/2013(033208)

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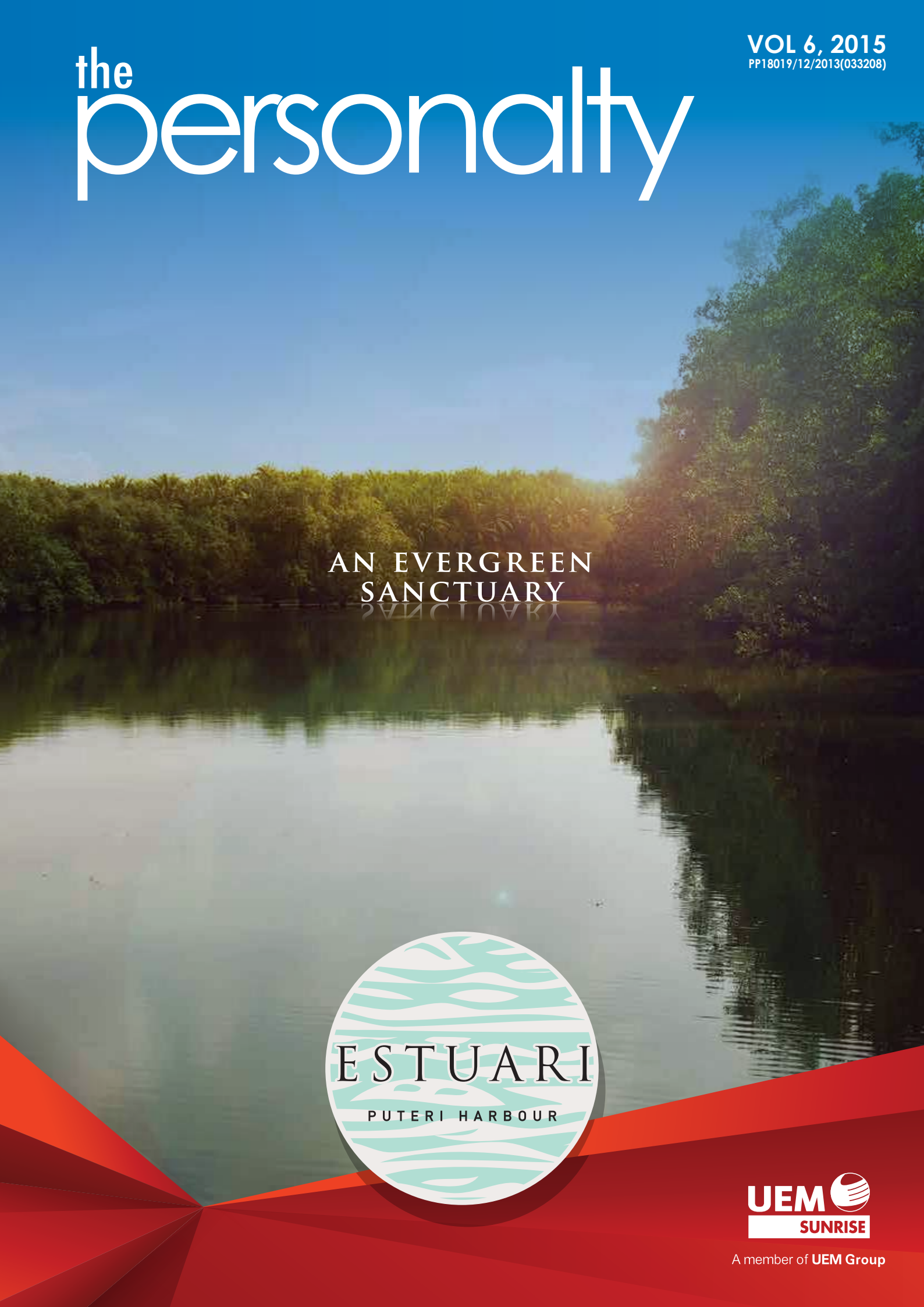
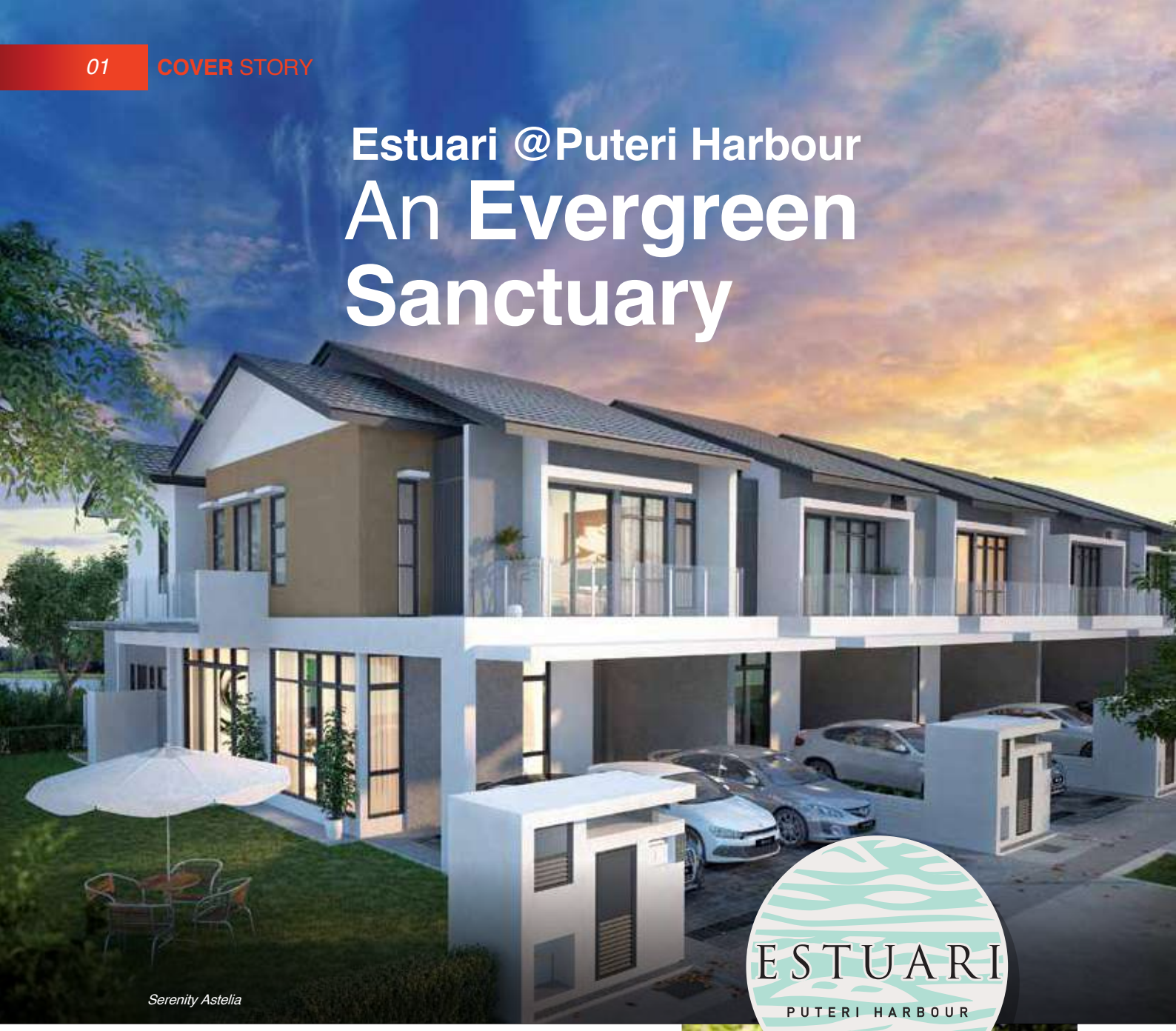


Estuari @Puteri Harbour

An Evergreen Sanctuary



Serenity Astelia

Puteri Harbour is fast becoming the talk of the town as more and more investors are turning their attention towards what is known as the crown jewel of Nusajaya.

Adding to the success of Nusajaya's crown jewel is Estuari, UEM Sunrise's first landed development in Puteri Harbour. The 394-acre freehold residential project is being developed in phases and commands a gross development value of RM7 billion. Estuari is conceptualised to retain as much as possible its original eco-environment and natural state, and is inspired by Sungai Perepat, the Straits of Johor, the mangrove belt as well as the local flora and fauna; aligned with UEM Sunrise's commitment in developing sustainable and eco-friendly communities. Estuari promises residents a medium to high end residential eco-living within the renowned waterfront development of Puteri Harbour.

