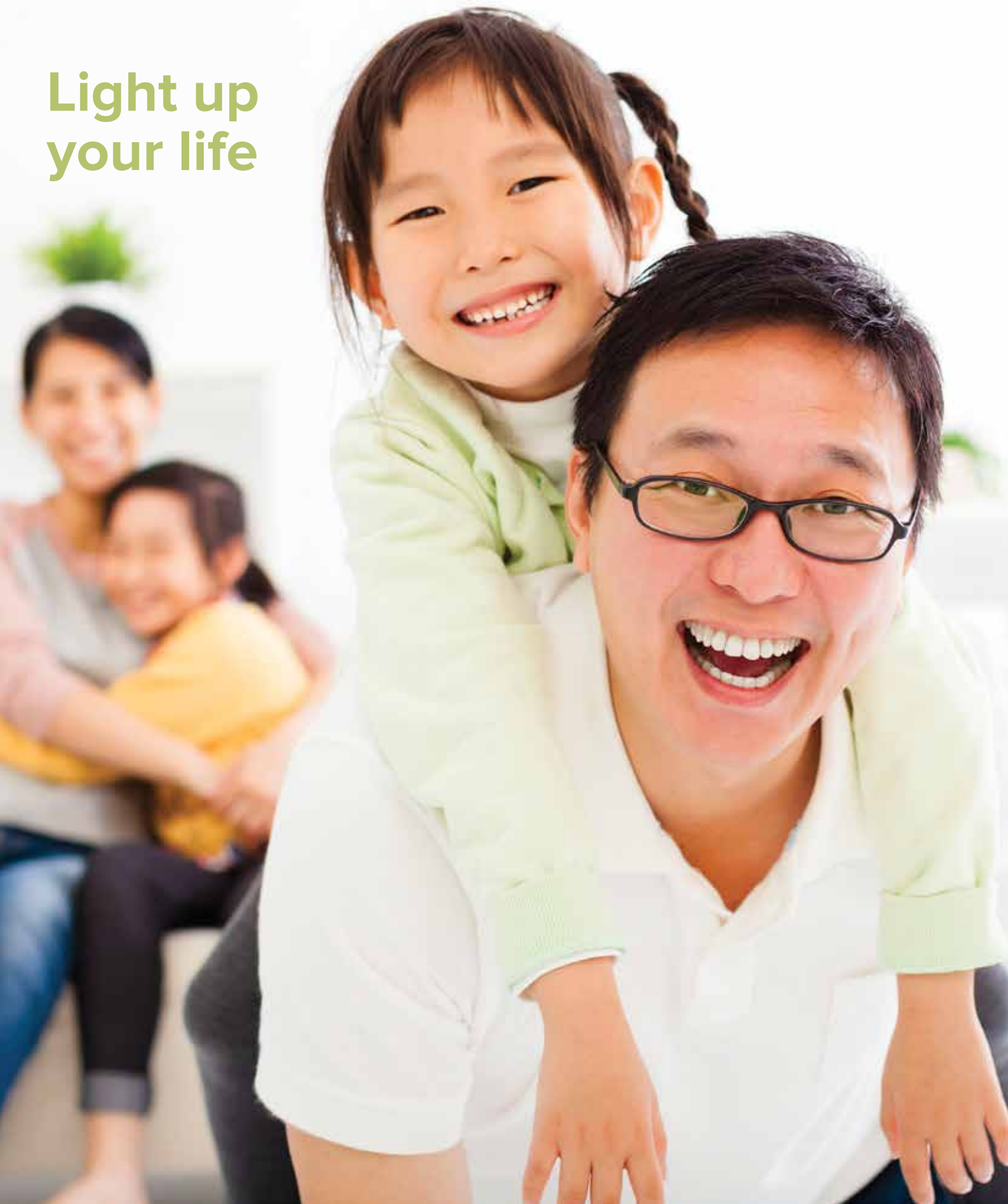


Light up
your life



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OUR VISION

Aspire to be the best, grow rapidly, mould an excellent team and winning culture.

