

APPENDIX: DETAILS OF DEVELOPMENTS

Suria Serenia

The 346.58 acres of freehold Suria Serenia land held by Sime Darby Sunsuria Development Sdn Bhd (SDSDSB), a 50:50 joint venture company between SGSB and Sime Darby Property, is located at the south of Putrajaya and strategically adjacent to the Salak Tinggi KLIA express station and is about 6 minutes from Kuala Lumpur International Airport (KLIA) and 28 minutes to KL Sentral via KLIA express rail link (ERL). With the Suria Serenia land surrounding the Xiamen University Malaysia Campus and adjacency to the upcoming Kuala Lumpur International Outlet (KLIO) from the United States, its strategic location which is easily accessible via rail and close proximity to KLIA will be a major selling point.

The initial phase of the campus is targeted to be completed by year 2015 for the first students' intake and it will have a capacity to cater for 10,000 students eventually. The Suria Serenia land is expected to be transformed into a green and livable smart township with commercial and residential development, complement with various amenities with an estimated GDV of approximately RM6.4 billion.



Suria Hills

Suria Hills, with an estimated GDV of approximately RM76 million, is situated in the established township of Setia Alam, Shah Alam and these vacant bungalow lots blend well with the current demand of such matured townships which are complemented with various amenities and facilities within close vicinity. Furthermore, the development site is easily accessible via various expressways connecting Shah Alam to Kuala Lumpur such as the Federal Highway, New Klang Valley Expressway and the newly built NKVE-Setia Alam link.



Sunsuria Medini

The Sunsuria Medini project is planned to include a mixed-integrated development featuring commercial units, retail parks and services suites, with an estimated GDV of RM4.5 billion. The Medini area is particularly attractive to foreign investors as there are no restrictions on property purchase by foreigners and potentially shielded from RPGT. The above factors, coupled with Medini's close proximity to Singapore and relative affordability of Malaysia's properties vis-à-vis neighbouring foreign cities such as Singapore and Hong Kong, is expected to drive demand for properties in that locality from both locals and foreigners alike.