Estuari comprises a mix of commercial and residential components. The residential component ranges from 3,785 units of landed, low-rise luxury condominiums all nestled within a gated and guarded neighbourhood.

Estuari Gardens, the first phase of Estuari is currently being developed on a 47-acre footprint comprising 350 units of double-storey super link homes worth RM634 million in GDV. In staying true to the development's vision, 30% to 40% of Estuari Gardens will feature landscaped gardens filled with an interesting range of flora and fauna. There are four types of units to choose from with built up ranging from 2,708 sq ft to 3,550 sq ft priced from RM1.39 million up to RM2.82 million. A vast array of facilities and amenities are offered including a cycling path, an exercise area, a 24-hour security, large landscaped open areas complete with a lush linear park and a jogging track, a children's playground and an outdoor gymnasium. The development is also well connected via a network of major highways and access roads including the B1 Road and Puteri Harbour's extensive road system; and is within 10 km radius to Johor Bahru via the Coastal Highway and less than 15 km from the Customs & Immigration Complex via the Second Link Expressway.

Serenity Aralia

During the first weekend of June, 83 units from Type A1 (Serenity Aralia) of Estuari Gardens, were released to the public with approximately 34% taken up. The Company is optimistic and expects the remaining units to be fully taken up during the launch targeted in August of this year.

According to Jeff Saw, Head of Project for Puteri Harbour, Estuari will add a new dynamic to the current residential landscape of Johor. He further adds that Estuari offers something new and refreshing that will help meet the demand for top quality landed properties in Johor.

Estuari Gardens is targeted towards owner-occupiers with a water-front, landed lifestyle aimed at upgraders, buyers with growing families as well as local and foreign professionals working in Singapore or Johor.

"It appeals to the increasing number of affluent individuals in the state as well as Singaporean investors looking for good returns," Jeff Saw says.

Estuari Gardens is expected to be completed in mid-2017. Phase 2 of Estuari is expected to be launched in the first quarter of 2016.

Estuari Gardens at a glance:

Type	Built up (from)	Land Area (from)	Units
A1 (Serenity Aralia)	2,708 sqft	1,800 sqft	83
A2 (Serenity Astelia)	2,754 sqft	1,800 sqft	83
B (Serenity Briza)	3,032 sqft	1,950 sqft	120
C (Serenity Calathea)	3,550 sqft	2,400 sqft	64

A member of **UEM Group**

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FOREWORD

I am very proud to present you the sixth issue of The Personality which captures all the latest news and interesting events that have taken place in the last six months at UEM Sunrise Berhad.

We have successfully completed the relocation of our corporate headquarters from Mercu UEM, KL Sentral, to Solaris Dutamas, Kuala Lumpur. The relocation, which has been carried out on a staggered basis since February of this year ensured that there was little or no disruption to our daily operations.

The Cover Story for this issue is Estuari Gardens, an exclusive gated urban lifestyle offering with an eco-living environment. It marks our first strata landed housing in Puteri Harbour, Nusajaya, comprising 350 units of double-storey superlink homes. You may refer to the first page to read more about Estuari Gardens.

Earlier in April, we were pleased to have Ong Choon Fah, Chief Operating Officer & Regional Head (SEA) of Debenham Tie Leung together with the key players of Gerbang Nusajaya join us when we unveiled its comprehensive development plans to the local and regional media. We are honoured that Ong has kindly offered to share and elaborate her insights on Nusajaya and Gerbang Nusajaya in this issue.

We have also inked three separate agreements with Telekom Malaysia Berhad via our JV Company with Ascendas Pte Ltd, Nusajaya Tech Park Sdn Bhd to establish and manage a purpose-built Nusajaya Data Centre in the Nusajaya Tech Park, one of the several catalytic developments earmarked for Gerbang Nusajaya.

The first half of 2015 also witnessed the unveilling of two developments in the Central Region. One being Residensi Sefina Mont'Kiara, a 35-storey tower thematic condominium while the other is Serene Heights Bangi, our latest township development venture in Selangor.

Meanwhile, our project in Melbourne, Australia is progressing well. We have appointed Probuild Constructions Pty Ltd, Melbourne's leading builder, to develop our 92-storey landmark Aurora Melbourne Central. Site work is scheduled to start by third quarter this year. To read more about the partnership, kindly turn to page 7.

I am also happy to share that we have received four awards in the last six months, namely The Top 10 Developers conferred by the Malaysia Property Insight Magazine and Builder of the Year Award by Frost & Sullivan as well as Best High Rise Architecture Malaysia Award for Residensi Sefina Mont'Kiara by the Asia Pacific Property Award and two "Property Developer" Awards from the Institute of Landscape Awards Malaysia who awarded the Malaysia Landscape Architecture Awards for our 11 Mont'Kiara and Symphony Hills' Beethoven in Cyberjaya.

Additionally, we have had many activities that range from CSR to customer related events, which you can read all about them in this issue.

On that note, I would like to take this opportunity to extend my sincere gratitude to all our valued stakeholders for your continuous support to UEM Sunrise.

I hope you enjoy reading this issue.

Warmest regards
Anwar Syahrin Abdul Ajib
Managing Director/Chief Executive Officer

EDITORIAL
Corporate Communication Department

PUBLISHED BY
UEM Sunrise Berhad
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Residensi Sefina Mont'Kiara

A Grand **Escape**

In May, UEM Sunrise previewed its latest high rise development in the affluent Mont'Kiara enclave of Kuala Lumpur.

The development, known as Residensi Sefina Mont'Kiara is a 35-storey condominium designed with a cruise living lifestyle concept, combining luxury and adventure. It comprises 245 apartment units with several built up options ranging from 1,333 sq ft to 1,771 sq ft with a starting price of RM1.1 million at an estimated RM837 psf.

Residensi Sefina Mont'Kiara features two facility decks on the Lower Ground Floor dubbed as the "Sandy Island" and "Star Deck" on the Third Floor, mimicking the deck of a cruise ship. The wellness garden, hammock garden, spice garden, therapeutic path, beach campfire area, beach volleyball area, children playground as well as cabanas are situated on the Sandy Beach; while other recreational facilities such as gymnasium, multipurpose hall cum badminton court, yoga deck, residents lounge and reading pavilion cum games pavilion are located on the Star Deck. A 50-metre lap pool along with a wading pool and Jacuzzi are also located on the Star Deck.

The preview of Residensi Sefina Mont'Kiara which commenced on 16 May has achieved a take up rate of 60% to date. The official launch and opening of show unit are targeted for August 2015.

Located at Jalan Kiara 3, this exclusive condominium is built on 3.06 acres of freehold land and commands a GDV of approximately RM307 million. The project is expected to be completed in June 2019.

Residensi Sefina Mont'Kiara at a glance:

Type	Built up (sq ft)	No. of rooms	Total units
A	1,333	3+1R+2B	121
B	1,548	3+1R+3B	62
C	1,771	3+1R+4B	62

Simple Pleasures of Life

Serene Heights Bangi

UEM Sunrise recently unveiled 274 double storey terrace homes for the highly anticipated Serene Heights Bangi development. This marks the developer's second venture in the state of Selangor in addition to its joint venture project in Bukit Jelutong, Shah Alam. The double storey terrace homes situated in two individual precincts; where a total of 121 units will be in Acacia while the remaining 153 units will be in Begonia, are estimated to be worth RM180.7 million in GDV.

Both Acacia and Begonia precincts are part of the overall 448-acre Serene Heights Bangi development with a GDV of RM3.2 billion and will take approximately 10 years to complete, demonstrating the Company's commitment in building this new township. Serene Heights Bangi is set to offer life's simple pleasures with nature-inspired environment in a modern township setting. Located 38 kilometres south of Kuala Lumpur, Bangi is a town situated on the south district of Hulu Langat, Selangor and sits between the towns of Kajang and Putrajaya.

Serene Heights encapsulates a modern contemporary tropical setting, complete with modern homes and conveniences where residents are able to relieve stress and return to an environment that is simple and carefree to unwind with their loved ones.

The 121 Acacia units come with a land lot sized at 22'x70' each, and priced from RM550,800 for intermediate units (2,143 sq ft); from RM645,800 for end lot units (2,221 sq ft); and from RM919,800 for corner lot units (2,837 sq ft).