OUR MISSION

To build properties that people will buy, appreciate and want to buy again.

CORE VALUES

Honesty : Open and honest communication among employees and maintaining the highest integrity to the company.

Excellence : WOW! Beyond Expectations.

Bold : Move out of the comfort zone. Make it Happen!

Agility : Everyone is an entrepreneur. Be flexible.

Teamwork : We work as one.

After a successful last year, we have moved forward following the said momentum and are already into the fourth month of 2015.

In the past few months, we achieved two more recognitions, this time in the form of an award from Property Insight as well as from the Asia Pacific Property Awards. It is without doubt that these would not have been possible without the co-operation from all parties, both internal and external, in affirming the Titijaya name. We will not rest on our laurels and will strive to continuously provide the best to all, especially to our loyal customers, for being with us through thick and thin..

In a recent housing summit, it was stressed that all property developers are encouraged to go green. We at Titijaya will continue to work in line with this direction. We want to make sure that while building

homes which are necessary for one's survival, efforts must also be taken to preserve nature around us. It is with this philosophy that our properties are built on.

Despite the introduction of the Goods & Services Tax, it is believed that the property market will continue to be resilient. This is definitely a good sign that Malaysia is continuing to grow in the right direction.

Placing all these at the forefront of our strategies, we will work hand-in-hand with government policies and the necessary agencies to ensure that the property market continues to thrive.

We thank you for the support that we have received and look forward to providing you with strategically conceptualised properties which will suit your every need.

Yours sincerely

Tan Sri Dato' Lim Soon Peng
Group Managing Director



OF NEW BEGINNINGS

In keeping with tradition, Titijaya Land Berhad held a 'hoi gong' dinner for members of its staff at the Grand Dorsett Hotel in Subang Jaya on the 25th of February 2015. This Hoi Gong dinner is to celebrate

the opening of work and new beginnings and good tidings for the new year, especially for Chinese businesses, where one starts anew every Chinese New Year.

Guests were feted to a



Tan Sri's 60 years birthday

scrumptious dinner which was graced by Titijaya Founder, Tan Sri Lim. There was indeed much laughter and the mood of the night was light. This dinner also creates an opportunity to foster relationships among the staff and the management. At the end of the night, all left feeling satisfied and with a renewed energy which will surely see more successes for the Group throughout the year.

Lo Hei! Lo Hei!

In celebration of the upcoming Chinese New Year, a lunch gathering was held in the office. The management and staff of the company got together to enjoy a full menu lunch from KFC where gathering was capped with a lou sang session.

The lou sang also known as the prosperity toss session is a symbol of prosperity and good health amongst the Chinese, so it was very apt for it to happen right before the Chinese New Year break before everyone left for

their own holidays and family gatherings. Joined by all in the company, that was much laughter when many auspicious wishes were shouted out during the tossing of the yu sang to as high as possible. Shouts of "Good health! More Sales!

Prosperity! Happiness!" rang through the office.

Here's then to a fantastic year at Titijaya Land Berhad and may all the good tidings side with the Group this year. Towards more awards, better offerings and much more!

Create a Better Home



Seri

RESIDENSI
FREEHOLD

2 Storey Cluster Villas
Selling Price: **RM738,000** onwards
Built-up Area: From **2,187 sq ft**

OPEN FOR REGISTRATION

Seri Residensi offer home owners a choice of 2 storey cluster villas, excellent for any family, in a gated and guarded compound. Landscape streets line the development and embraces residents, allowing them to come home to a sanctuary each time they drive in through the guarded entrance.

Luxuriously built, Seri Residensi architecture is minimalist at its best, and only achieved after precise planning. Perfect for a family with the space needed to grow and play, the thoughtfully designed homes are sure to meet your ever lifestyle requirement.

BONIA DIGITAL MARKETING EXPERIENCE SHARING



When looking at opportunities for staff development, one of the areas that can benefit is cross learning. This is where two different companies share with each other what they know of a certain area. Titijaya always looks for opportunities to learn and share with other organisations which have strength in certain areas.

