

Hunza Properties Berhad

OVERVIEW

Hunza Properties Berhad (HPB), a Bursa Malaysia-listed company, has more than 15 years of experience in quality property development and property investment. It was founded under the leadership of Dato' Khor Teng Tong, a well established property developer in the Northern Region with more than 30 years of experience. Dato Khor is now the Executive Chairman of the company.

The group has grown and established itself as a reputable developer of high-rise residential units particularly in the Northern Region of Malaysia.

HPB has completed projects worth more than RM1 billion in turnover, comprising

approximately 10,000 units of residential and commercial properties.

Hunza's transformation is best exemplified with the launch of its latest products – Gurney Paragon and Infinity. Comprising 339 units of upmarket condominium, total expected GDV is RM650 million.

HPB's support base includes land banks of about 850 acres in Bertam, Seberang Perai Utara, and Sungai Petani, Kedah (Bayu Development). There is also 10.2 acres in Gurney Drive, Penang (Gurney Paragon). The Group is in the process of acquiring more land banks in prime locations. Currently, the firm is undertaking project

management developments on a three-acre beachfront land in Tanjung Bungah, Penang (Infinity) and another 10 acres in Tanjung Bungah, Penang (located next to Alila).

HPB's reputation, exemplary record and solid presence in the market is the culmination of years of uncompromising high quality standards and services. Customer service and product quality are the key drivers for achieving customer satisfaction.

Guided by its corporate mission and RIGHT (Reliability, Integrity, Greatness, Human Development and Teamwork) core values, HPB is confident on building upon this in the new millennium for greater success.

'Properties in Penang have always enjoyed good price appreciation. According to the price index analysis by various states in Malaysia, properties in Penang enjoyed approximately 7.2% average annual growth in prices from 1990 to 2007. With limited land and the rise in construction costs, prices here will be pushed up even more. Given the many plus points like waiver of Foreign Investment Committee's approval, exemption on Real Property Gain Tax and more flexible financing, we can expect an inflow of investors and foreigners. The presence of multinationals in Penang translates into good rental yield. This is the right time to invest in Penang where prices are still comparably lower than other cities in the region.'



– Executive Chairman Dato' Khor Teng Tong

CURRENT/UPCOMING PROJECTS



Gurney Paragon

Earmarked as the flagship project of Hunza Properties Group, and also widely-slated to be the next landmark in the Isle of Penang, Gurney Paragon is one of the most anticipated projects in the Northern Region. Gurney Paragon offers a modern contemporary and vibrant seafront living with a twist of heritage element.

This integrated mixed development is

sited on a 10.21 acre land comprising two blocks of high-end condominiums and a shopping mall. This freehold land has dual frontages – the seafront promenade of Gurney Drive and another fronting the commercial hub of Kelawai Road.

The construction of Gurney Paragon is envisioned with St Joseph Novitiate (which used to serve as a training centre for aspiring brothers) as the focal point in mind.



Interestingly, the development will be erected around St Joseph Novitiate – a heritage masterpiece, which shall be restored to its original outlook and shall

house boutique retailers and restaurants a la Chijmes in Singapore.

Designed by DP Architects, the towers will accommodate 220 units, and every unit in

this Phase 1 project will have an exclusive private lift lobby. Twenty per cent of the construction has been finished, and completion is expected by end 2010.

RECENTLY-COMPLETED PROJECTS



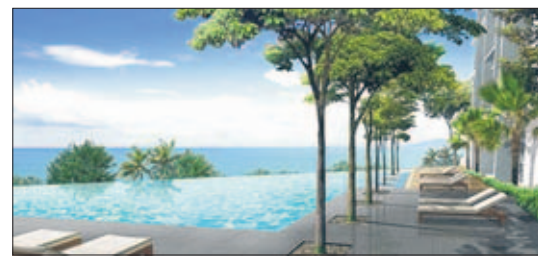
Alila

A tropical garden village lies atop a hilly wilderness in Tg Bungah, carved according to feng shui principles. Alila is a small enclave of villas and condominiums, and features a rich fusion of Asian rural architectural styles and aesthetic landscaping



which cost RM5 million. Both Alila Horizon (Condominium) and Alila Homes (Garden

Villas & Villas) have been completed, with Occupation Certificate obtained in April and May this year.



Infinity

Beachfront living at its best, Infinity, designed by Singapore's Architect 61, is a high-end residential development located on an expansive white beachfront of Tanjung Bungah in Penang.

Comprising 119 units of condominiums, penthouses and cabanas housed in two tower blocks, the homes are designed to maximise the view of the panoramic sea and the city skylights. You are literally a step away from acres of sandy white beach in a sheltered bay.

Construction is 20 per cent completed and full completion is expected by the fourth quarter of 2009.



Mutiara Seputeh

Developed as a guarded community housing, Mutiara Seputeh is strategically located within the exclusive premium residential enclave of Bukit Seputeh in Kuala Lumpur.

It enjoys convenient access to all of Kuala Lumpur and the Klang Valley via major expressways.

And with Mid Valley mega mall and Bangsar just minutes away, a whole variety of shopping and entertainment experience awaits. Phase 1 saw 80 Semi-Detached houses completed with Certificate of Occupation in April this year. The construction of Phase 2 boutique bungalow is scheduled for completion in September 2009.

MILESTONES



Greenlane Heights

Incorporating an integrated living concept, this development has a commercial complex, wet market cum food court and six acres of

landscaped gardens complete with jogging tracks and paths.

Located in the choice residential area of Island Park, it offers a unique blend of exclusivity as well as easy access to landmarks such as Penang International Airport, Penang Bridge, Free Industrial Zone and the hustle and bustle of the business centre in the heart of Georgetown. It is a solid middle-class area with good schools and other civic amenities in the vicinity.



Marina Bay

Sited in the most desirable location along the prime Tanjung Tokong beachfront near Gurney Drive, in Penang, Marina Bay is designed

for low density development ensuring exclusivity and privacy. Developed on a 10-acre plot, this RM140 million project consists of 449 condominium units, housed in three 20-storey blocks with indoor and outdoor condominium facilities. Each and every unit offers a picturesque view of the sea.

The heart of Georgetown, Gurney Drive, Batu Ferringhi's beaches, offices, and public amenities are all within a 15-minute drive.



Corporate Office
5-4-8/11, Hunza Complex, Jalan Gangsa,
Island Park, 11600 Penang, Malaysia
Tel: +604-659 6210, Fax: +604-656 6268

Hunza Sales Gallery
No.163, Gurney Drive (Fronting Kelawai Rd)
10250 Penang, Malaysia
Tel: +604-228 0888, Fax: +604-229 0888

www.hunzagroup.com