



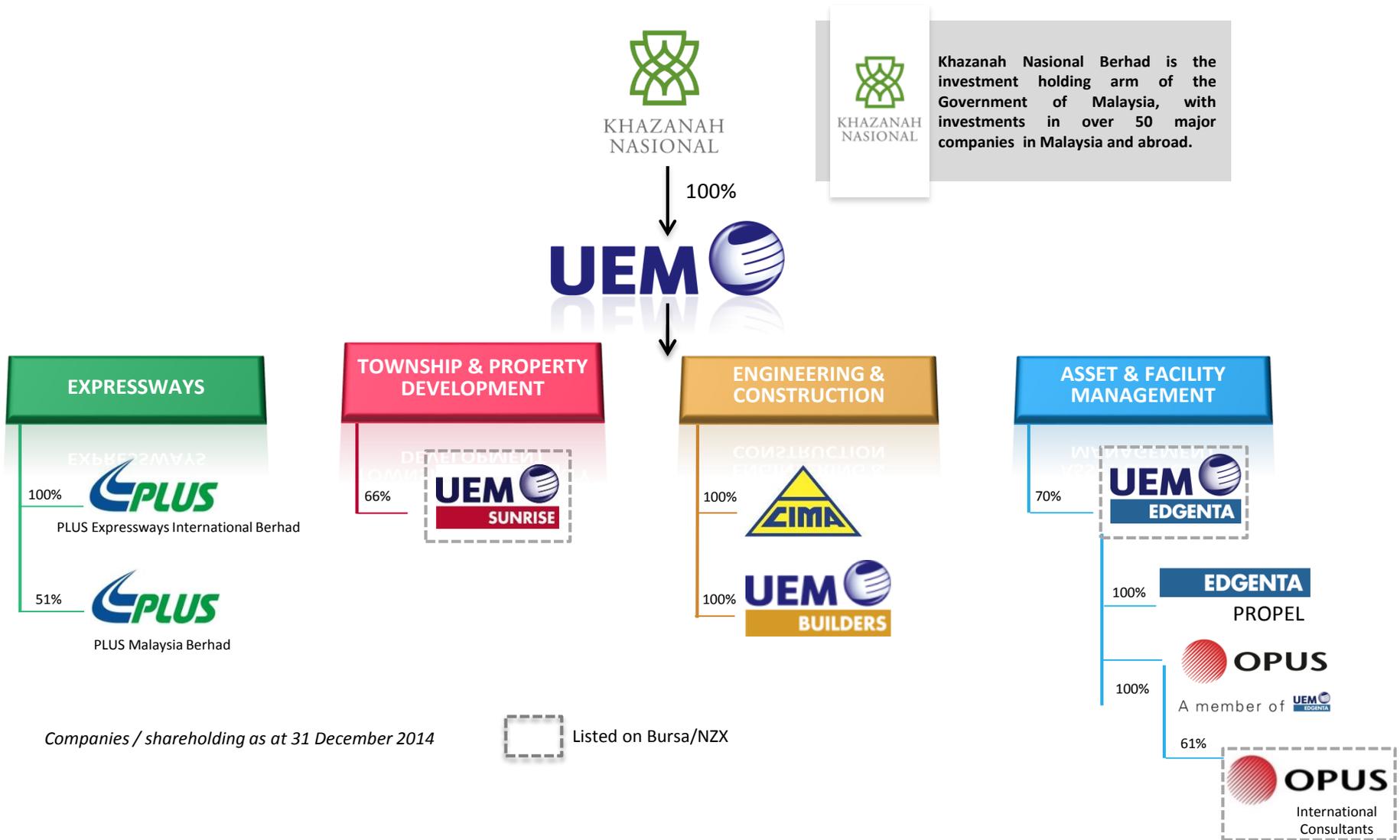
A member of **UEM Group**

Partnership between UEM Sunrise Berhad & Mulpha International Berhad

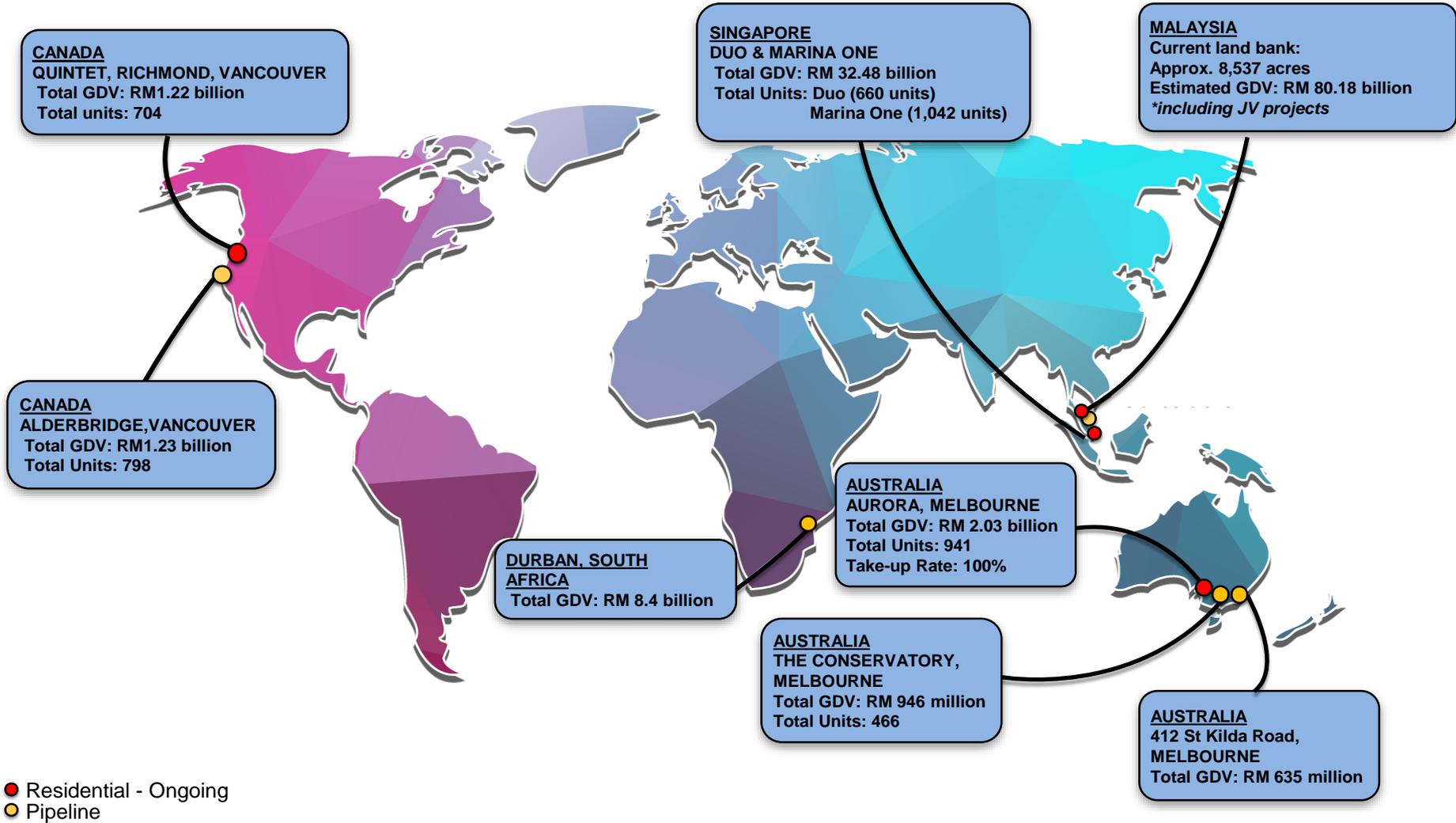
16 February 2016

UEM SUNRISE BHD

UEM Group Of Companies Company Structure



UEM Sunrise Berhad Malaysia & International Presence



UEM Sunrise Berhad Track Record (Malaysia)

