



FIABCI MALAYSIA PROPERTY AWARD™ 2018 PROPERTY CEO

His philosophy *"Always uphold your integrity. Success comes and goes but integrity is forever"*.

Bina Puri Holdings Bhd's Group Executive Director Datuk Matthew Tee Kai Woon has choreographed the initiatives to diversify the established construction company into a more lucrative property development sector.

He is the main driver for the Group's performance achievement in property development, real estate, and the retail management business.

The Group's aggressive business diversification plan leads to a successful recurring income model in property development and includes highway concession and power supply.

Datuk Matthew is a young, vibrant and dynamic new leader of the industry who shares his knowledge and experience through his involvement in various industry-related agencies locally and internationally; moving towards nation building and becoming a role model to his peers and the millennials.

The Group has distinguished itself as a landmarks builder and among the companies to have completed real estate and property developments that breach the geographical divide of East and West Malaysia.



DATUK MATTHEW TEE KAI WOON
GROUP EXECUTIVE DIRECTOR OF BINA PURI HOLDINGS BHD



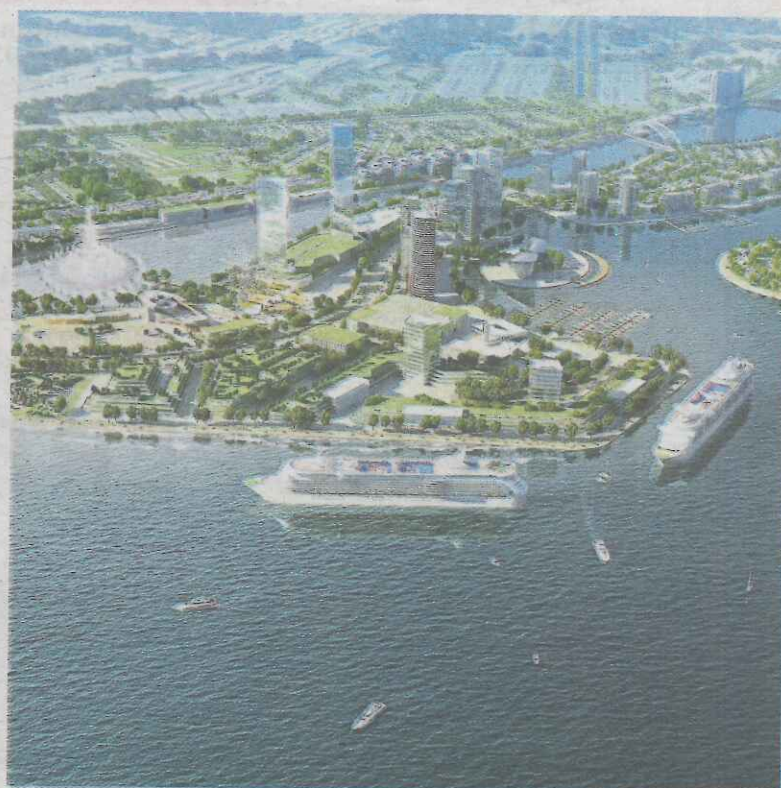
BINA PURI HOLDINGS BHD

www.binapuri.com.my

Building success based on integrity



Aerial view of The Valley @ Bentong, a country retreat in Karak, Pahang. Residents will be pampered with a long list of amenities while enjoying the rainforest experience.



Kuantan Waterfront Resort City (KWRC) is designed to be Kuantan's first integrated resort, leisure and entertainment destination.

"ALWAYS uphold your integrity. Success comes and goes but integrity is forever" is the philosophy of Bina Puri Holdings Berhad Group executive director Datuk Matthew Tee Kai Woon.

The recipient of this year's FIABCI Property CEO Award was "surprised, honoured and humbled" when he was informed of the recognition.

"We have been submitting our projects to FIABCI over the years but had always been unsuccessful. And then suddenly I found that I had won such a prestigious accolade.

"Even though this is an individual award, it is a reflection of team Bina Puri's success and collective efforts," he said.