The Titijaya team recently made a trip to Bonia Coporation Berhad for a sharing session of their experiences in Digital Marketing. As Bonia is pretty strong in digital marketing, it was apt for the team to go in and talk to those with some experience in this field.

This cross learning session

saw the Bonia team sharing their digital marketing tools and strategies which they have had success with. It was a very good meeting and some of the information that was gathered at this session can later be adapted by Titijaya for their future projects. A return visit by the Bonia team is also in the pipeline where the Titijaya team will then share their experiences and successes in this area.

The team left with a whole new perspective of digital marketing, and was highly confident that they would be able to incorporate some of the discussions to ensure success in the group's future digital marketing strategy.

Lunch Talk Series: Time Management

To start the year right, the management organised a talk on time management, continuing the popular lunch talk series that was introduced last year. This time management series was attended by staff from various departments where they were also served with a lunch box..

During the talk, it was

revealed that good time management will contribute to a strong foundation for one's success. Several strategies and tips were provided to the attendees to enhance their existing knowledge on time management.

One of the glaring takeaways that afternoon was that real time is

something that exists in your mind. It is created by one's self, and when someone creates something, it can be managed, so the attitude that you have not enough time should be eliminated. Anything is possible with time management!

A tip shared was that efficiency can be achieved

with a weekly planner where a general outline of what is intended to achieve each day is listed. This will help you see how much can be done, and where your time is going.

At the end of the session, it was no doubt had walked away with a determination to better manage their time, professionally and personally.

Coollest Signature Residences in a Prime Locale



<ul style="list-style-type: none"> Subang Airport Sime Darby Medical Centre The Saujana Hotel Japanese School of KL Saujana Golf & Country Club NKVE Glenmarie Golf & Country Club Federal Highway 	<ul style="list-style-type: none"> Oasis Mall (upcoming) TESCO Oasis Business Centre H.O Sales Gallery Citta Mall ARA DAMANSARA LRT Station Ara Damansara (under construction) LRT Station Lembah Subang (under construction) Subang National Golf Club
<p>GPS coordinates 3.114759, 101.576682</p>	<p>BANDAR SUNWAY</p>



SOHO & Serviced Apartment
FREEHOLD

Built up area: **449 - 1,502 sq ft**

NEW RELEASE

HAUS₂ OWN IN UNPRECEDENTED AQUATIC SURROUNDINGS.

Inspired by the simple beauty of water, H₂O Residences is ingenious by design. Stunning in architecture, its ultra stylish living spaces are set amid unprecedented aquatic environment and surrounded by unlimited urban amenities. Urban cool has just been redefined.

H₂O is unique in that it is fully inspired and derived from water, where the facade takes its form conceptually and literally from water. The form originates from the ground with 36% soft landscape and grows as an aquatic motif on the podium facade. It is liquidified and then actualised as an aquatic facility on the pool deck level and ultimately resolidified as ice-cubes at the building facade.

COME ONE, COME ALL!

There are always lots to do in preparation of Chinese New Year. This is especially true in getting the home ready for the festive celebration. To help homeowners prepare better for the new year, Galeri Home City at Klang Sentral organised a bazaar from the 1st to the 18th of February, 2015. The Chinese New Year bazaar main objective was to gather the best of Chinese New Year requirements to enable visitors to get everything the needed under one roof. At the same time, it gave families a place to gather and have fun while enjoying the various activities that were lined up in conjunction with the bazaar.

This bazaar provided a

range of CNY items. Apart from that there were also different booths offering lanterns, cookies, oranges, hampers and all things associated with Chinese New Year.

Various activities and shows were also organised, suitable for the young ones and the young ones at heart. This included a magic show, “dai kam jie”, lucky draws, singing competitions, calligraphy displays and of course the most sought after lion dance!

It was a good start for the property and will serve as encouragement for the planning of future bigger and better bazaars at Galeri Home City!



Exemplary Green Homes for an Inspired Lifestyle



Embun
Courtyard Villas
FREEHOLD

4 Storey Green Courtyard Villas
Selling Price: **RM1.9M** onwards
Built-up Area: **4,522 - 5,502 sq ft**

OPEN FOR SALE

Imagine the pleasure of being gently awakened by the melodious sounds of nature and fresh crisp mountain air, as the glorious sun rises amid tranquil greenery still bathed in glistening dewdrops.