EAST LEDANG, JOHOR
TOTAL GDV: RM 4,895 million



VERDI, SYMPHONY HILLS
TOTAL GDV: RM 617 million



RESIDENSI 22, MONT' KIARA
TOTAL GDV: 971 million



SERENE HEIGHTS, BANGI
TOTAL GDV: 3,291 million



PUTERI HARBOUR MASTERPLAN, JOHOR



ARCORIS, MONT' KIARA
TOTAL GDV: 1,258 million



SEFINA, MONT' KIARA
TOTAL GDV: 307 million



RADIA, BUKIT JELUTONG
TOTAL GDV: 1,617 million



- UEM Sunrise Berhad (“UEM Sunrise”) is a public-listed company and one of Malaysia’s leading property developers.
- Renowned for award-winning, up-market residential, commercial and integrated developments largely in Kuala Lumpur’s affluent Mont’ Kiara, across Klang Valley, Seremban, Iskandar Puteri.

UEM Sunrise Berhad Track Record (International)



Awards & Recognition



Asia Pacific Property Awards (APPA 2015-2016)

- Residensi Sefina Mont' Kiara for Best Residential High-Rise Architecture Malaysia

Top 10 for The Property Insight Prestigious Developer Awards 2015



Builder of the Year Award at Frost & Sullivan Excellence Awards 2015



ILAM – MAAA Honour Award 2013 & 2014 Property Developer Award

- Linear Park at Puteri Harbour (2013)
- Beethoven Symphony Hill, Cyberjaya (2014)
- 11 @ Mont Kiara (2014)

Most Iconic High-Rise Residential Development for Residensi 22 and Most Iconic Low-Rise Residential Development for Ophiria Residences @ East Ledang by The Malaysian Reserve



Awarded by HR Trade Journal for 'Best Company to Work for in Asia 2014'



FIABCI d'Excellence

- Winner of Master Plan Category 2014 Nusajaya
- Winner of Retail Category 2014 – Publika
- Winner of Residential (High Rise) Category 2014 – 28 Mont' Kiara

Ranked 2nd for Highest Profit Growth Company under the Property & REIT sectors 2014 by The Edge Billion Ringgit Club Award