A chartered accountant by profession, Matthew has been the main driver for the Group's performance achievement in property development, real estate and the retail management business since 2011.

Despite harbouring an initial ambition of starting his own accounting firm upon graduating from the University of Auckland, New Zealand, he joined Bina Puri in 2003.

There, he teamed up with his grand uncle Dr Tony Tan Cheng Kiat, the company's founding director, and his father Tan Sri Datuk Tee Hock Seng, the Group managing director.

In 1975, Bina Puri started off with a small building contract for the police station and staff quarters in Kepong, Kuala Lumpur, for the Public Works Department.

Today, it is a public listed company on the Main Board of Bursa Malaysia with diverse business activities locally and internationally.

These include investment holdings, civil and building engineering management, property development, highway concession, quarry operations, manufacturing of construction materials, utilities and hospitality management.

Matthew has been aggressively diversifying the Group's core construction business into recurring income models including property development, highway concession and power supply.

"Construction has provided us with the platform to venture into

property development.

"Bina Puri has been involved in property development since the mid-80s when we developed the Bukit Idaman township in Selayang, comprising over 2,000 residential units and shophouses against a backdrop of carefully preserved rainforest and painstakingly nurtured greenery.

"During that time, we were already doing something that nobody else was doing such as implementing the gated and guarded concept. A lot of the things we did were ahead of the times."

He said their success story in property development stemmed from their willingness to learn from others, the dedication of his colleagues, and the resourcefulness of their business partners involved in various joint-venture developments.

"It is good to be humble and learn from other developers and emulate their success. After all, the market is big enough for everyone," he said, adding that the Group is continuously exploring smart partnership opportunities to further expand its presence.

A leader of great foresight

Persistent and adventurous, Matthew loves trying new things and making money along the way! He took on various odd jobs as a student to chalk up valuable experiences.

He moved to Auckland at the age of 15 and attended the famous Kelston Boys High School with his brothers Kelvin and James. He found he had a knack for finances after being put in charge of managing their allowances.

"Although we weren't especially well-to-do with both my parents working full-time, they gave us a super environment to grow up as independent boys with room for personal growth."

After graduating from the University of Auckland with a Bachelor of Commerce degree, he was awarded the status of Fellow Certified Practising Accountant (FCPA) by CPA Australia.

He is also a Certified Financial Planner (Financial Planning Association of Malaysia).

He gained vital finance and accounting experience while serving as a business service



Matthew is poised to take Bina Puri to greater heights.

accountant for Marsden B. Robinson Chartered Accountants (New Zealand) and then as audit senior associate for PwC (PricewaterhouseCoopers).

Matthew went on to become the administrator of Chinese Maternity Hospital in 2001 before joining his family business as the special assistant to the Group managing director.

The position was created especially for him so he could be under his father's direct tutelage to learn the ins and outs of the company.

"Bina Puri celebrated its landmark 40th anniversary in 2015 and I am so proud to have been a part of its journey for the past 15 years. It's been quite a rollercoaster ride, with steep learning curves and multiple highs and lows.

"The challenges were in hindsight rewarding and once overcome, actually solidified the foundation of the Group.

"It is fulfilling to know that I have contributed in some ways towards its diversification from a traditional construction company into one that, today, has the Kuala Lumpur-Kuala Selangor highway concession (LATAR), a shopping mall (Main Place in USJ 21, Subang Jaya), a listed power entity (PT Megapower Makmur Tbk), property development portfolios and other investment income," he enthused.

He is bent on charting a new

direction for the Group to achieve 40% of its revenue from property development.

Under his leadership, the turnover and profit for the property segment have increased tremendously.

"Property development will contribute significantly to the Group's future profitability with an estimated GDV of over RM14 billion over the next 15 years."

Describing his corporate style as "direct to the point whilst being engaging", Matthew said he is always up for a challenge, adding that his peers in the industry labelled him 'the accountant surrounded by contractors'.

"Accountancy was a good foundation for me because it taught me the importance of numbers. I could have built my career on accounting but I chose an even more challenging profession and industry.