These units received a highly encouraging response and were all taken up during the sales preview organised on 27 and 28 June.

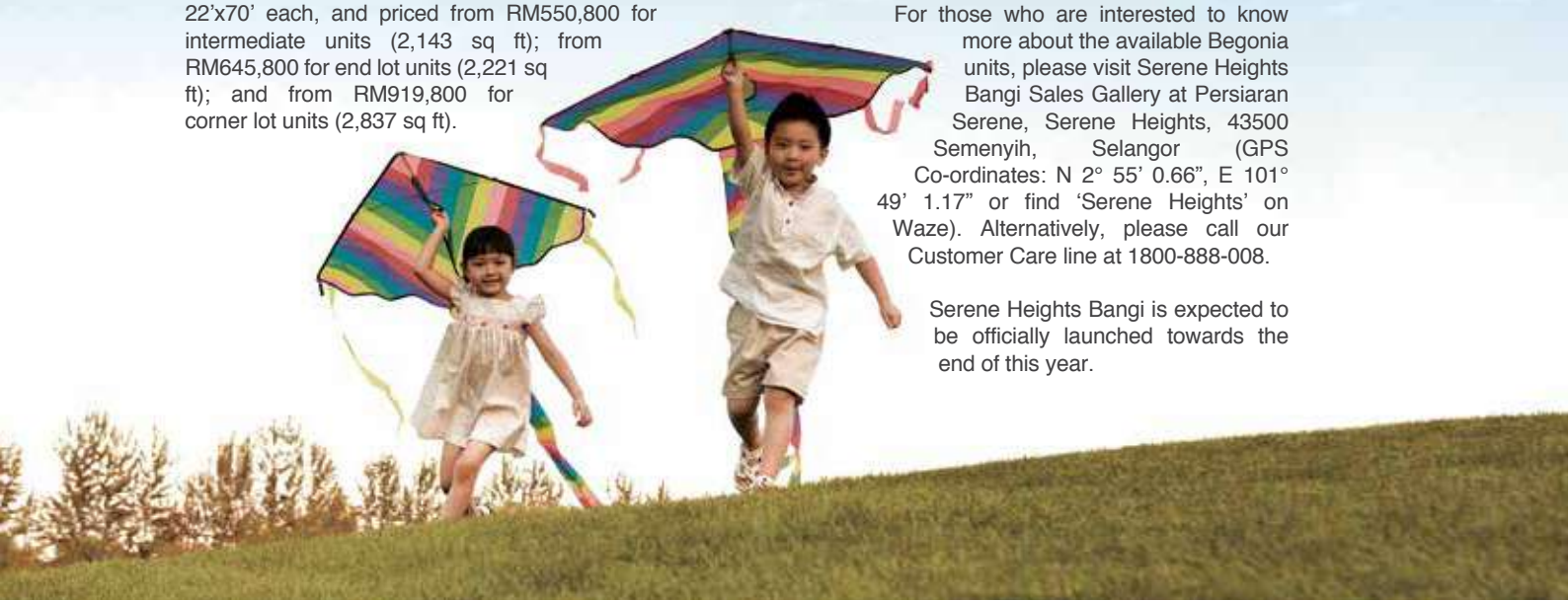
Meanwhile, there are still units available in the Begonia precinct where purchasers have an option of 22'x70' lot size which are priced from RM636,800 onwards for intermediate units (2,204 sq ft) and from RM739,800 onwards for end/corner lot units (1,803 sq ft – 2,821 sq ft); or 22'x75' lots that are priced from RM677,800 onwards for intermediate units (2,347 sq ft) and from RM781,800 onwards for end/corner lot units (2,380 sq ft – 2,756 sq ft).

There are ample amenities nearby including schools such as Sekolah Rendah Sri Al-Amin; Rafflesia International and Private Schools; Tanarata International School and various public primary and secondary schools. Universities such as Universiti Tenaga Nasional; Universiti Kebangsaan Malaysia; German Malaysia Institute; Universiti Putra Malaysia; Nottingham University and Kolej Universiti Islam Antarabangsa Selangor are also in the vicinity. For shopping convenience, several shopping malls surrounding the township are available namely Giant, Bangi Gateway, Tesco and IOI City Mall; and hospitals such as Hospital Serdang, KPJ Kajang Specialist Hospital, Hospital Pusrawi SMC and Hospital Kajang are within a short distance. For leisure activities, residents can enjoy the golf clubs and parks from the Danau Golf Club, Kajang Hills Golf Club, Bangi Golf Club and Taman Tasik Cempaka.

The township can be accessed via three highways, from North-South Highway (PLUS) by exiting the Bangi or Putra Mahkota interchanges; Kajang-Seremban Highway (LEKAS) at Semenyih interchange; or via the Silk Highway at Kajang interchange via Jalan Reko.

For those who are interested to know more about the available Begonia units, please visit Serene Heights Bangi Sales Gallery at Persiaran Serene, Serene Heights, 43500 Semenyih, Selangor (GPS Co-ordinates: N 2° 55' 0.66", E 101° 49' 1.17" or find 'Serene Heights' on Waze). Alternatively, please call our Customer Care line at 1800-888-008.

Serene Heights Bangi is expected to be officially launched towards the end of this year.



Conservatory @Melbourne, Australia

Following the highly encouraging response of our maiden development venture, Aurora Melbourne Central in Australia, UEM Sunrise plans to unveil yet another development just a short distance away on 9-23 Mackenzie Street. The development which will be known as Conservatory is a 42 storey residential tower comprising 446 home units and 310 sq m of retail space. The overall gross floor area of the tower is estimated to be 3,658 sq m.

The site at 9-23 Mackenzie Street, located at the corner of the World Heritage listed, sprawling 64-acres Carlton Gardens and the Royal Exhibition Building offers excellent view angles over the pristine gardens and with excellent proximity to the activities of the Melbourne CBD.

The launch of Conservatory is targeted to commence in second half of this year.

Durban Point Waterfront @South Africa

UEM Sunrise will be expanding its business in Durban, South Africa by end of 2015. The Company is now awaiting for the Development Framework Plan of Durban Point Waterfront to be approved by the relevant authority.

A mix of residential, hotels, retail and entertainment facilities with additional road amenities for the public will be developed where the promenade to be extended all the way to the harbour mouth and along the harbour entrance to encourage continuous public access and a vibrant environment.

According to a socio-economic assessment, the Durban Point Waterfront Project Development will yield a range of measurable positive impacts which will contribute to the economic growth in Durban, especially via jobs creation and the increment of existing property values.

On 18 July 2015, the Company participated in the Information Day to share with the existing stakeholders on the proposed development. More than 350 guests comprising members of the local community, media representatives and investors attended the programme.

UEM Sunrise appoints Probuild for Aurora Melbourne Central

Australian based tier-one builder, Probuild Constructions Pty Ltd ("Probuild") has been appointed as the preferred company for the 92-storey tower development of Aurora Melbourne Central in Melbourne, Australia.

Aurora Melbourne Central is located in the heart of the World's Most Liveable City at La Trobe Street. The mixed-used skyscraper comprises more than 120,000 square metres of built-up area and will feature 941 residential apartments, approximately 250 serviced apartments, retail space and strata offices.

The development was first launched in October 2014 through an exclusive preview sales campaign where 95% of apartments were sold in just over two weeks. The appointment of Probuild marks another important milestone in the Company's maiden project in Australia. Aurora Melbourne Central will be built and handed over in stages, with the latest stage expected for completion in mid-2019.

TM to establish Purpose-built Data Centre in Nusajaya Tech Park

Nusajaya Tech Park, a joint venture project between UEM Sunrise and Ascendas Pte Ltd ("Ascendas") will see the establishment of a purpose-built Nusajaya Data Centre by Telekom Malaysia Berhad ("TM") which will be managed by TM's wholly-owned subsidiary, VADS Berhad ("VADS"). Three related agreements valued at RM137.9 million were signed at a ceremony on 26 March 2015 in Kuala Lumpur.

The development of the Nusajaya Data Centre in Nusajaya Tech Park will be implemented in three phases with Phase 1 expected to be ready in 2H 2016. This carrier-neutral data centre with an international network gateway will serve as the regional hub for VADS Cloud, Managed Data Centre services and more. The 519-acre integrated eco-friendly Nusajaya Tech Park is located in Gerbang Nusajaya, the second phase development of Nusajaya which caters to light and medium industries and commands an estimated GDV of RM3.7 billion.