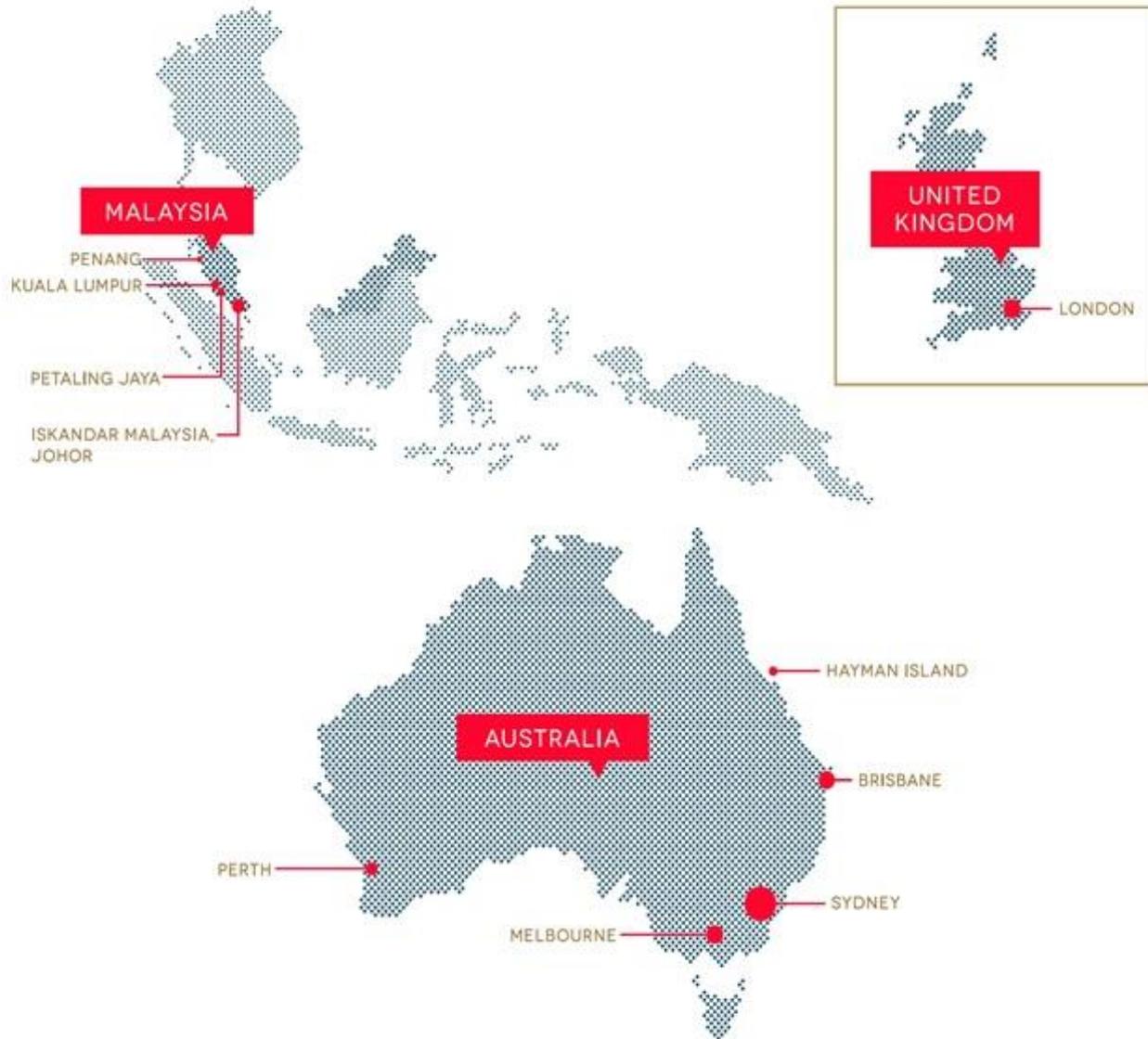
MULPHA INTERNATIONAL BHD

Mulpha International Berhad (Mulpha)

- Mulpha is a component stock of the Bursa Malaysia Composite Index and a Bursa Malaysia listed company. MIB's total assets are in excess of RM4.7 billion, with shareholders' funds in excess of RM2.4 billion.
- The company specializes in the infrastructure, hospitality and real estate sector and has investments in Malaysia, Indonesia, Philippines, India, Australia and the United Kingdom
- In Malaysia, Mulpha holds strategic stakes in the Mudajaya Group Bhd and Mulpha Land Bhd, and is the developer of the award winning 1,765-acre Leisure Farm in Iskandar Malaysia.
- Mulpha is Malaysia's largest real estate investor and developer in Australia. Assets in Australia include the world renowned Sanctuary Cove, the Norwest Business Park Sydney and the ultra-luxury private island resort One&Only Hayman Great Barrier Reef.



Mulpha's International Presence



Leisure Farm, Iskandar Malaysia



- Incorporated in 1991, Leisure Farm is a wholly owned subsidiary of Mulpha
- Leisure Farm is Iskandar Malaysia's first Green Building Index (GBI) certified development.
- Covering 1,765 acres of prime, freehold land, the master-planned township is designed for sustainability and eco-living with minimal impact on the local ecology
- Leisure Farm boasts a host of facilities and amenities, primarily their Balé Equestrian & Country Club and a 20-acre orchard, Kayu Manis Orchard.



