



*Salam
Aidilfitri*



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Welcome to our latest newsletter, the first of this year, which we hope to keep you updated on the latest news and share with you the latest developments of Titijaya Land.

To all of our Muslim friends, Selamat Hari Raya Aidilfitri! To our friends in Sabah and Sarawak, Happy Kaamatan and Gawai! From all of us at Titijaya, we wish you lots of love, blessings and peace on this joyous occasion. Such is the uniqueness of our country, where we take time to celebrate our cultural diversity.

In other events, we are pleased to hear the latest announcement by Malaysian Prime Minister YAB Tun Dr. Mahathir Mohamad on the government's plans to build up to 100,000 affordable homes by end of the year. It is the government's priority to ensure an efficient supply of affordable homes to take care of the people's well-being, and we at Titijaya Land fully support this cause. While the latest announcement regarding affordable homes capped at RM300,000 was geared for the bottom 40% (B40) income group, Titijaya has been working towards providing more affordable homes for the middle-income M40 group. In fact as of June 2017, Titijaya has recorded 35% of property units built under RM399,000, and by June 2018 we managed to launch 73% of our units below the RM600,000 mark.

Other recent positive developments in the property market are Finance Minister Lim Guan Eng's call of support for more flexible housing loans, and the exemption of stamp duties for residential units priced between RM300,000 and RM1 million. For Titijaya, we have seen sales pick up in recent months which is a good sign for a gradual recovery in the property market and an improvement in the company's future performance.

As for our plans in 2019, Titijaya plans to launch three property projects – Riveria City Phase 2 at KL Sentral, Which consists of serviced apartment in the heart of KL City; 3rdNvenue Phase 2 at Jalan Ampang, serviced apartments which provide luxury living in a metropolitan area; and Damaisuria in Subang, which comprises serviced apartments, shop offices and retail lots in an urban park environment. It is our mission to continue building innovative and quality properties at the best locations, as well as provide excellent service to all of our customers.

There will be more exciting updates from Titijaya in the months to come, and we shall keep you updated with our company's progress in newsletters such as these. We hope that you enjoy the festive season with your loved ones, and the green packet attached herewith is a small token of our appreciation of your support all these years. Once again, happy holidays and safe travels from all of us at Titijaya Land!

Yours sincerely

Tan Sri Dato' Lim Soon Peng
Group Managing Director

COMMUNITY DAY BY MINISTRY OF HOUSING AND LOCAL GOVERNMENT



An appreciation certificate was presented to Tan Sri Dato' Lim Soon Peng, Managing Director of Titijaya by YAB Tun Dr. Mahathir Mohamad.

Malaysian Prime Minister YAB Tun Dr. Mahathir Mohamad had on 17 February this year launched the Dasar Komuniti Negara (DKN) or the National Community Policy in Puchong, Selangor. This is an initiative under the National Housing Policy (2.0), which aims at improving the lives of Program Perumahan Rakyat (PPR) residents, formed by the Ministry of Housing and Local Government.

The event was attended by more than 5,000 people and Titijaya was one of the participating property developers for the programme. As reported, the ministry is working with the private sector, including property developers, to upgrade the lives and living environment of PPR communities through CSR initiatives. The government realised that it needs the support from the private sector and the people in order to create a better living environment for all. Without the efforts from all parties, the mission to build affordable homes would not be completed easily.

One of the objectives of DKN is to improve the living environment of the people, especially the B40 group. The first objective of DKN is to empower the local communities, to encourage the people to involve themselves more in community activities such as to manage and take care of the public assets in the community.

The Community Hub was built for the purpose of providing the residents a place to read, learn and play. As part of the objectives to integrate communities through on-ground activities, it will serve as a new area for the people to gather, chill and relax. Two industrial containers were donated and designed by Titijaya to serve as a functional and recreational facility for residents in the area.



SYNERGISTIC COLLABORATION WITH **FERUNI**



In January 2019, Feruni Ceramiche, a leading premium tiles brand in Malaysia, worked together with some of Malaysia's esteemed property developers in a mutually beneficial partnership named the Synergistic Collaboration.

