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TM ONE CONTINUES COLLABORATION WITH REAL ESTATE DEVELOPERS TOWARDS A SMARTER JOHOR

The collaboration with UMLand and Temokin brings faster unifi and smarter Bandar Seri Alam, Pusat Komersial Tasik Medini and Mahligai Nusa Damai

TM ONE, the enterprise and public sector business arm of Telekom Malaysia Berhad (TM) today exchanged three new collaborative agreements with Seri Alam Properties Sdn Bhd (SAP), UMLand Medini Lakeside Development Sdn Bhd – both a wholly-owned subsidiary of UMLand Berhad; and Temokin Sdn Bhd., marking its continuous collaboration initiatives with real estate developers in enabling a smarter Johor.

The collaboration with SAP marks the seventh collaboration between the two companies, in which TM will be deploying and provisioning High Speed Broadband (HSBB) network infrastructure to Topaz Residenz, the latest phase of Bandar Seri Alam residential development. This collaboration will allow owners and tenants of Topaz Residenz, a freehold residential project comprising double-storey houses with a modern, gated and guarded community, to enjoy unifi service upon moving in. This six previous collaboration agreements signed with Seri Alam Properties Sdn Bhd's residential development phases were for Sapphire 8 (signed in 2011), Emerald Residenz (2014), Fortuna Hub and Opal Residenz Phase 1 (2016), Gravity Green Village (2017), and Opal Residenz Phase 2 (2018).

Meanwhile, the collaboration with UMLand Medini Lakeside Development Sdn Bhd, marks the first collaboration between the two companies for the provision of unifi and smart security solutions to Pusat Komersial Tasik Medini - a fully integrated commercial hub comprising 862 units office retail podium, apartments, office and hotel developed by UMLand Medini Lakeside Sdn Bhd.

The collaboration with Temokin Development Sdn Bhd is also the first for TM ONE, where the latter will provide unifi at Temokin's maiden project in Johor, Mahligai Nusa Damai (Phase 1, 2 and 3) in Pasir Gudang.

Azhar Omar, State Vice President of TM Johor exchanged the agreement documents on behalf of TM while Seri Alam Properties Sdn Bhd was represented by Frankie Tan, Senior General Manager, Township Division, Seri Alam Properties Sdn Bhd. Representing UMLand Medini Lakeside was Normaliny Silahuddin, Deputy Senior Manager, UMLand Medini Lakeside Development Sdn Bhd., while Temokin Sdn Bhd was represented by Pathooraman Abu, General Manager, Temokin Development Sdn Bhd. Also present to witness the exchange ceremony were KK Wong, Group Director of Townships, UMLAND and Tan Chien Chyi, Director, Temokin Development Sdn Bhd.

Commenting on the collaboration, Azhar said, “We are happy and excited to continue our collaboration with Seri Alam Properties Sdn Bhd and embark on a new journey with UMLand Medini Lakeside Development Sdn Bhd, both a wholly-owned subsidiary of UMLand Berhad, an esteemed property developer with multiple award winning townships. This collaboration does not only reflect our support towards the development of Bandar Seri Alam and UMLand Medini Lakeside, but it is a testament to our commitment of bringing high speed broadband connectivity and smart solutions to more customers in Johor, be it our residential or business customers.”

“We understand the demand for state-of-the-art connectivity and smart services by property developers such as Seri Alam Properties and UMLand Medini Lakeside as it will definitely be a pulling factor for potential buyers. With these services, buyers will enjoy immediate access to a seamless digital lifestyle and experience as soon as they move into their new homes, true to our role as the enabler of Digital Society and our “Life Made Easier” promise,” he added.

Quotes from Seri Alam Properties Sdn Bhd

“Seri Alam Properties Sdn Bhd had successfully collaborated with TM on six occasions in delivering HSBB connectivity to various housing and commercial developments within Bandar Seri Alam township. We are very excited to ink another smart partnership with TM which will allow homeowners of the latest “jewel” in Bandar Seri Alam, Topaz Residenz to enjoy high speed internet connectivity to complement our exclusive homes and residents’ modern lifestyle”, said KK Wong, Group Director of Townships, UMLand.

