

PORTFOLIO 2011







风情岛屿
Island Retreat

魅力之都
Urban Charm



An Island Affair

SURROUNDED BY THE 1000-ACRE SCENIC LAKES OF PUCHONG LIES THE PICTURE-PERFECT TOWNSHIP OF D'ISLAND RESIDENCE, A HABITAT BORN OF A VISION OF EXQUISITE LIVING FOR THE PRIVILEGED FEW.

IMAGINE LUXURY HOMES NESTLED AMIDST LUSH BLOOMS AND NATURAL FLORA. IMAGINE JOGGING PAST THE SHIMMERING LAKE WITH YOUR CHILDREN. IMAGINE A LIFE OF COMPLETE SERENITY AND SECURITY. THAT IS WHAT D' ISLAND RESIDENCE IS ALL ABOUT.



ESTIMATED TO HAVE TENURE OF 8 YEARS WITH A TOTAL GDV OF RM3.6 BILLION, D'ISLAND IS EXPECTED TO SET ANOTHER BENCHMARK IN LUXURY LIVING IN THE HIGH-END EXCLUSIVE RESIDENTIAL MARKET UPON ITS COMPLETION.

D' Island Residence is set to be an enviable address as it is transformed into an island paradise with a spectacular lake as centerpiece. 175 acres of land surrounded by a stunning 1,000 acres of water, with small portion of land in the north connecting to the mainland, every residential or commercial unit faces, or is just stone's throw away from this awe-inspiring view.

This unique island resort-style development is well connected to several highways such as the Damansara-Puchong Expressway (LDP) and the Shah Alam Expressway (KESAS). Nearby amenities include Tesco Hypermarket, IOI Mall and Giant Hypermarket, which are less than 15 minutes drive away.

An Island Affair blast was grandly thrown in September 2011 while officiating the ceremony in unveiling this unique project. Held amidst the

backdrop of swaying palm trees, the fragrant scent of sweet frangipani and an unmatched view of the sun setting over the island's sparkling 1,000-acre lake, the event was attended by many prominent who's who of the real estate and banking industries.

Guests were treated to a complete island experience featuring a lavish spread of barbequed food, cocktails and entertainment. As the sun slowly set into the horizon, some guests relished in the sight and sounds of the embankment while others sipped pina colodas and danced alongside sexy hula girls. The evening was further enhanced by the performances of percussionists, a live jazz band and daring fire-eaters.

Estimated to have tenure of 8 years with a total GDV of RM3.6 billion, D'Island is expected to set another benchmark in luxury living in the high-end exclusive residential market upon its completion.



The Township for Everyone



Bandar Saujana Putra (BSP), an integrated township is conceptualized upon an idea inspired by the elements of community living and the benefits of cluster-community integration synergies. As its theme described, BSP is envisaged to provide all the amenities and utilities, making it an integrated neighbourhood encompassing primary and supportive functions interlace to form a smooth self-sustained township.

Superb Connectivity

This flagship project is well connected via the elevated interchange connecting to Elite Highway (Exit 606) that opened to traffic in 2008. The ideal connection via the Elite Highway from the township to KLIA (Kuala Lumpur International Airport) and the linkage of few highways such as KESAS (Shah Alam Expressway), NKVE (New Klang Valley Expressway) and LDP (Lebuhraya Damansara-Puchong) to other town centers becomes convenient and direct.

The township is also linked up through the SKVE (South Klang Valley Expressway) where its Saujana Putra Interchange has officially opened to traffic in July 2010. When the remaining stretch of SKVE is completed, it will enhance the accessibility of

BSP from Pulau Indah to Putrajaya/Kuala Lumpur. Besides, there is also an alternative road to the township via Taman Mas Sepang and Puchong. This township is also neighboring with other larger town, Nilai, Shah Alam to name a few.

The phenomenal connection through highways to Putrajaya, the Malaysia Government administrative centre and also where the Putrajaya International Convention Centre resides; Cyberjaya, the country's first intelligent city with world class IT infrastructure and the Multimedia Development Corporation



or MDeC headquarter; KLIA, one of Southeast Asia's major aviation hubs; Sepang International Circuit, the Malaysian Grand Prix and other nearby townships such as Taipan USJ, Putra Heights, Sunway, Puchong etc has further enhanced the integrity for the development of BSP.

Comprehensive Development

BSP has contributed significantly towards the creation of self-contained township under the government blueprint paradigm which supports well the extensive demand of property in Klang Valley. As planned, BSP is moving towards a mixed development township that will comprise residential, commercial, education and leisure hub. With the abundance of great interlinking systems and proximity to numerous cities, BSP is expected to propel to become another pulsating town in the vicinity.



BSP is equipped with amenities and utilities well required to live an urban life. The Giant hypermarket is just mere kilometers away from the town. Coming soon, the development of a well-known hypermarket within the town shall commence. Communities' well-being is a great matter to us. From restaurants, coffee joints, parks, football field, gardens, to police station, Surau and school, the up and coming facilities and amenities are envisioned to make the life in BSP enjoyable, pleasant and ease of mind.

Occupancy

The occupancy rate for BSP has achieved more than 70% witnessing the tremendous growth of the township since its first launch in 2003 and we are upbeat about that the number of occupancy could be further augmented owing to its strategic location and the pulsating of neighbourhood.