Gerbang Nusajaya's Comprehensive Development Plans Unveiled

Comprehensive development plans of Gerbang Nusajaya, the second phase development of Nusajaya was unveiled to the local and international media on 8 April.

Earmarked as the gateway to Iskandar Malaysia, Gerbang Nusajaya will serve as the commercial and business engine for Nusajaya. The 4,551-acre development is designed for growth via catalytic developments and strategic partnerships with established developers and multinational companies. It is expected to draw leisure attractions, trades and industries together with the population attracted by UEM Sunrise's residential and lifestyle offerings.

Master-planned for connectivity and easy to reach from Malaysia, Singapore and regional cities, Gerbang Nusajaya is strategically located just five kilometres from the Tuas Checkpoint via the Malaysia-Singapore Second Link. It has access to Senai International Airport in Johor and Changi International Airport in Singapore; as well as access to four international seaports namely Tanjung Pelepas, Tanjung Langsat, Pasir Gudang Port and Port of Singapore and road transportation network.

Gerbang Nusajaya features a number of catalytic developments including Nusajaya Tech Park, a 519-acre integrated eco-friendly tech park, FASTrack Iskandar, a 300-acre motorsports hub; a Central Business District and several residential precincts. Gerbang Nusajaya commands a GDV of RM42 billion and will be developed over a period of 25 years. Upon completion, it is expected to create an estimated 76,000 direct job offerings, 137,000 indirect job offerings and a rapid population growth of 220,000.

UEM Sunrise partners with **theedgeproperty.com**

UEM Sunrise together with other industry players, namely Gamuda Land, IJM Land Bhd, IOI Properties Group Bhd, Mah Sing Group Bhd, MKH Bhd, Sime Darby Property Bhd, SP Setia Bhd, Sunway Bhd and Tropicana Corporation Berhad partnered with The Edge for the launch of theedgeproperty.com by The Edge Media Group on 7 May. The portal is a free-to-use "one-stop centre for anything and everything on property" in Malaysia that promises to help property buyers and sellers make better property decisions. It is also accessible via a web browser as well as iOS and Android mobile apps.

Analysts Briefing & Media Session with MD/CEO

Managing Director/Chief Executive Officer, Anwar Syahrin Abdul Ajib hosted an Analysts Briefing and a Media Session at the UEM Sunrise Showcase on 30 April. Joined by the Company's Senior Leadership Team, Anwar Syahrin presented UEM Sunrise's roadmap for the way forward, articulating the priorities and focus areas of the Company. He also provided an assessment of the Company's achievements and updated on the existing developments in the Southern and Central regions, and internationally in Singapore, Australia, Canada and South Africa.

CNY Appreciation Dinner for contractors, suppliers and consultants

The annual Consultants, Contractors & Suppliers Appreciation Dinner 2015 to mark the Chinese Lunar New Year on 2 March. UEM Sunrise's Project Director - Central Region, Ang Kee Ping represented the Company and delivered the opening speech to over 600 guests who attended the dinner. Ang thanked them for their support and commitment towards the Company throughout the year 2014.

Friendly Golf in Nusajaya

The High Commissioner of Malaysia to Singapore's Office and UEM Sunrise organised a friendly golf tournament on 25 January. All 48 participants comprising the Ambassadors of the Federal Republic of Germany, Republic of South Korea, Republic of Peru, Switzerland and the High Commissioner of Australia as well as representatives of other business organisations teed-off at the Horizon Hills Golf and Country Club, Nusajaya, Johor. The tournament was aimed at strengthening the relationships between the High Commissioner of Malaysia to Singapore's Office and its stakeholders in Malaysia and Singapore. It was also an opportunity for UEM Sunrise to promote Nusajaya, one of the five flagship zones of Iskandar Malaysia as an investment destination. UEM Sunrise Managing Director/Chief Executive Officer, Anwar Syahrin Abdul Ajib and the High Commissioner of Malaysia to Singapore, H.E. Datuk Husni Zai Yaacob were on hand to welcome the participants and later took part in the game.

UEM Sunrise's 7th Annual General Meeting

UEM Sunrise's 7th Annual General Meeting ("7th AGM") was held on 21 May attended by more than 1,500 registered shareholders and proxy holders. The meeting, chaired by UEM Sunrise's Chairman, Tan Sri Dr. Ahmad Tajuddin Ali, concluded with all 11 resolutions unanimously passed by the shareholders.

Following the 7th AGM, a Press Conference was held and well attended by members of the media. YBhg Tan Sri Dr. Ahmad Tajuddin and UEM Sunrise Managing Director/Chief Executive Officer, Anwar Syahrin Abdul Ajib represented the Company and answered the many questions posed by the media.

DYMM Sultan Ibrahim Ibni Almarhum Sultan Iskandar visits Nusajaya Centre

The Sultan and Sovereign Ruler of the State and Territory of Johor Darul Ta'zim, Duli Yang Maha Mulia Sultan Ibrahim Ibni Almarhum Sultan Iskandar paid a royal visit to UEM Sunrise's office in Nusajaya Centre on 23 May, accompanied by YB Dato' Haji Ismail Karim, Johor's State Secretary; YB Dato' Daing A. Malek A. Rahman, Member of Johor Royal Court and Tuan Haji Salehuddin Haji Hassan, Chairman of Johor Bahru Tengah Municipal Council.

His Royal Highness was welcomed by UEM Sunrise's Chairman, Tan Sri Dr. Ahmad Tajuddin Ali and Managing Director/Chief Executive Officer, Anwar Syahrin Abdul Ajib and was presented with the updates on Nusajaya developments.

Panda World Tour @Publika

To raise awareness and emphasise on conservation of the Pandas, Publika organised a fun and an engaging Panda Campaign with exhibition, workshop sessions and educational booths to highlight the importance of sustainable development and the need for a balanced eco-system. Using art in a creative way, 1,600 paper mache pandas, sculptured by French artist, Paulo Grangeon, were displayed at the foyer area of the shopping gallery and The Square for 13 days throughout the Pandas World Tour held from 13 to 25 January.

Earth Hour @Publika

To mark this year's Earth Hour, Publika and its cultural platform known as mapKL, celebrated the global grassroots movement by the World Wide Fund for Nature ("WWF"), uniting people to raise a broad range of environmental issues aimed at protecting the planet, on 28 March. Themed "Picnic at Publika and Switch Off", the event attracted about 300 picnic goers at The Square, and they joined hundreds of millions of individuals and organisations around the world switching off the lights from 8.30 pm to 9.30 pm (local time). Publika organised the event to remind the public on the importance of environmental conservation as well as to re-educate the public on the urgency to conserve and protect natural resources, and to protect human health through environmental stewardship.

Evening Cocktail for East Ledang & Estuari Bay

UEM Sunrise organised an Evening Cocktail on 29 March to preview the properties at East Ledang. Held at the foyer of the Ledang Urban Retreat ("LURE"), guests were given an exclusive preview of properties via slide presentation and end financing consultations from HSBC & Standard Charted banks. At the end of the event, two bungalows from Nobel Park, worth RM7.1 million were taken up.

Tresorians - Reminiscence of Spring Heritage

UEM Sunrise's Tresorians were invited to a "Reminiscence of Spring Heritage" event at the Boulevard in Publika on 14 March. The Tresorians, who are mainly purchasers of 28 Mont'Kiara and Verdi eco-dominiums @Symphony Hills, were welcomed with a Lion Dance followed by a Peranakan Dance and a 'live' Kebaya Jazz music by Ida Mariana. The ambience of the Boulevard was transformed into a 'Kopitiam' atmosphere with oldies' music played in the background and waiters and waitresses clad in Baba Nyonya costumes. A sumptuous Nyonya Hi-Tea and interesting activities such as *onde-onde* making, traditional bamboo dance, batik painting corner and mobile photo sessions were lined up for the guests. The event was a gesture of appreciation to the selected Central Region Tresor Card members. It was also part of UEM Sunrise's Loyalty Customers Engagement initiative.

"MEDINI Live!" - A Festival of Music, Films and Arts For The Community

The Mall of Medini in Nusajaya, Johor, a joint-venture retail subsidiary of UEM Sunrise and Iskandar Investment Berhad ("IIB") hosted the "Medini Live!", a festival of music, films and arts for the community at its premises on 6 & 7 June.