"Everything in business eventually translates into numbers, which equals results. I am a go-getter, it is important for me to make things happen.

"We have completed many developments throughout the years and to see the final work delivered is worth all the hard work. It is highly rewarding to know that you were a part of it," he gushed.

Matthew is presently president of the International Federation of Asian and Western Pacific

Contractors' Association (IFAWPCA). At 43 years old, he is the youngest person to helm the federation.

He plans to use his knowledge gained on the job to help advance the local construction industry.

He is also the immediate past president of the Master Builders Association Malaysia (MBAM) and sits on the Board of Advisory of the Construction Labour Exchange Centre Berhad (CLAB).

His other involvements include being the Honorary Treasurer General of Malaysian Steel Structural Association (MSSA), a member of the Advisory Committee of Hotel and Tourism Management by the Chinese University of Hong Kong, and a council member of Road Engineering Association of Malaysia (REAM).

A company of great vision

Established in 1975, the same year Matthew was born, Bina Puri remains one of the region's most well-regarded construction companies with over 40 years of work experience in civil and building construction.

Its name is a play on the Indo-Malay words for 'build' and 'palace', which is in line with its vision of becoming Malaysia's landmark builder.

The Group reached new heights of achievement by successfully completing a plethora of projects such as roads and highways, light railway transit system, waterworks, homes and commercial buildings like hotels, hospitals, airports and government complexes.

Bina Puri, which successfully listed its Indonesia Power Unit last year, also has offices in Brunei, Moscow and Bangkok.

It had also completed projects in Abu Dhabi, Cambodia, China, India, Nepal, Pakistan and Saudi Arabia.

In Malaysia, notable developments include LATAR Expressway, Main Place Residence and Mall, Opus Kuala Lumpur, Laman Villa @ Mont Kiara North, Jesselton Series in Sabah, and The Valley @ Bentong.

"All our projects are first and foremost for the Malaysian market with integrity being the key word in all our undertakings.



Opus KL is one of Bina Puri's signature developments. It offers 357 exquisite units across twin 32-storey towers.

Shining landmarks lighting up communities

"One can be the smartest and brightest but without integrity, you won't go far in life," said Matthew.

"Our good performance is attributed to the encouraging sales of Opus, Jesselton View and One Jesselton and The Valley plus the recurring income from Main Place Mall.

"Presently, our focus areas are Klang Valley, Johor Baru, Pahang and east Malaysia," he said, adding that Bina Puri's property developments cater to the full range of the target audience.

Architectural gems

There has been no stopping Bina Puri since its first successful township development of Bukit Idaman in 1985. Homes there are surrounded by nature in an oasis of tranquility and serenity.

The Group continued its winning streak with completed projects such as Main Place, Laman Villa, Puri Tower in Puchong, Jesselton Condominium and Jesselton View in Sabah.

New undertakings include Opus KL, The Valley, Puri Residences and Petrie Villa in Johor, One Jesselton and 8 Avenue (commercial mall and SOVO) in Sabah, and Kuantan Waterfront Resort City in Pahang.

Lined up are proposed condominiums in Cheras Pertama, a mixed development in Sarawak, Riveria Sentral @ Kuala Lumpur and AEC Park (formerly known as Bangkok Marina Resort and Spa) in Thailand.

Main Place

A resuscitated retail-cum-condominium development in USJ 21, Subang Jaya, Main Place is a project that was 16 years in the making. It was finally completed in 2014 by Bina Puri which proved once again that nothing is impossible!

Combining residence, leisure, retail and dining components to bring the ultimate city-suburban lifestyle, Main Place consists of four blocks of 25-storey service condominiums and a three-storey retail podium.

Designed as a family mall, the commercial component provides incredible accessibility, visibility and presence, serving the surrounding communities and



Matthew (standing, centre) meeting Prime Minister Tun Dr Mahathir Mohamad during a Perdana Leadership Foundation event.

breathing a new lease of life into USJ.