Nature-made joys. Now made even better with artist-made luxuries. A collaboration that inspires.

Ideally located in the heart of Selangor state, in Kemensah, the elite Embun enclave of 2 & 3 storey semi-Ds and 4 storey courtyard villas is surrounded by the pristine tranquility of a rainforest, complete with cascading creeks and waterfalls.

SHOWCASING OUR FINEST

Kajang Metro Point



Kerteh Mesra Mall



Setia City Mall



Mid Valley



Menara TM



Roadshow at The Curve (in front of Metrojaya) 22/4-26/4/15

Titijaya Land Berhad showcased its property offerings at various locations within the Klang Valley and Terengganu in the first quarter of the month.

The roadshow featured several projects by the Group including Embun @ Kemensah, H2O @ Ara Damansara, 3elements @ Seri Kembangan and the latest Titijaya Land Berhad project Seri Residensi.

It is always important

to be out there to highlight and exhibit properties that are available as the demand is there for properties, and road shows allow potential property owners to have a closer look at what there is on offer out there.

As in every roadshow, the Titijaya sales team are always ready to answer any queries visitors may have and also provide a better insight as well as detailed explanation on the projects that are being promoted.



Ikano Power Centre



Puchong Financial Corporate Centre



1 Utama



KLCC - iproperty event 17/4-19/4/15

The Most Modern & Secure Industrial in North Klang



ZONE
INNOVATION PARK @ NORTH KLANG

3 Storey Semi-D Factory
RM3.9M onwards
Built up: **11,900 sq ft**

PHASE 1 SOLD OUT

**NEW PHASE
OPEN FOR SALE**

The one master planned Industrial part for all your operational needs. Zone Innovation Park Semi-Detached Factories are feature-packed with industrial and practically. Strategically located in North Klang - within a potentially thriving commercial hub booming with iconic landmarks such as Klang Sentral Bus Terminal & Taxi Terminals, Giant, Tesco, Carrefour - and connected by multiple, upgraded highways.

In business/industrial operations, saving up on travelling time makes all the difference. At Zone Innovation Park, transporting containers of stock to and from North Port or West/South Port takes a mere 25-minutes drive. To further enhance accessibility, the surrounding network of major highways leads to virtually all parts of the Klang Valley.

PREVIEW OF SERI RESIDENSI



A preview for Titijaya Land Berhad's latest project was held in mid April at Home City Galeri, Klang Sentral. This preview was open to registrants who had pre-registered their interest in the property as well as to members of the public. A scrumptious catered lunch awaited those who attended the event.

This preview displayed the model of the property and

the villa units that will be on offer as a means to introduce the property which will be launched and in construction soon.

Seri Residensi is located in Sg. Kapar Indah, Klang. The first phase of Cluster Villa consists of 48 units with built-up from 2,187 square feet.

More details and updates on Seri Residensi will be released in due course.

Sharing is Caring



The Titijaya team recently organised a sharing session at Galeri Home City located @ Klang Sentral where purchasers of the Seri Alam Industrial Park were invited.

Helmed by Titijaya's Marketing Team, Project Team and various consultants, attendees were briefed on the procedures

of building a factory on the vacant land purchased from Titijaya Land Berhad. This enabled purchasers of the properties to have a better understanding on what was required to ensure that the establishment of their factory goes as smoothly as possible.

Titijaya is always committed to providing

value added service for their property owners and this is one way of giving back to their purchasers. The very informative session was an eye opener for the purchasers and the attendees left that day with a clearer idea of the what is required for them to better plan their setups.

The Perfect Work-Live-Shop Lifestyle in Boutique City



NOUVO

SOFO
RM276,000
onwards
From 504 sq ft

SOLD OUT

OPEN FOR SALE

TRENDY. A BOUTIQUE CITY PULSATING WITH LIFE. JUST DOWNSTAIRS

A convergence of urban architecture and breathtaking landscape, the integrated business centre at 3elements fuses shopping pleasures with ingenious practicality.