The two-day programme was filled with numerous genres of music performances, short movies as well as art exhibitions.

Staying true to Our Vision

In line with the Company's vision of building communities of the future, UEM Sunrise continues to actively participate in the communities we have the honour of creating. Of particular interest is within the affluent Mont'Kiara enclave where we have invested in building community centres namely UEM Sunrise Fun Zone and UEM Sunrise Chill Out Zone for our residents residing in our managed properties to utilise and benefit from the many activities and events organised.

UEM Sunrise Fun Zone is a community centre for children 12 years and below, that runs daily (except Sundays) with multifaceted activities such as personal development classes and joyous festive events.

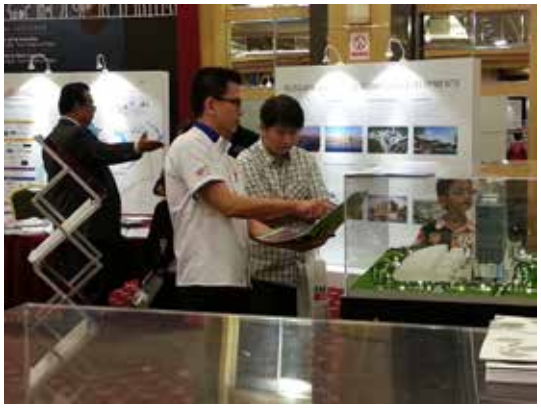
UEM Sunrise Chill-Out Zone is an adult-focused community centre open from Monday to Saturday with family lifestyle programmes that emphasises health, environment, arts and craft, and dance activities.

The two centres serve as an upbeat hub that provides value-added services to foster community togetherness through intercultural bonding, bridging and linking amongst the 50 nationalities living in the vicinity; besides promoting enhanced lifestyle activities for sustaining a healthy living and quality environment in the communities built by UEM Sunrise.

The Company also provides two free shuttle services – UEM Sunrise Community Fun Ride and Publika Shuttle, provided for the community with seven and six daily trips respectively. With four drivers on hand, the residents are shuttled from Mont'Kiara to Publika to KL Sentral and vice versa.

Nusajaya Tour @Miri, Sarawak

UEM Sunrise showcased its Southern Region properties at the Imperial Hotel in Miri, Sarawak over the weekend of 11 and 12 April during the Nusajaya Tour to East Malaysia. The property showcase was organised in partnership with Kozin Real Estate, an established real estate agency in Sarawak. Aimed at promoting directly to East Malaysians and achieving sales for the developer's properties located in Nusajaya, UEM Sunrise featured projects such as Ofiria @East Ledang, Bayu Angkasa, Almãs @Puteri Harbour, Nusa Idaman Twin Villas II and Estuari Gardens. Prospective buyers were offered special rebates and discounts specially designed for the property tour. Besides touring the showcase, visitors were also provided with property investment tips and Feng Shui consultation (to those who were interested) by Enoch Khoo and Sandy Paw respectively.



Serene Heights
Simple Pleasures Of Life | Bangi

THANK YOU, 121 TIMES!

A big thank you goes out to all the new proud owners of Acacia homes. All 121 units were sold during the launch of Serene Heights - the modern township with unique green zones concept.

And now, the Begonia series of homes are also **OPEN FOR SALE**. So, if you choose to live amidst green serenity with lots of wide open spaces, the choice would quite simply be at Serene Heights.

Begonia
2-STOREY TERRACE HOMES

Call us: 1800 888 008 or visit www.sereneheights.com.my

Developer:
Symphony Hills Sdn Bhd (347800-M)
(A Subsidiary of UEM Sunrise Berhad)
Clubhouse Symphony Hills, Persiaran Simfoni,
Cyber 9, 63000 Cyberjaya, Selangor.

Serene Heights Sales Gallery
Persiaran Serene, Serene Heights, 43500 Semenyih, Selangor

GPS: N 2° 55' 0.66", E 101° 49' 1.17" | Serene Heights

UEM SUNRISE
A member of **UEM Group**

BEGONIA • Developer Licence: 11186-5/06-2017/0494(L) • Validity Period: 03/06/2015 - 02/06/2017 • Advertising & Sales Permit: 11186-5/06-2017/0494(P) • Validity Period: 03/06/2015 - 02/06/2017 • Approving Authority: Majlis Perbandaran Kajang • Reference No.: Bil (16)dlm.Mpkj 2/P/58/2014 • Type: 1C1 2-Storey Terrace House • Developer: Symphony Hills Sdn. Bhd. (347800-M) • Address: Clubhouse Symphony Hills, Persiaran Simfoni, Cyber 9, 63000 Cyberjaya, Selangor. • Tenure of Land: Freehold • Land Encumbrances: Nil • Restriction In Interest: Nil • No of Units: 153 • Built-up Area: 1,803 - 2,821 sq. ft. • Selling Price: (Min) RM717,800 (Max) RM1,265,800 • Expected Date of Completion: June 2018 • 7% Bumiputera Discount • Disclaimer: All illustrations and images are artist impressions only. The information contained herein is subject to change without notification as may be required by the relevant authorities or the developer's consultants. This material shall not be construed or deemed to be representation by the developer in any way whatsoever and cannot form part of an offer or contract. Whilst every care is taken in providing this information, the owner, developer and managers cannot be held liable for variations. For avoidance of doubt on the actual information, specifications, or plans, please always refer to the Sale and Purchase Agreement entered into between the developer and the purchaser.

Total **People Involvement**

Total People Involvement ("TPI") is a workplace approach designed to ensure that employees are committed to their organisation's goals and values, motivated to contribute to organisational success, and are able at the same time to enhance their own sense of well-being.

UEM Sunrise first implemented TPI in February 2014, with the main objective of bringing the employees together in a social setting and enhance the rapport and relationship between employees and the Company. It is also to help create a positive work environment, thus encouraging employee retention.

Between January and June of this year, the activities carried out under TPI include Laser Tag Game held on 4 April for the Central Region and on 11 April for the Southern Region.

Other activities such as Potluck @Mercu UEM on 20 April; Majlis Tazkirah & Tahlil in Johor on 23 April by Ustaz Dzulkarnain Hamzah, UEM Sunrise Bowling Tournament on 28 April, Labour Day Potluck @Nusajaya on 5 May, UEM Group Sports & Family Carnival from 5 to 17 May and recently the Deputy Prime Minister's ("DPM") Visit to Mercu UEM on 4 June.

During the DPM's visit, SK Medini Nusajaya was invited to perform Choral Speaking, while SK Cyberjaya was invited to perform a Malay traditional dance known as Semarak Tari at the Graduation of English Literacy Programme sponsored by UEM Group. Additionally, four students from SK Cyberjaya presented then Deputy Prime Minister and Education Minister, YAB Tan Sri Muhyiddin Yassin with a drawing memento following his witnessing of the PINTAR Schools Adoption Signing.

Bonus Payout

Despite the challenges faced by the Company in 2014, UEM Sunrise staff were accorded with a 'Discretionary Bonus' approved by the Board of UEM Group for all staff under its Group of Companies. The Discretionary Bonus is both awarded for the recognition of staff's past efforts as well as a stark reminder to brace through the challenging times and do better in the present year.

New Appointment - **Dato' Roslan Ibrahim**

Dato' Roslan Ibrahim has been appointed as the Company's new Chief Operating Officer, Development ("COO,D") effective 1 August.

His main task will be to make certain the overall achievement of our projects deliverables are met and in ensuring smooth operation of the organisation which includes project planning and management, construction management and stakeholder management. This applies to UEM Sunrise's projects in Malaysia and abroad.

He has over 30 years of industry experience which includes a proven track record in managing complex infrastructure projects. Prior to joining UEM Sunrise, he was the President Direktor of PT Lintas Marga Sedaya, a 55% subsidiary of UEM Group Berhad ("UEM Group") that undertook the 116-kilometre, RM4.4 billion construction of the Cikopo Palimanan highway project in Indonesia which completed last month.

Dato' Roslan joined UEM Group in 2006 and bring along with him a wealth of cross functional experience from his background in Engineering and Construction as well as Business Development. During his tenure he headed the project team to design and build the Penang Second Bridge Project and was then assigned as the Head of Group Business Development.

He started his career in 1981 and has been involved in several mega projects including the Peninsular Gas Pipeline, the 55-storey Menara Telekom, the Putrajaya Bridges and the Petronas Twin Towers.

