

Headline	TH Properties continues its steady progress		
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TH Properties continues its steady progress

TH Properties Sdn Bhd (THP) has made good headway in the property industry since its inception in 1980. The integrated property development, construction and asset facilities management group was formed following the consolidation of Lembaga Tabung Haji's subsidiaries in these sectors.

The group's signature project is the 5,119-acre Bandar Enstek near the Kuala Lumpur International Airport (KLIA). The self-contained freehold township offers a mix of residential, commercial, institutional and clean industrial properties and has a gross development value (GDV) of RM9.2 billion.

Bandar Enstek had its maiden launch in 2000 and is expected to be completed in 2025, with 50% of the township developed to date. The latest residential products are Rembulan@enstek, Pearl@enstek, Linea@enstek, and for the commercial component, Mercato 2@enstek.

Rembulan@enstek features 124 units of 2-storey semi-detached homes and comes in two variants: side by side 40' x 80' units, and back to back 50' x 80' units, with built-ups that range from 2,555 to 3,117 sq ft. Selling prices start from RM622,400 (bumiputera price). Linea@enstek was made available to the public in March 2013 and offers 94 units of 24' x 80' super links, with built-ups of between 1,954 and 2,268 sq ft. Selling prices start from RM450,400 (bumiputera price).

Pearl@enstek, the latest offering in Bandar Enstek, was launched in November 23, 2013, and comprises 28 units of 2-storey semi-detached houses and 7 units of 2-storey bungalows. The semi-detached houses, with land dimensions of 40' x 100' and 50' x 100', have built-ups ranging from 3,347 to 3,500 sq ft, and are tagged at RM851,000 (bumiputera price) onwards. The bungalows measure between 4,382 sq ft and 4,455 sq ft, with selling prices starting from RM1.23 million. Pearl@enstek is currently 50% sold.

Mercato 2@enstek is the second commercial component in Bandar Enstek after Mercato 1@enstek. Offering 99 units of 2 and 3-storey shop offices with built-ups that start from 3,276 sq ft, the units are priced from RM718,485 (bumiputera price). To date, 87% of the units have been snapped up.

Projects to be launched this year include 12 bungalows and 18 semi-detached houses, 100 units of 2-storey super link houses with lot dimensions of 24' x 75' and 26' x 80', and 32 units of premier bungalows in Parcel K1.

The appeal of Bandar Enstek

Located about 6 km from the F1 Sepang Circuit, Bandar Enstek is currently home to 10,000 residents,

comprising families and young professionals working in Putrajaya, Cyberjaya, Kuala Lumpur International Airport (KLIA) and the Low Cost Carrier Terminal (LCCT) as well as the KL city centre.

Part of the township's appeal is its easy accessibility to Kuala Lumpur via the Maju Expressway and the Express Lingkar Tengah (Elite) Highway.

Meanwhile, Bandar Enstek's institutional component is off to a good start with the Cempaka International Ladies College and Tunku Kurshiah College having commenced operations. Other institutions operating there include Akademi Audit Negara, Akademi Kepimpinan Pengajian Tinggi, Politeknik Nilai, English Language Training Centre and Institut Perguruan Malaysia. THP is confident that the upcoming Epsom College from the UK and Institut Aminuddin Baki, which are set to open their doors this year, will further underline Bandar Enstek's reputation as a township for education and learning.

Prospects for its industrial offerings are also strong with the development of a biotechnology and halal hub underway within Bandar Enstek's 524-acre industrial zone, dubbed Techpark@enstek. The Techpark is home to many world leading brands, including Coca Cola Bottlers, JOWAT, CROWN, Hokto Malaysia, Pure Circle and Kellogg's, to name a few. Kellogg's held its ground-breaking ceremony recently on the 10th of January, officiated by Prime Minister Datuk Seri Najib Razak.

The lifestyle at Bandar Enstek will soon be enhanced with the development of an 18-hole golf course. It will be carried out in two phases and will include high-end integrated residential and commercial components.

TH Properties is also in the midst of creating a neighbourhood retail park on a 200-acre parcel, which is to be developed in phases.

Raising the demand

Bandar Enstek stands to benefit directly from the development of klia2. One key component of klia2 - The Gateway@KLIA2, an integrated complex that offers 350,000 sq ft of net lettable area — will create employment and thus raise the demand for housing and, subsequently, the value of Bandar Enstek.

Two more commercial developments that will benefit Bandar Enstek are the factory outlets under Mitsui Outlet Park and Mainstay Outlet Park. Both will offer 506,000 sq ft and 300,000 sq ft of retail space respectively.

TH Properties is also building the Tabung Haji Hotel and Convention Centre in KLIA. The complex, only 13 kms from Bandar Enstek, will feature a 5-star hotel operated

by Movenpick and a 1,500-capacity convention centre. It is slated for completion in 2016.

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Spreading its wings

Moving forward, TH Properties is developing a 7-acre plot in Kuantan, Pahang, for a high-end residential project, near the Royal Pahang Golf Club and Teluk Chempedak beach. The project is expected to be launched in the third quarter of 2014 and will offer 42 semi-detached homes and 2 bungalow units.

TH Properties is also continuing to develop its remaining 100 acres in Warisan Puteri. Located about 6km from the Seremban town centre, this final phase will have more than 900 residential units and 28 shop offices, and is expected to be launched in the fourth quarter of 2014 with indicative pricing of the first phase at approximately RM300,000 a unit. The 491-acre Warisan Puteri township was launched in 2000.

Other projects in the pipeline include high-end service apartments and villas near Jalan Jelatek, Kuala Lumpur, and high-end service apartment developments in Kota Bharu town centre and Penang island, about 2km from the Penang Airport and 5km to the Second Penang Bridge.

TH Properties' Maiden Foreign Venture

TH Properties has embarked on its first overseas development in Australia via its project in Lane Cove, Sydney. The project consists of 270 luxury Residential Apartments, and is named the Bay Pavilions .

The project, which was launched recently, is a 50 : 50 joint venture between TH Properties and the Piety Group, an Australian developer.

The development sits on a 3.2 acre site adjacent to the Linley Point Peninsula overlooking Burns Bay. It is a popular location for families and in the vicinity of some of Sydney's most prestigious schools. It enjoys water views both to the east over Burns Bay and west to the Lane Cove River as well as direct access to the harbor front reserve and Sydney Harbour. Sydney's CBD is only 10 kilometers away from the site.

With the success of Bandar Enstek and the strong potential of its upcoming projects, TH Properties is slowly but surely breaching new frontiers in its journey to position itself as a premier property developer in Malaysia and abroad.



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Rembulan show house

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Bay Pavilions project (circled red) located in Lane Cove, Sydney



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Artist's impressions of the bungalow (top) and semi-detached (above) units in L2