Through the collaboration, all parties aim at creating value by providing quality finishes that can enhance and increase the value and aesthetic of a property.

Titijaya as one of the participating developers, introduced this initiative through its Mizu Residences located at Ara Damansara. The buyers of the property are able to enjoy beautiful homes, premium tiles and other various benefits.



GO GREEN, RECYCLE FOR CHARITY

As a responsible developer that aims to protect the environment, Titijaya collaborated with JCI, a membership-based nonprofit organization which is committed to creating valuable impact in communities. This was a campaign to demonstrate support for environmental protection. Useful items collected and revenue from sales of donated items were distributed to Pertubuhan Kebajikan Rasa Sayang Selangor.



As part of our efforts to preserve the environment, Titijaya collaborated with JCI to work on recycling activities with the residents around Park Residency and donated to Pertubuhan Kebajikan Rasa Sayang Selangor.

PARTICIPATION IN HOME OWNERSHIP CAMPAIGN



HOC 2019 is an initiative by the Government during the tabling of Budget 2019. One of the objectives of this initiative is to help the people to own a home at a lower entry level. The campaign that is running from January 2019 to June 2019, offers stamp duties exemptions on Instrument of Transfer and Instrument on Loan Agreement.

Titijaya fully supports this new initiative by the Government and introduced the HOC programme for its Taman Seri Residensi and H2O projects. We received encouraging responses from the market and would like to encourage the public to take the advantage of this programme before it expires on 30 June 2019.

✓ **10% DISCOUNT**

✓ **MOT EXEMPTION**

✓ **LOAN STAMP DUTY EXEMPTION**

Apart from the benefits listed above, Titijaya also offers other attractive and easy homeownership sales packages to our customers.

BUYER REWARD SCHEME

1. Spread the Word

Spread the word to your family and friends

2. Refer Your Friends & Relatives

During booking, signing of S&P and loan agreement, buyer mentions your referral

3. Reward

Once buyer's transaction is completed, you can now receive your reward.

We offer Buyer Get Buyer (BGB) Incentive Program to reward the existing buyers who refer their friends or family members to buy our properties

Additional discounts for existing Titijaya's buyers that purchase other Titijaya properties through our Buyer Repeat Program (BRP).

The existing buyers will be given the privilege to enjoy exclusive preview for the latest Titijaya offerings in the market.

PREVIEW OF

ASTÉR & ADÁM
@ TAMAN SERI RESIDENSI

OPEN FOR REGISTRATION

2 STOREY LINKED BUNGALOW (40' X 70')

INDICATIVE PRICE:
RM1MIL ONWARDS



"ASTER & ADAM IS A UNIQUE PROJECT IN KLANG UTILIZING SPACE AS A MAIN ELEMENT IN ITS DESIGN. PERFECT FOR YOUNG COUPLES, ITS VERSATILE STRUCTURE WAS MADE SO THAT IT CAN BE EASILY MODIFIED TO SUIT A GROWING FAMILY'S FUTURE NEEDS."



AR. PK HO
Architect from DMP Architects



OPEN FOR REGISTRATION

SERVICED APARTMENT (701SF & 849SF)

INDICATIVE PRICE: **RM800,000 ONWARDS**



JANUARY

PRIVATE PREVIEW OF SEIRING RESIDENSI

There are a few new projects coming up for Titijaya in the year of 2019 with the first one being Damaisuria, a new development nestled between Kota Damansara and Subang. We organized a private preview for the phase one project, namely Seiring Residensi in January this year and we received encouraging responses from the market during the preview.



CNY OPEN HOUSE

To celebrate the prosperous Chinese New Year, Titijaya hosted 5 Chinese New Year celebrations in February this year. The sales galleries that were involved in this celebration were 3rdNvenue (Jalan Ampang), Damaisuria (Subang), Taman Seri Residensi (Klang), Park Residency (Cheras) and Mizu Residences (Ara Damansara).

FEBRUARY



Winners Announcement PROPERTY MEGA SALE Lucky Draw

Property Mega Sales Lucky Draw Campaign with a cash back promotion of up to RM2,018,000 in the fourth quarter of 2018. Buyers who purchased Titijaya's properties during promotion period enjoy a cash back and stood a chance to win a lucky draw prizes to Bangkok and Australia worth up to RM25,000. The winners were announced in March 2019.