In the area of Business Development, Dato' Roslan secured maiden projects in Sudan and Dubai during his tenure with MMC Engineering Group Berhad and IJM Corporation Berhad respectively. Prior to UEM Group, he was the Acting Executive Director for Operations and Business Development in Puncak Niaga Holdings Berhad.

Dato' Roslan holds a Bachelor of Science (Hons) in Civil Engineering Degree from University of Wales and an MBA in General Management from the renowned Heriot-Watt University of United Kingdom.

Corporate HQ Relocation

The Company's relocation exercise from Mercu UEM, KL Sentral, Kuala Lumpur to Solaris Dutamas, Kuala Lumpur which commenced in February 2015 on a staggered basis, was completed in June 2015.

The move signifies the new Corporate Headquarters for UEM Sunrise now operating from Solaris Dutamas, Kuala Lumpur.

Ong Choon Fah

Chief Executive Officer Regional Head (SEA), Debenham Tie Leung Pte Ltd

shares her insights on Nusajaya's potential and its next wave development, Gerbang Nusajaya.

Following the unveiling of Gerbang Nusajaya's comprehensive development plans back in April 2015, UEM Sunrise talks to Ong Choon Fah, the Chief Executive Officer of Debenham Tie Leung ("DTZ") Pte. Ltd on her thoughts and insights of the Company's flagship venture in the Southern Region.

"There is so much potential in Nusajaya and Gerbang Nusajaya due to its proximity to Singapore," says Ong, adding that the proximity and Singapore's historic and cultural similarity with Malaysia underpins the potential of a shared economy. "It is an obvious trend for a shared economy to develop although there will be hiccups," she adds.

According to Ong, stakeholders have to take a rational, longer-term perspective to what the region can achieve and have the will to invest and build a strong foundation on which to develop Nusajaya. Seeing that the foundation for its long term success is firmly laid by UEM Sunrise for its projects in Nusajaya and Gerbang Nusajaya, Ong says she is confident of its success.

Asked about the value propositions of Iskandar Malaysia, Ong says that as Singapore leads the foreign investment in Iskandar Malaysia with cumulative committed investments totalling RM12.1 billion during 2006-2014, it shows that both the governments of Singapore and Malaysia recognise the immense benefits of twinning economic activities between Iskandar Malaysia and Singapore and are working hard for more success.

"This value proposition also applies to Nusajaya as it becomes increasingly attractive to Singapore residents and corporations based in Singapore. This is due to the presence of key catalytic developments ranging from tourism and leisure, healthcare and wellness, education and creative to business and industrial sectors that will stimulate job creation and economic activities. Gerbang Nusajaya is poised to generate strong population growth that will drive housing demand; and another plus point is the proposed High Speed Rail ("HSR") system, which is expected to bring in even more commerce. With more business activities, there is potential for more intensive usage of land, which could see a high potential for a significant 257,000 jobs being created," she explains.

"DTZ is confident that Gerbang Nusajaya, which has been comprehensively master-planned by UEM Sunrise, will ensure long-term sustainable growth and become a successful business hub in its own right, becoming the new catalyst that will spearhead the next wave of growth in Iskandar Malaysia."

Ong further adds that Singapore also receives some positive spillover effects from Iskandar Malaysia. Due to the market cooling measures introduced by the Singapore Government since 2013 which have encouraged outward real estate investments, thus partly generating demand for residential units in Iskandar Malaysia, as transaction costs are significantly higher for buyers of Singapore residential properties. Meanwhile, in the longer term, Iskandar

Malaysia will also benefit from the potential spillover effect of the population growth in Singapore, which is projected to reach as high as 6.9 million by 2030.

When questioned about the attraction in Gerbang Nusajaya in terms of leisure and retail sector and whether the impending HSR will improve or increase Nusajaya' attractiveness, she replied that tourist arrivals in Johor will continue to rise, driven by leisure projects, while high-value business sectors and industries, would attract business travelers. According to the Ministry of Tourism, Johor hosted 5.77 million of hotel guests in 2013, 46% higher than in 2012. With an assumed growth of 5% per annum, the number of tourist arrivals is set to reach 13.23 million in 2030, giving rise to demand for an additional 14,000 hotel rooms.

"The expected increase in tourist arrivals, coupled with the population growth, will spur the retail sector. In order to cater to the rise in demand, an additional 9.6 million square feet of retail space, or approximately 15 new malls will be required. Gerbang Nusajaya is well positioned to cater for such growth, given its proximity to Singapore and various catalytic developments in Nusajaya," she explains further.

Ong also touched upon the perception of oversupply of high-rise residential units in Iskandar Malaysia by noting that DTZ believes that the concerns on the issue of oversupply and the slowdown in demand are actually mainly driven by the recent developments in the residential sector in the Johor Bahru city centre. While the recent measures introduced by the Johor Government may have dampened the demand, most of the high-rise residential projects tend to target the same group of buyers, namely the investors.

"From the perspective of Gerbang Nusajaya, this issue of oversupply and demand slowdown is less threatening due to two reasons, namely: long-term nature of township development and the key catalyst projects that will generate the necessary demand for commercial properties. I believe that the Nusajaya of tomorrow will be totally different from today.

"DTZ is confident that Gerbang Nusajaya, which has been comprehensively master-planned by UEM Sunrise, will ensure long-term sustainable growth and become a successful business hub in its own right, becoming the new catalyst that will spearhead the next wave of growth in Iskandar Malaysia," concludes Ong.

A knowledgeable expert in real estate for over 25 years in her native Singapore, Ong has worked her way up the corporate ladder from being a licensed valuer and salesperson to her present position due to her unwavering enthusiasm for her chosen profession. For her, the journey has been most fulfilling and rewarding.

Ong opined that her success occurred because of her passion for work and wanting to be the best in her tasks plus the unwavering support from her clients, colleagues and especially her mentors. This mindset had allowed her to master a maze of activities from valuation and marketing to research and consulting across different asset classes and countries, which included her previous role as Chief Operating Officer for DTZ Southeast Asia.

Top 10 Developer's Award by Malaysia Property Insight Magazine

UEM Sunrise was honoured as one of the Top 10 Developers at the Malaysia Property Insight Prestigious Developers Award Gala Dinner 2015 on 30 March. The award acknowledges and highlights the quality development of Malaysia's best and their landmark projects that shape the landscape of Malaysia's nation building and development progress, pushing Malaysia towards its vision of becoming a First World Nation by 2020.

Builder of the Year Award by Frost and Sullivan

UEM Sunrise received the Builder of the Year Award by Frost & Sullivan's 2015 Malaysia Excellence Awards on 14 April 2015. The award was aimed at recognising best practices and outstanding performance by Malaysian companies in different sectors such as Automation & Electronics, Automotive, Chemicals, Energy, Environment & Building, Healthcare, Information & Communication Technologies and Logistics. The award was presented by Barry Lim, Director of Frost & Sullivan to Azhar Othman, Chief Financial Officer of UEM Sunrise.

FROST & SULLIVAN
2015 MALAYSIA EXCELLENCE AWARD

Best High Rise Architecture Malaysia Award for Residensi Sefina Mont'Kiara

Residensi Sefina Mont'Kiara won 'Best Residential High Rise Architecture Malaysia' Award at the Asia Pacific Property Awards ("APPA") 2015-2016. The award was received by Lye Chien Yung, Senior Manager – Development, on behalf of the Company, at a ceremony held in Kuala Lumpur on 8 May. APPA recognises excellence in the property industry and promotes international standards amongst the developers worldwide. The companies operating in all sectors of real estate industry from 25 countries in the Asia Pacific Region participated in this prestigious awards.

Property Developer Awards by ILAM-MLAA 2015

The Institute of Landscape Architects Malaysia ("ILAM"), the organiser of the Malaysian Landscape Architecture Awards ("MLAA") awarded two Property Developer's Award to UEM Sunrise's two developments - 11 Mont'Kiara and Beethovan @Symphony Hills. UEM Sunrise's Township & Infrastructure Planning General Manager, Rusli Zainal Abidin and Noor Hisyam Mohd Abdullah Hashim received the awards on behalf of UEM Sunrise during an event held on 11 April.