- > NOUVO Serviced Apartments
- > SOFO block Andira & Briza
- > 4-6 storey shopoffices with escalator
- > Alfresco-themed boulevards
- > 4 storey retail mall

ALL ABOUT PAINT



The Project & Marketing team recently made a visit to the Nippon Paint Head Office in Shah Alam. This familiarisation trip was to provide the Titijaya team with a better insight of Nippon as a whole.

The visit enabled both parties to sit down for a short meeting with the host, after the familiarisation tour, to discuss of possible

collaborations, should the opportunity arise. Also discussed was how the innovation of paints by Nippon could help add value to Titijaya projects.

The discussions were vibrant and energetic, and it was unanimously agreed by both parties that it was a very fruitful outing for the Titijaya and Nippon Paint teams.

TO LOVE & CARE IS THE TITIJAYA FOUNDATION WAY



One of the main philosophies of the Tan Sri Dato' Lim Soon Peng, Founder of Titijaya Foundation is to always help the less fortunate. With this understanding instilled, Titijaya Foundation stepped up to become the major contributor for Love and Care Charitable Association Selangor which was launched on 11th April 2015.

One of the objectives of this organisation is to let the poor know they are cared for. Other objectives include creating public awareness of the poor and marginalised and to encourage the next generation of able society to volunteer and experience the hardships of the poor. This organisation also aims at trying to reduce social problems by monetary and contributions as well as personal efforts. It is also looking at trying to recycle

and reuse food to reduce such wastage.

One of the activities that will be in effect immediately is the delivery of daily cooked meals on mobile trucks around Klang, Port Klang and Pandamaran. With an initial aim to raise at least RM1 million, the organisation has so far received very generous support from other corporations to help it reach its goal.

Tan Sri Dato' Lim believes that we need to help one another at all times, especially for the betterment of the society. The organisation will also approach F&B outlets to help support this cause by providing surplus food which may go to waste if unconsumed. It is his hope that this initiative will provide positive results and contribute towards the elimination of poverty in our society.



ANOTHER FEATHER TO THE CAP!



Titijaya Land Berhad was recently honoured by Property Insight Malaysia during the Prestigious Developer Awards 2015 with the Best Hi-Rise award. What an honour that was for the group.

The award was officiated by the Minister of Tourism and Culture, YB Dato' Seri Mohamed



Mr. Ireneaus Bay (right), Personal Assistant to Tan Sri Dato' SP Lim receiving the Award



Nazri bin Abdul Aziz, and is to recognise the contribution of property developers' in Malaysia towards the progress of the nation.

Held on 30th March, 2014 at The Westin Kuala Lumpur, this gala dinner gathered the masterminds of the property development industry in Malaysia and was a glittering affair. This provided opportunities for networking amongst the giants and the

who's who of the industry. Titijaya Land Berhad's award was an acknowledgement that it is moving in the right direction within the property industry. This award will spur the group to search for more opportunities and to create more masterpieces and award winning properties to fulfil the needs of potential property owners looking for well designed and thought-out, value for money projects.

WELL DONE, EMBUN @ KEMENSAH!



The management and staff of Titijaya Land Berhad were all smiles recently when news that Embun @ Kemensah was a recipient of the Highly Commended – Residential Development Malaysia 2015-2016 award at the regional Asia Pacific Property Awards (APPA) 2015 held at Shangri-La Hotel Kuala Lumpur.

The APPA award is not one which is easily achievable. Titijaya Land Berhad had to compete with developers from not only Malaysia, but China, Singapore, Japan, Australia and New Zealand. Each entry underwent stringent evaluation based on tight criteria including concept, finishing, security, location, marketing as well as sustainability and innovation.

The uniqueness of Kemensah is that it offers amazing tranquillity amongst the greenery of the Klang Gates Quartz Ridge but yet is just a short drive away from all the important amenities and requirements of today's modern life.