MARCH



Winner of 5 Days 4 Nights Australia Trip

Airbnb Talks

We invited Airbnb Malaysia Ambassador Elvin Wong to host an Airbnb Talk. The talk aims at helping our buyers understand the business potential of converting their properties into Airbnb.

APRIL



The talk hosted by Airbnb Malaysia Ambassador Elvin Wong



SHOW UNITS

MIZUK
ARA DAMANSARA



Pedram Fotouhi
Pedini Cucine (M) Sdn Bhd
(International Interior Designer)



“Fully-furnished packages are available in Mizu Residences. There are two types of design for you to choose - either the Bold or the Industrial concept. This makes it a hassle-free way for you to move into your dream home.” Pedram Fotouhi from Pedini Cucine (M) Sdn Bhd, an Italian inspired interior design company.

| NEWLY COMPLETED |

MIZU

ARA DAMANSARA

SERVICED APARTMENT

COMPLETED AND READY TO MOVE IN



MIZU TOKYU COMMUNITY CORPORATION

Titijaya has adopted the Japanese industrial standard which is committed to maintain tip-top conditions for Mizu Residences. The project also earned a score of 76% in the QCLASSIC certification for quality in construction work.

Routine inspections will be implemented at Mizu Residences @ H2O by our appointed Property Management Service Advisor, Tokyu Community Corporation, which is the 1st condominium management business that was listed on the first section of the Tokyo Stock Exchange.

“We enhance the value of our properties and work towards ensuring a more comfortable, safer and top-notch life experience for the residents of Mizu Residences.”



RIVERA CITY

- KL SENTRAL -

PHASE 1 - THE RIV LIFESTYLE OFFICE SUITE (35% COMPLETED)

This development implements Industrialized building system (IBS) and Qlassic assessment to ensure its product quality and timely delivery of the project. At Titijaya, we always care about the product finishing and the safety of the building on which we follow industry standards.



NEU SUITES

EMBASSY ROW LIFESTYLE OFFICE SUITE (35% COMPLETED)



We worked with CREC, an international construction company from China for this development. With their strong track record and capabilities, CREC provides time and quality assurance in our product delivery. Industrialized building system (IBS) implementation and Qlassic assessment are also used in this project.

THE
shore
CBD KOTA KINABALU

**SERVICED SUITES
(35% COMPLETED)**



Titijaya adopted an industrialized building system (IBS) for its project The Shore. This IBS system provides efficient and high quality construction work which helps to reduce the construction period to ensure on-time delivery for the project. It is also sustainable, environmentally friendly, and reduces construction waste.



ROSEVILLÉ

**NORTH KLANG
1 STOREY LINKED SEMI-D
(80% COMPLETED)**



The progress is ongoing well according to schedule.
The development is targeted to be completed and handed over on August 2019.

SALES GALLERY DIRECTORY



Titijaya Land Berhad (HQ)

☺ SS15 Courtyard
Tel : 1300 22 9898



Damaisuria (Seiring Residensi)

☺ Damaisuria @ Subang
Tel : 1300 22 9898 /
Nicole 017-382 1117



H2O

☺ H2O Residences @ Ara damansara
Tel : 012-200 5688 /
Kenneth 019-587 6888



3rdNvenue

☺ 3rdNvenue Sales Gallery
Tel : 03-4266 2299 /
Manco 012-249 9880



The Shore

☺ Theshore Sales Gallery
Tel : 088-258 708 /
Jia Wei 010-943 8888



Taman Seri Residensi

☺ Taman Seri Residensi Sales Gallery
Tel : 1300 22 9898 /
Danny 012-293 1033



Embun & Emery

☺ Emery @ Kemensah
Tel : 1300 22 9898 /
Kenneth 019-587 6888



Park Residency

☺ Park Residency Cheras Sales Gallery
Tel : 1300 22 9898 /
Nicole 017-382 1117



Riveria City

☺ SS15 Courtyard
Tel : 1300 22 9898 /
Danny 012-293 1033

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