MLAA
MALAYSIA LANDSCAPE ARCHITECTURE AWARDS 2014

SMK Taman Nusajaya's Library Upgrade

The library of Sekolah Menengah Kebangsaan Taman Nusa Jaya, one of UEM Sunrise's 18 PINTAR Adopted Schools in Gelang Patah, Johor, was refurbished and upgraded last April under the Company's PINTAR School Library Enhancement Programme. The programme in its fourth year running, provides better access to source more knowledge and creates more conducive and pleasant reading environment besides encouraging and inculcating greater reading habits and interest among the students. UEM Sunrise sponsored and contributed English and Malay reading materials suitable for secondary school students, equipment and furniture, as well as enhanced the library's interior, all valued at RM40,000 for the benefits of more than 1,129 students at the school.

2014 UPSR, PT3 & SPM High Achievers Rewarded

The seventh High Achievers Award for 86 of UEM Sunrise's PINTAR Schools' students was held on 30 May at Bangunan Dato' Jaafar Muhammad, Kota Iskandar, Nusajaya. The award presentation ceremony was organised to acknowledge and celebrate the students who excelled in UPSR, PT3 and SPM examinations during the 2014 school year.

All the 86 high achievers were awarded with cash prizes and certificates amounting to RM300 (UPSR), RM400 (PT3) and RM600 (SPM) respectively whilst the best overall students each category received an 11-inch MacBook Air each. The prizes were presented by Tuan Haji Aminuddin bin Adam, Director of Johor State Education Department, accompanied by UEM Sunrise's General Manager for Township, Infrastructure and Planning - Nusajaya, Rusli Zainal Abidin. Respective parents, teachers, schools' principles and headmasters as well as members of the media were also present to support the event.

600 UPSR Students attend Exam Seminars in Central & Southern Regions

Three sessions of UPSR Examination Seminar involving 600 Year 6 students was organised for UEM Sunrise's PINTAR Adopted Schools located in both the Southern and Central regions. In the Southern Region, the UPSR Examination Seminar now on its eighth year running was held on 13 and 14 February at Universiti Teknologi Malaysia for a total of 250 students. Whilst in the Central Region, the inaugural seminar was held on 14 and 15 March at Genome Malaysia in Bangi and Sekolah Kebangsaan Cyberjaya to assist 350 students from the Company's newly adopted PINTAR Schools namely Sekolah Kebangsaan Cyberjaya, Sekolah Kebangsaan Bangi, and Sekolah Rendah Agama Batu 3 Bangi. These sessions, were aimed at assisting the candidates in preparing themselves for the upcoming examinations.

SPM Examination Seminar for PINTAR School Students

The Company organised an SPM Examination Seminar on 25-26 April 2015 for 250 Form Five students from four of its PINTAR Secondary Schools in the Southern Region. The initiative, which falls under the PINTAR Foundation's Core Module 2 of Educational Support Programme is aimed at providing guidance in preparing the candidates for the examination as well as to enhance their ability and skills in answering the examination papers.

Educational Aid for Shelter Home 1

UEM Sunrise organised an Educational Aid Programme at the Shelter Home 1 of the Shelter Home for Children in Petaling Jaya, Selangor on 8 May. An educational aid amounting RM31,000.00 was donated to 21 children, comprising seven girls and 14 boys, aged between three and 13 years old. The donation was for the purpose of defraying the cost of tuition fees in order for the children to further enhance their studies. The contribution was handed over to Shelter Home's General Manager Mr. Cheok Hoong Poh. During the cheque presentation, representatives from UEM Sunrise brought cheer to the children and brightened up their day through a magic show performance by Cha Cha Clown.

Community Hall of Kampung Sungai Melayu in Gelang Patah Refurbished

Kampung Sungai Melayu's Community Hall in Gelang Patah, Johor completed its refurbishment last May, as part of UEM Sunrise's CSR initiative. Aimed at improving the public facility at the village, the venue's facelift provides Kampung Sungai Melayu numerous opportunities to host public engagement activities ranging from fishing and tourism activities to local sporting competitions.

The Company contributed refurbishment materials covering electricity and repainting works, replacements of doors and metal deck roofs.

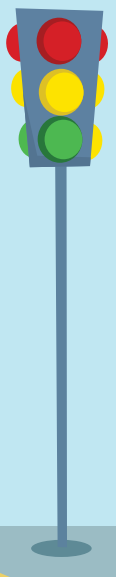
Motivational Camp - Positive Values instilled

UEM Sunrise organised its fifth Motivational Camp involving 80 Form Four and Form Five students from its Southern Region's PINTAR Adopted Schools from 17 to 19 March at Pulai Springs Resort, Johor. The 3D/2N camp was filled with mental and physical challenges as well as indoor and outdoor activities such as Fun Explorace, Night Walk, Broken Square, Congruent, Speed Memory Technique and Public Speaking, among others.

Aimed at unleashing the students' potentials, the camp also instilled the importance of self-discipline, time management, teamwork, patience, tolerance and creativity. Most importantly, the students understood and acknowledged the vital role of education in future undertakings.

Road Safety Programme for 150 PINTAR School Students

UEM Sunrise, in collaboration with the Johor Road Safety Department ("JKJR") organised a Road Safety Programme for 150 Year Four and Year Five students from its PINTAR Adopted Primary Schools on 16 June. First introduced in 2011, the programme is aimed at educating young children with road safety knowledge and provide a better understanding on basic road safety etiquette. The programme was filled with useful practical safety prevention measures and case studies that enabled them to identify traffic hazards and help them to self-regulate their behaviour based on inherent risks on the road and traffic environment. In line with the Ministry of Education's road safety syllabus, the programme serves as an avenue to support and promote road safety awareness amongst the public, starting with young children.



Auxiliary Police team in friendly Futsal Tournament

Auxiliary Police team of UEM Sunrise organised a friendly futsal tournament on 23 May, aimed at strengthening the rapport between the Company's Auxiliary Police team with several Police Stations and District Stations namely Sri Hartamas Police Station, Sentul Police Station, Jinjang Police Station, Travers Police Station and Sentul District Station in order to achieve a smooth and cohesive working relationship. Sri Hartamas Police Station team emerged as champion, followed by the UEM Sunrise Auxiliary Police team as the first runner-up and Sentul District Station for the second runner-up titles.

Swearing-In Ceremony for new Auxiliary Police Personnel

Nusajaya Five O, a subsidiary of UEM Sunrise organised a Swearing-in Ceremony for its new Auxiliary Police Personnel at The Ledang Urban Retreat, Nusajaya on 25 May 2015.

The event was graced by YDH Tuan Superintendant Noor Azmi Yusoff, Officer of Coordination & Support Resources, the Johor Police Headquarters accompanied by, YDH Tuan Noor Hisham Mohamad, District Police Chief of Nusajaya, and Mohd Nadzari Hj Bachek, Senior General Manager – Development of UEM Sunrise. During the event, the new Auxiliary Police Personnel pledged to be fully committed in carrying out their duties and to complement the Police Force in upholding the law.

Ong Chee Wei
Pushing the Limits

Ong Chee Wei, fondly known as Chee Wei to her colleagues, first joined Sunrise Berhad (now a wholly owned subsidiary of UEM Sunrise Berhad) in 2004 as Assistant Project Executive. Her job involved making sure all aspects of the projects are aligned to achieve the common vision of the project and the Company; managing and leading people to ensure that the time, cost and quality aspects of the projects are fulfilled; and to keep her team motivated and help them achieve their goals.

Today, 11 years later, Chee Wei is a Senior Manager at the Office of Chief Operating Officer, Commercial and is one of the key team members instrumental in ensuring the successful launch of the Company's maiden venture into Melbourne, Australia - Aurora Melbourne Central. She shared her stories on the challenges she had had to overcome, besides gaining great experience.

"Aurora Melbourne Central is the Company's maiden project in Australia and one of the first major site acquisition by the Company. It is a new market for us so it was thrilling and exciting. We knew it would be a success after having done all the necessary market reconnaissance and having reassured ourselves on the strong fundamentals of the Melbourne market, but we acknowledged that a 92-storey building of four integrated uses within a single tower is a mammoth undertaking.

"It was the busiest 12 months of my life and the amazing sales result of 95% in just over two and half weeks of the preview launch was simply unheard of, and a testament of the faith by the market in the UEM Sunrise brand," she claimed adding that her most memorable and sweetest moment was when the Company hit the RM1 billion sales mark for Aurora Melbourne Central.