“Under this collaboration, the buyers and the residents of Topaz Residenz, Bandar Seri Alam will be able to subscribe to unifi with speed up to 100Mbps upon moving in. The residents will be able to utilise digital applications riding on HSBB infrastructure, which will enhance their Internet experience. The collaboration with TM is also in line with our Smart Healthy City tagline which was recognized by IRDA in 2014”, added Wong.

Quotes from UMLand Medini Lakeside

“With close proximity to Singapore, UMLand Medini Lakeside is not only a strategic development but an ‘oasis’ that offers a multitude of amenities and various facilities to residents and businesses alike. Recognising the need for connectivity and convenience, UMLand has always strived to come up with developments that not only allows ease of access, but also close proximity to various points of interests. We maintain the delicate balance of nature in our Medini Lakeside development as we build a self-sustaining eco-system that allows residents and businesses to co-exist in complete harmony,” said Mazufi Abdul Mutalib, Project Director, UMLand Medini Lakeside.

He further added: “As we live in the age of fast-paced information sharing, we never neglect the need for online connectivity in our developments. The strategic partnership with TM brings our developments to a whole new level. The high speed internet empowers wider connectivity while also fulfilling the needs of leisure and business. We aim to provide a full 360-degree experience for today’s modern lifestyle, where time is a valuable asset for all and as developer, UMLand is ready to provide greater connectivity both online and offline.

Quotes from Temokin

Creating a better world requires teamwork, partnerships, and collaboration, as we need an entire army of companies to work together to build a better world within the next few decades. This means corporations must embrace the benefits of cooperating with one another. Through Smart Partnership Collaboration with TM, we believe our mission delivered to all Mahligai @ Nusa Damai residents. Temokin Development Sdn Bhd as a boutique developer committed in providing top notch smart & green housing development. Towards to the end, we will continue the effort by giving sustainable and high speed connectivity to cater customer demands of infotainment for our residents, said Chyi.

Collaboration is a key part of the success of any organization, executed through a clearly defined vision and mission and based on transparency and constant communication. Thus, the signing of the first service agreement with TM signifies our commitment in providing fibre connectivity to our development. With these services provided by Unifi, our residents will be able to spend more quality time together. Added Chyi

And today, with digital communication, is the biggest sources of opportunity for people / companies to collaboration and partnership. We believe to enhance our resident quality of life and offer innovative properties with better quality design and affordable housing to cater the current needs & demands.

For more information on TM ONE and its products and offerings, visit www.tmone.com.my. To find out more about Seri Alam Properties Sdn Bhd, log on to www.seriaustin.com or call 07 - 354 1111.

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About TM ONE

TM ONE, the enterprise and public sector business solutions arm of Telekom Malaysia Berhad (TM) Group, is positioned as the ONLY ENABLER for businesses to realise their full potential of their digital opportunities. TM ONE enables our customers and / or partners' digital journey through our seamless vertical and horizontal solutions where it is brought together by our people, processes and state-of-the-art technology. TM ONE's effective digital solutions host a customised and dynamic use of product and services that are well suited for our enterprise and public sector customer's journey toward their digital transformation.

Together with our multinational team of experts across Malaysia and Indonesia, the depth and breadth of expert skillsets among TM ONE personnel sets us apart from the rest. TM ONE enable businesses with customised value-based innovative digital solutions which allows our customers to focus their core business. This is in line with TM's philosophy of "Life Made Easier", for a better Malaysia.

For further information on TM ONE, visit www.tmone.com.my

About TM

Telekom Malaysia Berhad (TM), Malaysia's Convergence Champion and No. 1 Converged Communications Services Provider offers a comprehensive suite of communication services and solutions in fixed (telephony and broadband), mobility, content, WiFi, ICT, Cloud and smart services. As a market leader, TM is driven by stakeholder value creation in a highly competitive environment. The Group places emphasis on delivering an enhanced customer experience via

continuous customer service quality improvements and innovations, whilst focusing on increased operational efficiency and productivity.

For further information on TM, visit www.tm.com.my.

About Bandar Seri Alam

Bandar Seri Alam is located in Iskandar Malaysia Flagship Zone D whereby it has won several recognitions such as the Asia Pacific Property Award, Green Award, Prime Minister's Hibiscus Award, First Cycle Connected Township, Blue Ribbon Award, GAIA Award and TIMA Award.

