

PJ DEVELOPMENT

Launching into a

FANTASTIC

2007!



Our philosophy is to do it right the first time. And we believe that only the best should do the job

Mr. Wong Ah Chiew,
The Managing Director of PJ Development Holdings Berhad.

Since its inception in 1965, PJ Development Holdings Group has built on a strong foundation to become a thriving conglomerate. Manufacturing and trading of power cables, concrete walls panels and roofing tiles are part of the Group's forte.

The Power Cables division has benefited from the buoyant market in Malaysia, and achieved a record turnover and profit. The group has also acquired a 10-acre land in Vietnam, where a cable manufacturing plant is under construction now, its first cable product is expected to roll out in the second quarter of 2007.

While the Concrete Wall Panels and Roofing Tiles division is progressively making inroads in the domestic and Singaporean markets, with the growing acceptance of the Acotec wall panel and the government support in promoting Integrated Building System (IBS) in the industry, this division is cautiously optimistic in its outlook for 2007.

The Group's Hotel, Resorts and Timeshare division is showing an improved growth. The newly renovated Swiss-Garden Hotel Kuala Lumpur, Swiss-Inn Kuala Lumpur and Swiss-Garden Resort & Spa Kuantan are ready to meet the tourist influx in conjunction with the Malaysian Government's "Visit Malaysia Year 2007" campaign. At the same time, the Group's Timeshare business is poised to go beyond its limit with the Group's strategy in expanding its vacation destinations. This division is confident to continue its good performance.

Adding to all these achievements, the Group's Construction division has also ventured overseas to Bangkok, Thailand and is now building residential houses for the National Housing Authority of Thailand (NHA), with projects valued at approximately RM220 million. Completed units will be handed over progressively from 2007 till 2009.

Nevertheless, property development remains the core business of the Group today with its award-winning management company PJD Management Services Sdn. Bhd. leading the forefront, and has been developing secure and quality homes across the nation. Its unwavering commitment in providing quality and luxury-lifestyle homes to property investors and homeowners alike has earned the property division 3 MS ISO 9001: 2000 certifications recently.

With a string of projects under its wings spreading across Klang Valley, Johor, Pahang and Penang, property development will continue to drive the Group's growth in the future.

The epitome of strong foundation

PJD Management Services Sdn. Bhd. has undertaken many successful developments in the past few years, which are all now completed and delivered:



Hartamas Regency 1 - Sri Hartamas

This is the division's pioneer development in Sri Hartamas. It is now the comfortable homes to the local buyers and international investors from Europe, the Middle East and Asia Pacific.



Duta Kensington Parkhomes - Sri Hartamas
Gated and guarded, low-density, designed to bring to you a refreshing perspective of garden-park living.

Other developments underway are:

Hartamas Regency 2 - Sri Hartamas

It is built due to the popular demand of Hartamas Regency 1. Enjoying a very encouraging take-up rate, it continues to attract both local and foreign interests as the choice property, where it offers resort styled living with world-class facilities.

Taman Putri Kulai - Johor Bahru

80% of this mixed township is developed with the balance due for completion over the next few years.

Harbour Place - Butterworth

One of the division's pioneer integrated developments in that region, which is also the first metrocity there. Its Park View Tower is completed and delivered, while the Sea View Tower is now in progressive construction stage.

These are certainly the strong foundation for the division to spur on to more illustrious developments, which would make 2007 a gainful year to look forward to.

New property launches heralding an exciting year ahead

In the first eight months of 2007, the property division will have a busy schedule to launch approximately RM800 million (Gross Development Value) worth of properties as follows:



Impian Meridian - USJ 1, Subang Jaya

A FREEHOLD 3-in-1 integrated development comprises Residence Suites, Commerz Shops and Office Suites. The Residence Suites is designed for affordable urban living. Strategically located at the thriving address, this oasis which promises great rental yield is going to be launched in February.

Siarah Oakleaf - Bukit Antarabangsa, Ampang

Only 20 limited units of stately 3-storey Semi-D set on 2.68-acre of low density enclave amidst lush nature, its air quality is certified 50%* cleaner than elsewhere in the city. Will be launched in the first quarter of this year.

Duta Kingsbury Park - Sri Hartamas

Riding on the success of Duta Kensington Parkhomes. Embodies modern tropical theme with a minimalist concept. It is a mixture of two blocks of FREEHOLD high-rise yet low-density exclusive condominiums, and 64 units of 3-storey landed super homes. This development is set to be launched in the second quarter of the year.

Laman Callista - Johor Bahru

Consists of 210 units of FREEHOLD 2 1/2-storey Semi-D homes in a gated and guarded enclave, sited on a 35-acre land bank next to Taman Universiti. Scheduled to be launched by the second quarter of the year.

Bukit Istana Precinct 3 - Kuantan, Pahang

A total of 152 units of Semi-D and Bungalows built on 33 acres of land. It is scheduled to be launched in June.

Putri Hartamas - Johor Bahru

This is the phase 5 of Taman Putri Kulai. It is planned to be a gated and guarded enclave on 30 acres of FREEHOLD land. Targeted to be launched in March.

Proposed Swiss-Garden Residence



The blueprint of future developments

Right in the heart of the pulsating city, **Swiss Garden Residence-the Group's signature development** will stand tall beside Swiss-Garden Hotel, Kuala Lumpur. This FREEHOLD high-rise will be the star address urban-concept living with two towers of designer suites.

The property division has also just recently **acquired two pieces of prized land in Kuantan**, respectively a **1000-acre in Penor and another 22.5 acres near Swiss-Garden Resort & Spa**. The acquisition of these lands is parallel with the Group's strategy in continual expansion of its land bank.

The Group with an optimistic outlook

With such a profound portfolio and an abundance of land banks, PJD Management Services Sdn. Bhd. has certainly built a distinguished brand image for itself.

Besides property development, the division also adds value for the buyers and investors by extending a comprehensive property management services. Property owners as well as investors have been enjoying the expected capital appreciation and rental yield hassle free.

On top of that, the division also manages developments like **Laman Oakleaf**, a symbol of affluence and taste on an elevated land in the established neighbourhood of Ampang; **Endah Puri Condominiums and Endah Promenade**, respectively a low-density high-rise development and residence suites at Sri Petaling, Kuala Lumpur.

Proposed Menara PJD



"We must remember that property is a basic human need. It is a place where the most important things of a person's life gather. Everybody wants to make it the most enjoyable, practical and secure place possible. Our responsibility is to deliver this." Mr. Wong committed.

All in all, PJ Development Holdings Group truly lives up to its title as an award-winner in the arenas it is in. For more information, please log on to www.pjdprop.com.my

