INVEST MALAYSIA 2012
SHANGRI-LA HOTEL, KUALA LUMPUR
29 – 30 May 2012
Flagship Property Company

- Flagship company for property businesses for UEM Group and Khazanah
- Master developer and main landowner of Nusajaya, a key flagship zone of Iskandar Malaysia
- The largest property company on Bursa Malaysia by market capitalization

1 As at 30/04/12
Corporate Structure

**Wholly-Owned**
- UEM Land Berhad
- Bandar Nusajaya Development Sdn Bhd
- Nusajaya Development Sdn Bhd
- Symphony Hills Sdn Bhd
- Sunrise Berhad

**JV Companies**
- Cahaya Jauhar Sdn Bhd
- Horizon Hills Development Sdn Bhd
- Nusajaya Consolidated Sdn Bhd
- Sime Darby Sunrise Development Sdn Bhd
- Sunrise MCL Land Sdn Bhd
- Malaysian Bio-Xcell Sdn Bhd
- Haute Property Sdn Bhd
- Setia Haruman Sdn Bhd

**OUR Partners**
- 60% : 40%
- 50% : 50%
- 50% : 50%
- 40% : 60%
- 25% : 75%

**Kota Iskandar**
**Horizon Hills**
**Somerset Apartment**
**Bukit Jelutong**
**Seremban Forest Heights**
**Bio-XCell**
**Residential North**
**Cyberjaya**
Master Developer of Nusajaya

Position as **Regional City** and leverage on Iskandar Malaysia and Singapore

Creating a **City that lives** via Catalyst Developments - towards **Tipping Point**

**Strategic partnerships** to accelerate development momentum
Iskandar Malaysia

Special economic zone established by the Malaysian Government to transform south Johor into a regional economic destination

Strong support from Federal and State governments – IRDA (planning, promotion and facilitation of investments) co-chaired by PM and Johor’s MB

Committed investment of RM87.56 bil as at March 2012 – led by manufacturing (RM31.29 bil) followed by property (RM28.1 bil)

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<th>FLAGSHIP A</th>
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<td>NUSAJAYA</td>
<td>WESTERN GATE DEVELOPMENT</td>
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<td>• New Financial District</td>
<td>• Kota Iskandar</td>
<td>• Port of Tanjung Pelepas</td>
<td>• Tanjung Langsat Industrial Complex</td>
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<td>• Danga Bay Integrated Waterfront City</td>
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<td>• Upgrading of Central Business District</td>
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<td>• Tebrau-Plentong Mixed Development</td>
<td>• EduCity</td>
<td>• RAMSAR World Heritage</td>
<td>• APTEC (Lakehill Resort City)</td>
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<td>• Customs Immigration and Quarantine Complex (CIQ)</td>
<td>• Southern Industrial Logistics Cluster (SiLC)</td>
<td>• Tanjung Piai – Southernmost Tip of Mainland Asia</td>
<td>• Legoland Theme Park</td>
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<td>• JB-Singapore Causeway</td>
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<td>• Legoland Theme Park</td>
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FIABCI Prix d’Excellence Awards 2012 Winner for Master Plan Category
It’s official
NUSAJAYA is World’s Best

Winner of FIABCI Prix d’Excellence 2012
Master Plan Category

The conceptualisation of Nusajaya, one of the five flagship zones of Iskandar Malaysia in Johor as a sustainable integrated city, sensitive to the environment, blending business, living and leisure, is now coming to fruition and has earned an international recognition.

Nusajaya has been awarded the prestigious internationally acclaimed FIABCI Prix d’Excellence 2012 for the Master Plan Category. Aply, 2012 sets the stage for Nusajaya to achieve its ‘tipping point’ where the splendour of its diverse signature developments will unfold.

We share this honour with all who have been with us in creating Southeast Asia’s newest regional city – a masterpiece development, which showcases ‘The World in One City’.

Truly a Malaysian achievement for the world to see, we continue our journey with landmark developments of distinction, quality and excellence.
688-ac urban waterfront development with a 13.5 km coastline that offers comprehensive and integrated lifestyle property products

Won FIABCI prix d’Excellence for Best Runner Up Masterplan Category in 2010

Partners to-date include, BRDB, UM Land, Khazanah, Encorp and Terminal Perintis (Tiong Nam)
Puteri Harbour Catalyst Development

- Residential North
- Proposed State Government Housing
- Public Marina
- Somerset Serviced Apartment
- Clubhouse
- Proposed Convention Centre
- Proposed CIQP and Ferry Terminal
- Family Indoor Theme Park & Hotel
Puteri Harbour
Catalyst Development

Family Indoor Theme Park and Traders
Hotel as of Apr ’12

Puteri Harbour Clubhouse

69% completed

FIABCI
International Prix d’Excellence
Awards 2010
Runner-up for Best
Masterplan Category

Public Marina
Medini
Catalyst Development by IIB

Medini NORTH
Zone A

MEDININ BUSINESS
Zone B

MEDINI CENTRAL
Zone C, D, E

MEDINI SOUTH
Zone F

Co-developed with Kuwait Finance House, Mubadala and Millenium Investment

Spreads over 2,231 acres (188 mil sq ft)

Consist of residential, business, healthcare, education, leisure & tourism – international mixed use

RM4.1 bil investments committed to-date; RM4.0 bil for infra and building works
Imperia, Puteri Harbour
Nusajaya Residences

3.3-acre fronting Puteri Harbour’s crescent commercial area with great views to public marina and mega yacht berthing

Launched in Sep ’11
Launched GDV – RM317.4 mil
Units – 246
Somerset, Puteri Harbour
Nusajaya Residences

- Service apartments fronting public marina offering fully furnished serviced apartments ranging from studios to 3-bedroom units managed by The Ascott under the Somerset brand
- JV with UMLand Berhad
- 168 units launched in Feb’ 2012
High end residential with superlinks, townhouses, semi-D, Heritage Villa, Neighbourhood Centre, condominiums and international school
CS2, Puteri Harbour

- High rise mixed development under the “Sunrise” brand
- Mainly residential i.e. condominium and service apartment, with office and retail shoplots
Residential North, Puteri Harbour

- Distinctive marina resort development with waterfront views fronting the Johor Straits
- More than 1,600 units of spectacular waterfront and hillside homes and condominiums
- JV with Bandar Raya Developments Berhad
- Development to commence 3rd Quarter of 2012
- Launch scheduled in 4th Quarter of 2012