Bandar Seri Alam is a township consisting of a fast growing community with population approximately 80,000. Bandar Seri Alam serves the community via a comprehensive list of retail outlets which includes Tesco, Today's Market, McDonalds, Burger King, Subway, Marry Brown, KFC, Tea Garden and Starbucks Cafe, Moonlight Cafe, Vivo Pizza, Sugar Bun Borneo Restaurant, Grumpy Goat Cafe, Baystreet 66, Banafee Restaurant to name a few. To improve safety and security, the Eastern Police District Headquarters was set up within the township.

To cater to the growing population, the reputable Singapore's Health Management International Limited (HMI) has set up its sister company, Regency Specialist Hospital in the heart of Bandar Seri Alam. It caters for 218 bed and plans for expansion of their Centre of Excellence (COE) building for the year 2020. Plans are underway for a third Government General Hospital to meet the needs of Johor Bahru residents for subsidised healthcare.

Bandar Seri Alam has a beautiful landscape environment which includes a large smoke-free parks which feature lakes with cobbled pathways, exercise equipment, jogging and cycling paths. A 33-kilometre bicycle lane has been incorporated into the township to promote an active lifestyle and to reduce carbon emission for a healthy township.

Bandar Seri Alam has been officially recognised by the local authorities as a "City of Knowledge" which has brought about many positive impacts and business opportunities as a result of the growing number of students, academicians and support staffs, making the township thrive more than ever. The list includes Asean Metropolitan College, Universiti Kuala Lumpur, Universiti Teknologi MARA, Excelsior International School, UniWorld International School, Japanese school, Nam Heng Chinese Primary School, Malaysia Art School as well as seven other national primary and secondary schools that help to nurture future leaders. The renowned Foon Yew High School will soon join the list when it opens its new campus at the township.

More information at www.bandarserialam.com

About UMLand Medini Lakeside Development

REDEFINING METROPOLITAN LIVING

Be part of the future and experience a new all new lifestyle at Medini Lakeside Commercial Centre. A flagship mixed development by UMLand Berhad, it promises to change your perception

of metropolitan living coupled with business hubs within its unique ecosystem, one of the most exciting within the Asian region. Medini Lakeside Commercial Centre was conceptualised as a fully integrated commercial hub for the urban dweller, by offering world class corporate environments and amenities within a well-balanced green zone by the lake.

Built on a 13-acres piece of land, the RM 1.2 billion Medini Lakeside Commercial Centre will feature 213-units of Shama Medini hotel apartments, a 198-room OZO Medini Hotel, 214-units of Citadines service apartments, lakefront retail spaces, and an international award-winning office tower (International Office Development at London International Property Awards for 2015-2016).

HEART OF A NEW METROPOLIS

Iskandar Malaysia is a development project initiated by the Malaysian government that aims to create a bustling commercial & business hub of the future in the southern gateway of Johor. This development encompasses five complementary zones. Each zone is developed with a unique goal of supporting industries such as technology, manufacturing, logistics and media production. In the centre of this development is Medini Lakeside, where it has been designated as the main business district to connect the various zones within Iskandar Malaysia to the rest of the world. Located within Medini Iskandar's, Malaysia Central Business District, Zone B, Medini Lakeside Commercial Centre caters for businesses by providing corporate tax exemptions and unrestricted recruitment of foreign knowledge workers for business growth.

THE LOCATION

Located at the gateway of Medini, an exclusive multi-phased mixed development in the financial enclave of Medini Iskandar Malaysia. It has been designated as an international zone which provides incentives for qualified businesses. People living and working in Medini Iskandar are entitled to special tax incentives that are only exclusive to the region. Some of the incentives includes a waiver of real property gains tax, minimum requirement for Foreign Purchase and corporate tax for selected businesses up to year 2020.

Surrounded by established developments such as EduCity, Pinewood Iskandar Malaysia Studios, Kota Iskandar, Puteri Harbour, it is also sited next to Legoland Malaysia. In terms of accessibility and connectivity, it is in close proximity to the region's key transportation hubs, a mere 30 minutes away from Senai International Airport, 10 minutes from the Port of Tanjung Pelepas and Gerbang Nusajaya High-Speed Rail Station, 15 minutes from the Jurong Port in Singapore, and only 45 minutes from Changi International Airport, the Port of Pasir Gudang and the Port of Tanjung Langsat.