Facing the Damansara-Puchong Expressway (LDP) with the USJ21 LRT station of Kelana Jaya Line (linked directly to KLCC) a mere 250m away, it is also well-connected to major highways such as the North-South Expressway Central Link (ELITE), Shah Alam Expressway (KESAS) and New Pantai Expressway (NPE).

Opus KL

Sitting on a 1.38-acre tract located off Jalan Maharajalela in Kampung Attap, Opus is the very first modern development in this vicinity, thus bringing some urban regeneration.

It offers 357 luxurious units ranging from 704sq ft to 1,153sq ft across twin 32-storey towers.

The exquisite residences feature Calvin Klein designer furniture and Gorenje energy-efficient kitchen appliances.

Opus also bears the distinction of being the only high-rise commanding unobstructed view of all four of Kuala Lumpur's iconic landmarks — The Petronas Twin Towers, KL Tower, Exchange 106 and the upcoming Merdeka PNB 118.

PNB 118, which is located directly opposite Opus, is set to be the tallest tower in Malaysia and Southeast Asia, and potentially the

world's third tallest structure.

A pedestrian walkway will link Opus to PNB 118 and a lifestyle mall.

The Valley

Bina Puri delivers the rainforest experience right to your doorstep with The Valley, a country retreat measuring over 1,593 acres of bountiful land in Karak, Pahang.

Build the home you have always desired in acreage among emerald fields, fecund forests and crisp fresh air.

Phase 1 of Kerau, named after the river that meanders through the entire development, is made up of 158 homestead lots.

Wake up to the whistle of flowing water and melodious bird song in your very own paradise.

Residents will be pampered with a host of lifestyle facilities like an event hall, games room, swimming pool, tennis courts, lawn bowl, gym and outdoor BBQ.

Key features here include the gorgeously landscaped grass lawn courtyard and the common facility area, a social hub for residents to indulge in resort-style amenities.

Nestled between the tourist hotspots of Genting Highlands and Berjaya Hills, The Valley is situated 7km away from Karak town and is well-connected via the KL-Karak Expressway.

Puri Residences

A joint venture with LakeHill Resort Development Sdn Bhd, Puri Residences marks Bina Puri's first foray into Iskandar Malaysia, Johor.

This residential project is part of the master-planned LakeHill Resort City, a fast developing township near Masai.

Bina Puri will undertake Phase 1A1 of Taman Nusa Damai comprising 412 double-storey terrace homes with built-ups of 1,700sq ft to 1,800sq ft.

A flagship development in the Iskandar Malaysia economic corridor, LakeHill Resort City is conceived to provide an utmost refined resort lifestyle integrated with the convenience of city living.

It is flanked by Jalan Tebrau on the east, Senai-Desaru Highway in the north to accord easy access to Senai International Airport, and Pasir Gudang Highway in the south leading to Pasir Gudang Port and the Second Link into Singapore.

Kuantan Waterfront Resort City

The east coast states will have its first iconic waterfront real estate with this new undertaking that will rise above the shallow seas at the foreshores of Tanjung Lumpur, the old Kuantan City.

Sprawling over 500 acres of reclaimed land, Kuantan Waterfront Resort City (KWRC) is designed to be Kuantan's first integrated resort, leisure and entertainment destination within the waterfront living enclave.

The development components include a water theme park, indoor aquaria, international cruise terminal, duty free complex, premium outlets, themed shopping mall, waterfront promenade, resorts and convention centre.

Residential components will comprise waterfront and seafront terrace units, semi-detached houses, bungalows, high-rise condominiums and low-rise duplex villas while the commercial elements will consist of a business park, corporate towers, commercial shop lots and service apartments.

The education and medical tourism components will be made up of a private international school, medical centre and retirement village.

With a Gross Development Value (GDV) of RM11 billion and expected to be fully developed in 10 years, Phase 1 comprising two blocks of serviced apartments and a waterfront F&B complex has started.

Jesselton Series

Jesselton View @ Hilltop in Kota Kinabalu, Sabah, features 80 condo units in five-storey and 11-storey blocks set amidst nature on elevated ground.