Potential Value

With the full support of the Malaysia Government, the Multimedia Super Corridor (MSC), which was designed to leap-frog the country into the information and knowledge age, had enter its third phase development in year 2011. It will become one of the cornerstones to drive Malaysia towards a high-income economy within the next 10 years and is expected to contribute 10.2% to the nation's gross domestic product by 2015. These catalysts will, in turn, is expected to provide up to 83,000 job opportunities and thus, project a strong confidence on the growth prospect in BSP which is strategically located in the vicinity of MSC zone.

New Launches

To date, more than of 6,000 residential and commercial properties with a total gross development value of approximately RM790 million has been completed and delivered to purchasers. 6 new projects were launched during the year 2011. Together with the projects launched previously, as at end of 2011, a total of 8 projects comprising approximately 1,600 units of residential and commercial properties are progressive well and some are to be completed followed by delivery of vacant possession in 2012 schedule. The demand for our products was overwhelming with more than 80% out of the said 1,600 units have been sold.



Launches for various innovative medium to medium-high end properties in the pipeline shall see LBS' endeavour in striving the balance point between affordable and luxury while positioning the Group to a new phase of growth.

Moments of Blissful Comfort @ *Cameron Highlands*



Cameron Golden Hills

Set on 59 acres of land in a tranquil set amidst nature's own gift of green comfort between Brinchang and Tanah Rata of Cameron Highlands, Pahang. Cameron Golden Hills is approximately 4 km north of Tanah Rata town and 2 km south of Brinchang town.

In creating the concept for Cameron Golden Hills, we set out to preserve the lush and peaceful ambience of this culture rich highland, recapturing the prestige and cachet for this strategic located highland. Residents will mesmerized by its charms surrounding each home and greeted to limitless fresh cool air and clear blue sky spotted with lovely white clouds.

With its unique natural green scenery and cooling climate, Cameron Highlands has evolved from a traditional farming economy into a famous tourist destination in Malaysia. To tap on this changing economic trend, this mixed development project has included in its upcoming plan property types that are for hospitality industry, this includes arcade market and shop apartments. Residential units encompassing semi-detached houses and bungalows with total GDV of approximately RM743 million would be strategized on high quality and exclusive designs.

47 units of double storey link house named as *The Vines* were launched in March 2011. Next launch in the pipeline is the 6 blocks of shop apartments namely *Somerset Square* with various value added facilities with estimated total GDV of RM210 million.

Taman Royal Lily

Taman Royal Lily is strategically located at Tanah Rata town centre of Cameron Highlands. The cool and fresh air in the highlands offers an attractive retreat for city dwellers who want temporary respite from the noise and pollution of the city. Last phase of landed residential units was launched in 2010 and has been fully sold within a short period. Next launch comprises apartment and shop units with total GDV of RM22 million.



When Aspiration Meets Opportunity



The 4- & 5-storey commercial units at Brinchang Square was created to enhance the hip and active lifestyle of the residents through the provision of contemporary space for boutique, coffee joints and professional commercially oriented activities that complement and complete the overall urban living concept of Cameronians.

As its name describes, the 31-unit Brinchang Square is strategically situated in Brinchang Town Centre, Cameron Highlands. It is approximately 6 kilometers north of Tanah Rata town and is easily accessible from the main road, Jalan Brinchang Lama. The cultural-rich Brinchang Town is a well-established commercial hub with a ready catchment of retail, food and beverages, lifestyle hotel and tourist spots where Brinchang Square occupies a strategic prime location in the heart of the happening Brinchang Town center, the northern gateway to Cameron Highlands. Nearby amenities are hotel, night market, police station, post office, mosque etc.

Brinchang Square, the first-of-its-kind sheltered center court plaza with internal pedestrian mall in Cameron Highlands was launched in February 2011. With total estimated gross development value (GDV) of approximately RM75 million, this project is expected to be completed by 2013.



The Lake Residence is strategically located in the thriving and robust Puchong, USJ and Subang Jaya Corridor. The township is well connected to the main interchange of Damansara-Puchong Highway and it also accessible from ELITE Highway linked by the Approved Cloveleaf Intechange-Putrajaya in near future.

Situated next to the D' Island Residence, The Lake Residence is also enjoying the stunning cooling breeze and view of the lake. Its close proximity to the various amenities in Puchong town makes the location strategic as one highly sought after in the vicinity.

This project comprises a total of 299 units of townhouse with total GDV of RM100 million. Out of which 195 units were opened for sale during the year.



Bandar Putera Indah is a fully integrated township, which comprises more than 6,300 units of mixed development of residential and commercial units, located approximately 7km from Batu Pahat town center and within minutes of neighbouring towns such as Yong Peng and Muar.

As of today, 778 units of properties have been handed over to purchasers. New phase comprises 50 units of single storey semi-detached residential houses named as *Min Garden* with total GDV of RM12.3 million was launched in March 2011.

The flourishing developments and economic projects in Johor brought better pulse to this state. Tagging along the booming activities initiated by government in this state, we would certainly review this project to ensure the continuing steady growth and progress of the Bandar Putera Indah.