More information at www.umcity.com.my

About United Malayan Land Bhd (UMLand)

UMLand is the award-winning Malaysian developer behind the successes of several residential townships and niche developments across the country. The company has two divisions handling Township Development and Niche Projects respectively. It also has a hospitality division that operates Suasana Suites serviced apartments, a construction division under UMLand Builders Sdn Bhd, and an F&B division under UMLand Lifestyle Sdn Bhd.

UMLand's Township division manages five townships namely: Bandar Seri Alam (Iskandar Malaysia), Taman Seri Austin (Iskandar Malaysia), Bandar Seri Putra (Bangi, Selangor) Mahkota Hills (Semenyih, Selangor) and the world-class integrated biotech park in Pasir Gudang, Iskandar Halal Park, a joint venture initiative with Perbadanan Islam Johor Holdings (PIJH), a Johor state government arm. UMLand's Niche division has completed several residential developments in Kuala Lumpur and Johor. These include Suasana Sentral Loft (KL Sentral, KL), Suasana Bangsar (Bangsar, KL), Seri Bukit Ceylon (Bukit Ceylon, KL), Suasana Bukit Ceylon (Bukit Ceylon, KL), and Somerset Puteri Harbour (Iskandar Puteri, Johor). UMLand's Suasana Iskandar Malaysia is the iconic residential development which comprises of a 35- storey serviced apartment tower, the very first Amari hotel in Malaysia , managed by ONYX Hospitality Group, and is complemented by Zenith Lifestyle Centre, a two-level international and specialty dining , avantgarde entertainment, premium wellness right in the middle of Johor Bahru City Centre. Medini Lakeside in Medini Iskandar Malaysia is an integrated development comprising UMCity (a mixed-use commercial development) and Viridea Lakeside (a green residential development). Meanwhile in the heart of Kuala Lumpur, Star Residences is a joint venture initiative with Symphony Life Berhad to develop an upmarket serviced residences in the center of KL City.

With a strong track record spanning across two decades, UMLand continues to embrace excellence and innovation as its main tenets to drive growth. Incorporated in the 4th quarter of 2017, UML Lifestyle Sdn Bhd is the Food & Beverage (F&B) arm of UMLand Bhd. The subsidiary provides its support and oversees the operations of its companies – Avenue Ambience Sdn Bhd and Jjang Restaurant Sdn Bhd. UML Lifestyle Sdn Bhd is the appointed Master Franchisee for BreadTalk & Toast Box Malaysia following the joint venture with Bread Talk Pte Ltd, a Singaporean multinational food and beverage corporation. The Group, with over 1,800 acres of undeveloped land bank across Malaysia, aims to be a caring and responsible developer that not only builds quality property units for investors and homemakers, but also units that will see its value enhanced as the community grows and living standards improve. With advances in technology, UMLand is also embarking on building smart cities to complement the lifestyle needs of the modern community. In 2015, UMLand bagged the "Best Office Development Asia Pacific" at the International Property Awards in London for its flagship project the UMCity Medini Lakeside development.

More information at www.umland.com.my

Temokin Sdn Bhd

Established in 1989 as a specialist contractor for high-quality pipe jacking and earthworks, Temokin led the market with the first microtunneling project in Malaysia in 1991. We have since grown to become a major turnkey civil engineering and property development company. Our projects range from the Sungai Gombak Bridge and TNB electricity substations to the new National Palace (Istana Negara) in Kuala Lumpur and the multi-billion-ringgit Seremban Middle Ring Road. We have also recently started to build high-quality homes, in Nusa Damai, Johor. At our core, we are a construction company with an integrated engineering team, providing us the ability to undertake any design-and-build project with: accurate cost controls, low overheads, advanced scheduling & a timely close out.

From its humble beginnings as a high-quality pipe jacking specialist, Temokin led the way with Malaysia's first microtunnelling project and has since expanded into the building of electricity substations, major underground sewage lines, complex bridges and major highways.

Temokin has a collective property development experience of over 50 years, having designed and built complex skyscrapers, hospitals, and vast, modern retail spaces on behalf of our clients.

Our current portfolio includes the building of high-quality duplex homes and the new Istana Negara (Malaysia's national palace).

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