FIABCI Malaysia Best
Master Plan
Development 2006



Notable Property Achievement
Award 2015

THE PARTNERSHIP

Partnership Structure

**UEM Sunrise Berhad
(UEMS)**

**Mulpha International Berhad
(Mulpha)**

50%

50%

**Joint Venture Company
(JVCo)**

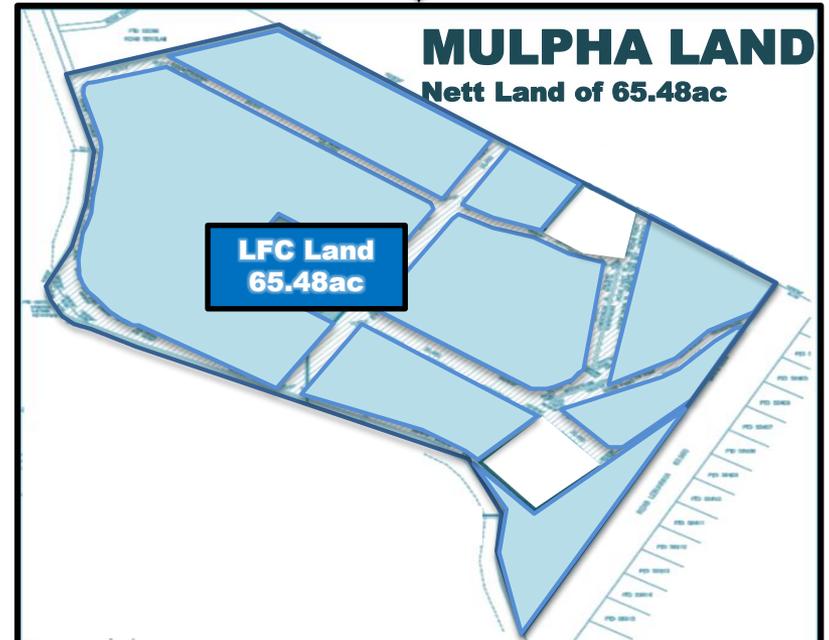
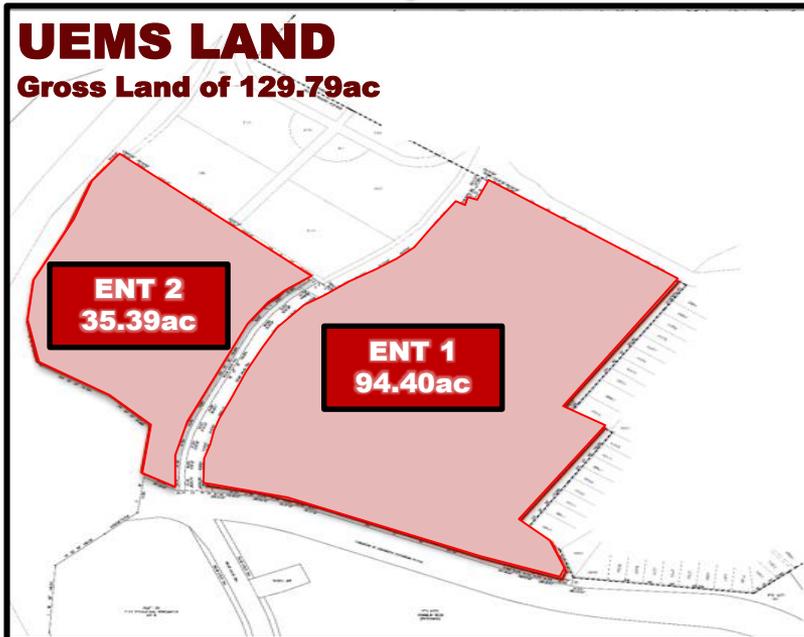
UEMS LAND
Gross Land of 129.79ac

ENT 2
35.39ac

ENT 1
94.40ac

MULPHA LAND
Nett Land of 65.48ac

LFC Land
65.48ac



A Symbiotic Partnership

**UEM Sunrise Berhad
(UEMS)**

**Mulpha International Berhad
(Mulpha)**

- Leverage resources and expertise
- Job Creation
- Controlled supply of property launches from both landowners (organic growth)
- Integrating Gerbang Nusajaya (4,551acres) & Leisure Farm Resort(1,765acres) masterplans
- Gross Development Value(GDV) over RM5billion
- Enhance connectivity:

2014

UEMS & MULPHA JV on Coastal Highway Southern Link



Existing & Future Potential Connectivity

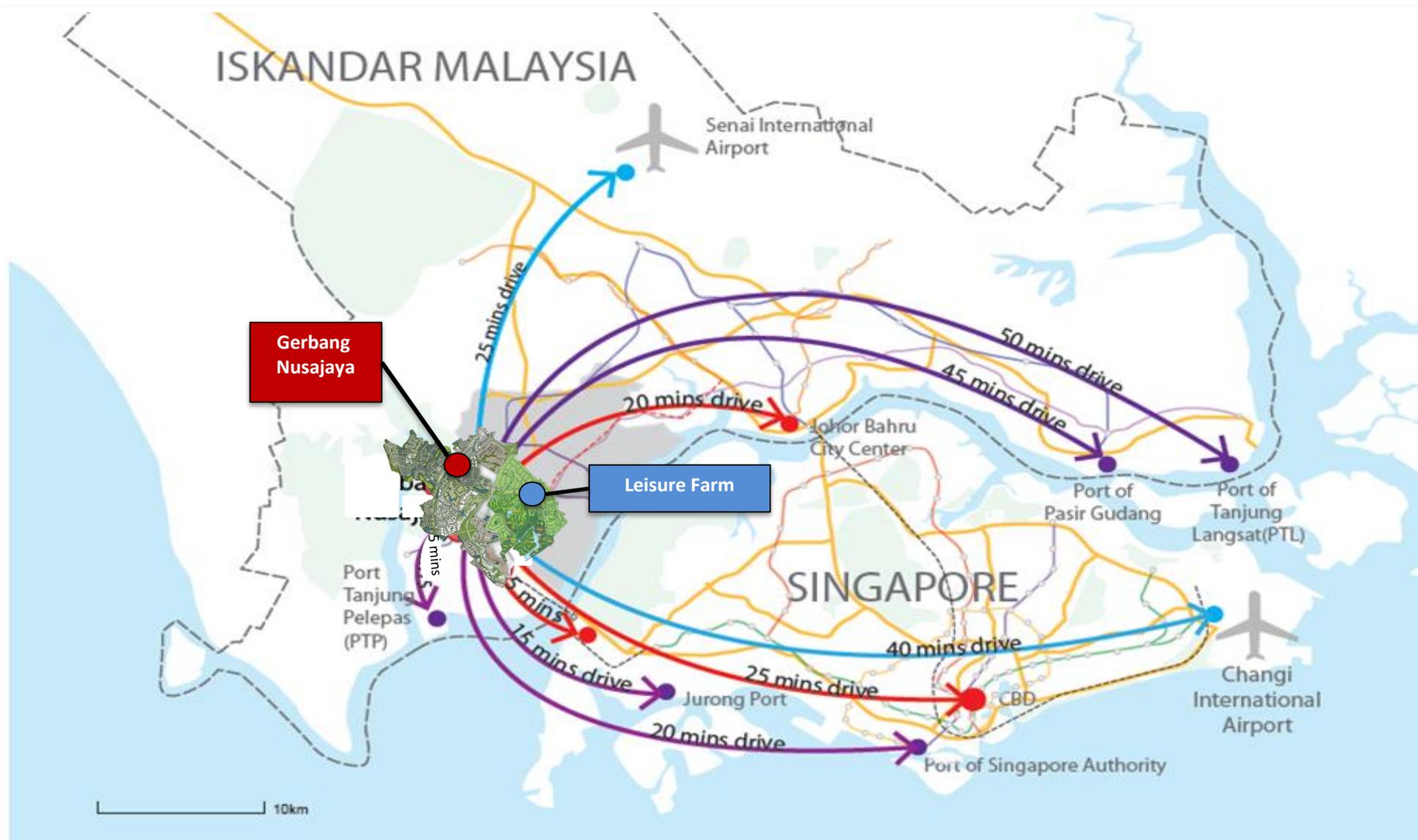
Ferry (Puteri Harbour) to Singapore & Indonesia, Bus Rapid Transit (BRT) and Shuttle Bus Services within Iskandar Puteri & Singapore