Designed for a high standard of comfort living, the residences come with spacious layouts of 809sq ft to 2,922sq ft in a gated and guarded well-landscaped community.

Peace of mind is assured with round-the-clock CCTV monitoring and to indulge residents are recreational facilities including a rooftop infinity pool, gym and sky garden.

Location wise, the development is within close proximity to commercial centres such as City Mall, Foh Sang, Damai and Lintas Square as well as being near the Sabah Golf & Country Club.

Connectivity is via the main thoroughfare of Jalan Lintas, ensuring rapid links to Kota Kinabalu International Airport, Penampang, Luyang, Bundusan and Likas.

The latest addition to the city's luxurious residential developments is One Jesselton at Kepayan Ridge.

Perched along Jalan Banjaran, one side of this condominium faces Central Plaza, another the gratifying sight of Mount Kinabalu, and another the unobstructed view of the South China Sea.

Available are 125 exclusive units, with 12 different layouts, in one stunning 11-storey block. The concept revolves around creating a two-generation home.

The built-ups are spacious and functional, ranging from a cosy 964sq ft to a sizeable 2,660 sq ft.

There are ample facilities such as a recreational sky deck, sky gymnasium, sauna, rooftop swimming pool and jogging track.

A multi-tier security system is in place.

Nestling close to the heart of Kota Kinabalu, One Jesselton is surrounded by amenities such as Queen Elizabeth Hospital, Kota Kinabalu High School and Kota Kinabalu International Airport.

MALAYSIA PROPERTY AWARD™ 2018

WINNERS ROLL OF HONOUR



Property Man

Tan Sri Dato' Sri Lim Hock San
Group Managing Director
LBS Bina Group Berhad



Property CEO

Datuk Matthew Tee Kai Woon
Group Executive Director
Bina Puri Holdings Bhd



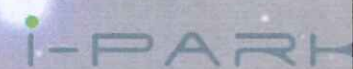
Heritage (Restoration/Conservation)

Caffe Diem @ Pekan Cina
Encomas Sdn Bhd



Industrial

I-Park @ Indahpura
AME Development Sdn Bhd



Master Plan

Desa ParkCity
Perdana ParkCity Sdn Bhd



Office

Bangunan Ibu Pejabat PKNS
Perbadanan Kemajuan Negeri Selangor (PKNS)



Purpose-Built

Setia SPICE
S P Setia Berhad



Residential (High Rise)

The Greens
Bellworth Developments Sdn Bhd



Retail

Sunway Velocity Mall
Sunway Velocity Mall Sdn Bhd



MALAYSIA PROPERTY AWARD™ is a gold standard for developers in the real estate industry, it is held annually since 1992 and has been recognising excellent projects for the past 26 years. It serves as a platform for them to showcase their best creations. Winners of the Award are eligible to participate in the FIABCI World Prix d'Excellence Awards in following year, which will be held in conjunction with FIABCI World Congress.

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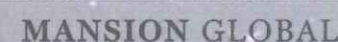
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FIABCI World Prix d'Excellence Awards 2018

Malaysian Winners (World Gold)

Awarded in Dubai, United Arab Emirates @Tuesday 1st May 2018

Affordable Housing Category	Seri Kasturi Apartment, Selangor, Malaysia	
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Environmental (Rehabilitation/Conservation)	Mangala Resort & Spa, Pahang, Malaysia	
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Industrial Category	Eco Business Park 1, Johor, Malaysia	
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Master Plan Category	Setia Eco Glades, Cyberjaya, Malaysia	
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Purpose Built Category	SOCISO Tun Razak Rehabilitation Centre, Malacca, Malaysia	
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Residential (Low Rise) Category	16 Quartz, Selangor, Malaysia	
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FIABCI WORLD PRIX D'EXCELLENCE AWARDS reward overall merit and not just aesthetics, functionality or size. It therefore represents an outstanding achievement. It is held annually in conjunction with FIABCI World Congress in May. The winners of property award in each country are eligible to submit for this international property award.