Chee Wei's aspiration is to see UEM Sunrise strengthen its position in the regional and international market, and achieve the the 1P-1B-1Key vision set by UEM Sunrise, while continuing to do well in Malaysia.

"I would also like to see international projects continue to play a significant and important role to the Company's revenue and profit. In this regard, I hope that Australia, with its strong economic fundamentals and resilient property market, will become a permanent pursuit of the Company's overseas expansion plans.

"In the next few years, I aspire to make Aurora Melbourne Central a reality by getting the project off-the-ground and running, and see it graces the skyline in four years' time. The team is also now focused on getting our next Melbourne project, Conservatory, to the market in Q3 of this year and hope to replicate the successful sales we had with Aurora Melbourne Central," said Chee Wei, whose passion is to read, travel and shop during her free time.

Chee Wei urges all staff to put their hearts and minds together to make 2015 a resourceful and successful year for UEM Sunrise – "Go, go, go Titans!"

Arcoris Mont'Kiara

Main Contractor
Aston Star Sdn Bhd

Current State of Works
- Structural works in progress with casting of the highest floor underway.
- The development's facade is being unveiled sequentially.
- Architectural works have begun with finishing touches.

Hyatt House Kuala Lumpur

Arcoris Sdn Bhd, a second tier subsidiary of UEM Sunrise has entered into a management agreement with an affiliate of Hyatt Hotels & Resorts for a Hyatt House hotel in Arcoris Mont'Kiara. Expected to be opened in 2017, Hyatt House Kuala Lumpur marks the first Hyatt House hotel in Malaysia offering casual hospitality in a warm environment that encourages guests to live like residents during their stay.

The Hyatt House hotel will houses 298 guestrooms, a three-meal restaurant, and a 3,100 sq ft meeting space, a fitness center, and a sky pool. The hotel marks the quintessential component of Arcoris Mont'Kiara, which also features business suites, small home offices ("SoHo"), residential units, and a retail plaza.

Handover of Summer Suites

Summer Suites is an integrated office suites with two levels of retail and one level of facilities which include swimming pool, gym, function room, landscape deck, food court and F&B outlets.

Located just behind Renaissance Kuala Lumpur Hotel, Summer Suites is accessible via Jalan Sultan Ismail and the Ampang-Kuala Lumpur elevated highway. The location is serviced by a good connectivity of rail services with the Bukit Nanas Monorail and Dang Wangi LRT stations nearby, as well as city taxis and buses. Just a stone's throw away from KLCC, a host of amenities are available at the door step including 5-star hotels, upscale shopping malls, business offices, schools, restaurants, banks and others.

Initially launched in 2011, the 1.65-acre office suites comprise two towers, Tower A (404 units) and Tower B (475 units) of 34 levels high; with 10 levels of podium/basement car park with 881 bays including 61 tandem and seven handicapped bays.

On 17 July 2015, a total of 89% units have been handed over to the purchasers.

RESIDENSI

SEFINA

MONT'KIARA

ASIA PACIFIC PROPERTY AWARDS ARCHITECTURE

★★★★★

BEST RESIDENTIAL HIGH-RISE ARCHITECTURE MALAYSIA

Residensi Sefina by UEM Sunrise Berhad

2015-2016

ELITE

EXPERIENCE AN AWARD-WINNING CRUISE-LIFESTYLE

Imagine coming home to a leisurely getaway everyday within an award-winning, cruise-lifestyle residence at the heart of MONT'KIARA. Come explore exclusive Cabin-style Suites with spacious layouts and private balconies. Experience a beach-themed Sandy Island playground and an elegant Star Deck with exclusive facilities, and enjoy life as a grand cruise at Sefina today.

SHOW UNIT OPEN DAILY FOR VIEWING

Mon-Fri 9.30am-5.30pm
Sat-Sun 10am-5pm

1800 888 008
sefinamontkiara.com

UEM Sunrise Showcase
No. 21, Jalan Kiara, Mont'Kiara,
50480 Kuala Lumpur

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Developer's license no: 263-16/05-2017/0355 (L) • Validity: 07/05/2015 – 06/05/2017 • Advertising & Sales Permit no: 263-16/05-2017/0355 (P) • Validity: 07/05/2015 – 06/05/2017 • Approving authority: Dewan Bandaraya Kuala Lumpur • Ref no: BP T2 OSC 2014 1393 • Land tenure: Freehold • Total units: 245 unit • Built up: 1,333sf-1,771sf • Expected date of completion: June 2019 • Land Encumbrances: N/A • Selling price: RM1,301,000 (Min)-RM1,872,000 (Max) • Type of Development: Condominium (35 storey)

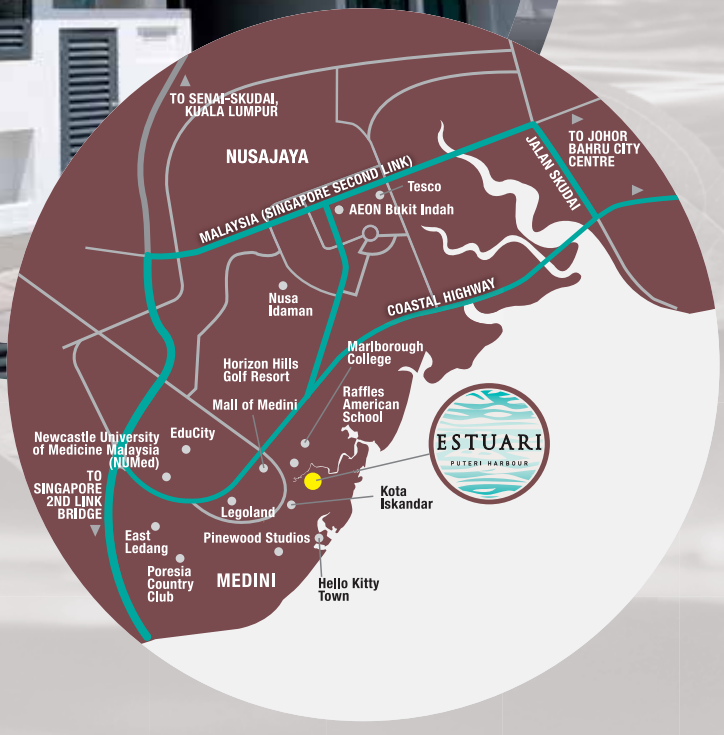
The information, images, illustration etc contained herein ("Information") are intended to provide a general introduction only to the proposed development and should by no means be taken as part of any sale and purchase or ancillary agreements or representation / warranty of sorts of the end product, implied or otherwise. All information is subject to change without notice. Images and illustrations are artists' impressions only.

FREEHOLD
LANDED STRATA

ESTUARI
PUTERI HARBOUR

AN EVERGREEN SANCTUARY

EMBRACE THE SERENITY OF ESTUARI



FIABCI PRIX d'EXCELLENCE
NUSAJAYA
BEST MASTER PLAN 2012

Introducing Estuari Gardens, a lifestyle marvel by the master developer of Nusajaya. As part of a self-contained masterplan of the lush enclave Estuari sprawling across a 394-acre land, Estuari Gardens is an exclusive residential development featuring a gated serene urban lifestyle surrounded by undiluted greenery and neighbourhood amenities, fringed by the natural environment and scenic wonders along the calm waters of Sungai Perepat. With excellent accessibility via major highways, Estuari is envisaged to become an evergreen sanctuary.

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A signature development of
NUSAJAYA
Malaysia

Developer's Licence No : 14032-1/06-2017/0515(L) • Validity Period : 06/06/2015 - 05/06/2017 • Sales & Advertising Permit No : 14032-1/06-2017/0515(P) • Validity Period : 06/06/2015 - 05/06/2017 • Expected Date of Completion : July 2017 • Approving Authority : MPJBT • Ref. No : MPJBT(JB)RP/9/4/2014 • Tenure of Land : Freehold • Land Encumbrance : None • Total Units : 350 units • Units : Type A1 - 83 Units, Type A2 - 83 Units, Type B - 120 Units, Type C - 64 Units • Land Area : Type A1 - 24' x 75', Type A2 - 24' x 75', Type B - 26' x 75', Type C - 30' x 80' • Price : Type A1 : RM1,767,728.00 - RM2,683,526.00, Type A2 : RM1,871,572.00 - RM2,665,677.00, Type B : RM2,223,976.00 - RM3,195,648.00, Type C : RM2,722,708.00 - RM3,661,672.00