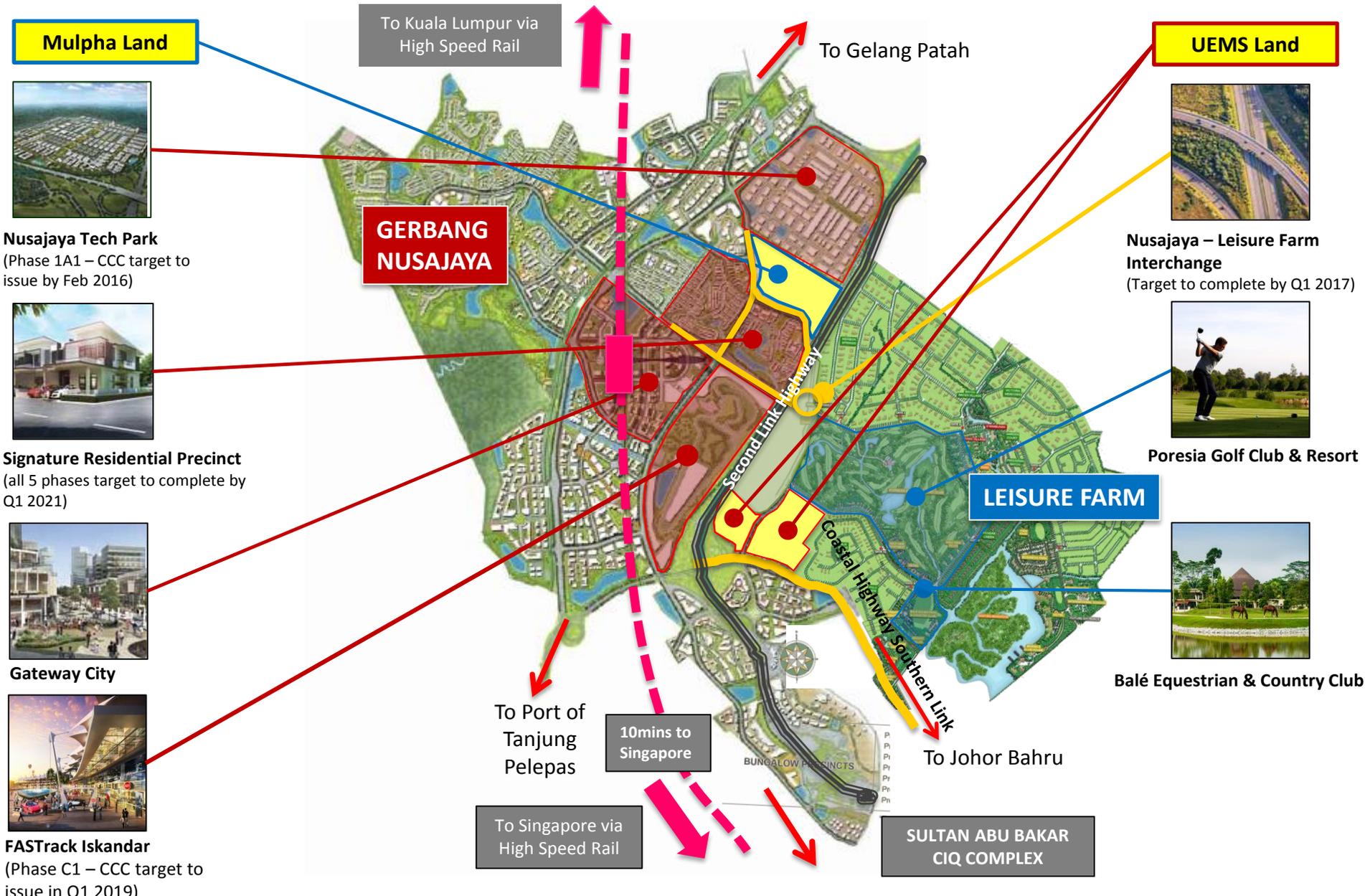
LOCATION:

- **UEMS LAND @ TANJUNG KUPANG**
- **MULPHA LAND @ PULAI**

Gerbang Nusajaya & Leisure Farm *Global Accessibility*



Gerbang Nusajaya & Leisure Farm





PROPOSED DEVELOPMENT FOR MULPHA LAND

Concept Proposal for Mulpha Land by UEM Sunrise Berhad



**Creating a Community
within a Mixed Used
Commercial Development**





**PROPOSED DEVELOPMENT FOR
UEMS LAND**

Concept Proposal for UEMS Land For ENT 1 led by Mulpha



Waterfront Villa



Super link



Bungalow



Townhouse

Luxury Landed Homes

Concept Proposal for UEMS Land For ENT 2 led by Mulpha



Neighbourhood Mixed Used Development comprising of Suburban Retail Strip & Apartments



Weekend Markets

Suburban Retail Strip

Mid Rise Apartments



A member of **UEM Group**

THANK YOU