It is an honour indeed to receive the award from APPA and is testament of the hard work and efforts that have been put in by all involved. This recognition provides the company affirmation that it is doing something right, and that there is no turning back with the other ongoing developments. Towards many more achievements in the future!



BECAUSE BREAKFAST IS THE MOST IMPORTANT MEAL OF THE DAY



In conjunction with Malaysia Breakfast day recently, Titijaya had its own version of their breakfast day held at the office on April 2nd. It was a token of appreciation to staff for their dedication and hard work in making the Titijaya brand name a success as well as to create a healthy working environment.

The tables were turned when head of departments served their staff with sandwiches and hot drinks that morning. Their concern

and care for their staff was evident. It was indeed a sight to behold, and there was excitement buzzing in the air.

The Head of Departments were not left out and were subsequently served Nasi Lemak and hot drinks by the Deputy Managing Director the following day. It was concurred that Breakfast Day was a success and the company will continuously organise events to foster relationships within the company.



BECAUSE OUR STAFF ARE PART OF THE FAMILY

A birthday celebration was held in January for birthday babies whose birthdays fell in the months of January and February. At Titijaya Land, we take pride ensuring that every staff is part of our family and thus celebrations such as this brings us closer to one another. This time, Tan Sri Lim was in attendance for the birthday cake cutting ceremony, and everyone thoroughly enjoyed his company. Not to mention the scrumptious birthday cake

which everyone agreed was extremely yummy!

An in-house “smile” competition was also held during the month. This is where the best smiling photos compete against one another to win the coveted “Smile Award” that was presented by Tan Sri Lim. Competitions such as this are organised to promote camaraderie amongst staff members and to encourage a culture of smiling within the organisation.



March & April babies

Amazing Clubhouse Luxuries Amid Luxuriant Tranquility



Emery
KEMENS AH
FREEHOLD

2 & 3 Storey Green Semi-D Villas
Selling Price: **RM2.6M** onwards
Built up area: **3,946 - 5,475 sq ft**

OPEN FOR SALE

Nestled within the lush greenery of Kemensah lies Emery Kemensah. A gorgeous development of exclusive semi-d villas for you to escape the hustle bustle of the city life, right at the fringe of the city. Revel in the tranquillity of a forest, which is a stone's throw away from all the important amenities required for the modern life. Take refuge in a luxury home which has been crafted for even the most discerning, by artisans who draw their inspiration from the surroundings of the hills.

Your dream of such a sanctuary is now a reality. Come home to Emery Kemensah.

Developer Licence No: 12369-2/06-2016/0604(L). Advertising & Sales Permit No.: 12369-2/06-2016/0604(P). Validity Period: 25/06/2014-24/06/2016. Approving Authority: Majlis Perbandaran Ampang Jaya. Approve Building Plan No.: KB 740-1/2-19/13. Tenure of Land: Freehold. Expected Completion Date: Dec 2017. Land Encumbrances: Malayan Banking Berhad. No. of Units: 52 unit. Selling Price: RM2,200,000 (min) - RM3,980,000 (max). Discount Bumiputra: 7%. The information contained herein is subject to change and cannot form part of an offer or contract. All renderings are artist's impressions only. All measurements are appropriate. All plans are intended to serve as a guide only and are subject to approval by the relevant approving authorities and may be modified or amended as directed by the approving authorities and/or project consultants. All built ups indicated are approximate measurements only and are subject to final survey/confirmation by the land surveyor/appropriate authorities. While every reasonable care has been taken in preparing this material, the developer cannot be held responsible for any inaccuracy. The numbering and postal address for the said/parcel when issued by the appropriate authority may not be the identical description as stated in this advertisement. Any dispute arising therein shall not be the subject matter of any claims for damages, compensation and/or whatsoever. Disclaimer: The developer cannot be held liable for the security of the occupant and users of the property or for any injuries, death, loss or damage to property or self in connection with the provision and maintenance of the service or lack or shortcoming thereof. Hourly patrolling is subject to developer's discretion.



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Winner of the prestigious Asia Pacific Commercial Property Awards - 5 Star Best Mixed Use Development Malaysia 2010.