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SERI AUSTIN'S 8TH ANNIVERSARY CELEBRATION & SIGNING CEREMONY FOR MOU OF EN-BLOC SALE OF TOWER 3, SERI AUSTIN RESIDENCE APARTMENT

Multipurpose Hall, Seri Austin Residence Apartment

7th July 2013

Dynasty View Sdn Bhd (DVSB), a wholly owned subsidiary of United Malayan Land Berhad, celebrated its 8th Anniversary in conjunction with the Signing Ceremony for the Memorandum of Understanding (MOU) to enter into a Marketing Agreement for the en-bloc Sale of Seri Austin Residence Tower 3 on Sunday, 7th July 2013, held at Multipurpose Hall, Seri Austin Residence Apartment, Taman Seri Austin. The guest of honor for the event was Mr KK Wong, Senior General Manager of DVSB and Dr Daniele Gambero, Chief

Executive Officer of REI Group. Also present was UMLand's Group Chief Executive Officer, Mr Charlie Chia Lui Meng.

The MOU signing ceremony between DVSB and REI Group marks the beginning of a partnership with a fast growing consulting and marketing services organisation. With the signing, REI Group will underwrite the entire Tower 3 of 140 units of Seri Austin Residence Apartments at a Gross Development Value of RM62 million. REI Group will be

mainly marketing & selling the apartments in Klang Valley, Penang, Ipoh, and Sabah. The signing ceremony was witnessed by Mr Charlie Chia Lui Meng, the Group CEO of UM Land and Ms Elizabeth Siew, the Legal Advisor of REI Group.

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NOTE FROM THE EDITOR

Time flies when you are having fun and we are already past the half year mark of 2013. Just the other month, we welcomed the New Year with a long list of resolutions for Seri Austin, a formidable company in the property industry and a caring developer in the hearts of the community.

This issue marks a splendid start to the end of the year and reflects the growing optimism about the prospects to live, work, play and invest in the thriving township of Seri Austin. Capping the celebrations is Seri Austin's 8th Anniversary held in conjunction with the township's first ever En-bloc Sale for Seri Austin Residence Apartments Tower 3. Testimony to our design quality, innovation

and premium quality of products, we are able to bring our properties to an even wider scope of investors via the reputable REI Group, a fast growing consulting and marketing organization.

Another positive prospect was the launch of Olivine double storey detached houses held in conjunction with Mother's Day in May 2013, and preview of Pearl luxury double storey terrace houses held in conjunction with Father's Day in June 2013. Both launches successfully attracted potential buyers and fostered stronger community spirit with family oriented activities.

Inspired by global support on Saving Gaia, Seri Austin proudly launched "Everyday

Is Earth Day at Seri Austin" in April 2013 with focus on its continued environmental efforts such as Effective Microorganisms (EM) activities.

Throughout this issue, you'll see indicators of more positive news to come. We're confident that our renewed commitment will help make Seri Austin, better, greater and stronger than before. It is rewarding to know that we can always share glad tidings with our residents and readers. Thanks to them, we're focused on the future.

Shazreena
 Editor
 Shazreena

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Seri Austin Residence leads the way to finer things life has to offer. Strategically located at the Tebrau corridor, it is only 12 minutes to CIQ via Eastern Dispersal Link and 20 minutes to Senai Airport via North South Highway. Choose the ideal home that suits your personal lifestyle and needs. Tower 3 consists of 140 units with 3 types - Type A (661 sq.ft) offers an open layout with cleverly designed features, while Type B (888 sq.ft) features balcony and yard for extra storage, ideal for young couples, and Type C (1,208 sq.ft) is spaciouly designed for bigger families. All three towers of Seri Austin Residence comprise of 420 units in a low-density 10.2 acres land development. Selling price for each unit starts from RM257,000 to RM643,000.

Residents enjoy privileged facilities such as Swimming Pool, Glass Gym by the Pool, Tropical Garden, Multipurpose Hall, Jogging Track, Outdoor Gym, Gazebo, Children Playground, Basketball Court, Nursery and Games Room. In addition, each unit is equipped with High Speed Broadband, Astro HD ready, Smart Card Access, CCTV and 24-hour Patrolling.

The ceremony was made more exciting with many activities and performances including Lion Dance, Magician & Illusion show, Property Talk and Fireworks. Over 400 visitors including loyal business associates, consultants, contractors, bankers, solicitors and suppliers enjoyed their night at Seri Austin.

APPRECIATION AND CELEBRATION FOR IOLITE DOUBLE STOREY TERRACE HOUSE

Seri Austin Sales Gallery, Johor Bahru

31st March 2013



Due to an overwhelming response, Dynasty View Sdn Bhd had organized an event to show gratitude and appreciation to all the homebuyers of lolite double storey terrace house on 31st March 2013, from 10.00am to 5.00pm, at Seri Austin Sales Gallery.

lolite double storey terrace houses is sited within prime location of Taman Seri Austin. 80% of the total 173 units had been sold within the last 6 months period. The unique design and features are the key factors of lolite's successful sales. lolite1 and lolite2 are designed with 4 bedrooms and 4 bathrooms with the built-up areas of 2,027 sq.ft and 1,949 sq.ft.

lolite comes with unique features such as wider car porch, quality large floor tiles for living, dining and master bedroom, security grille at yard area, and wider staircase, making it the favorite choice for the purchasers. All units are equipped with fiber optic telephone cables without any overhead electric cables, Telekom Malaysia high speed broadband (UNIFI) and located within a gated and guarded community.

Experience the smart living concept that offers unmatched freedom, quality and safety amidst abundant flora and fauna next to your home. lolite2 double storey terrace house is priced from RM428,800.00 only. Early birds are entitled for 5% rebate and two units of air-conditioner upon booking for a limited period only.

Amongst the highlights for the day were Face Painting, Handcraft Competition, Balloon Art Demonstration and light refreshments.

“EVERYDAY IS EARTH DAY AT SERI AUSTIN” IN CONJUNCTION WITH WORLD EARTH DAY CELEBRATION 2013

Seri Austin Sales Gallery

21st April 2013



On Sunday, 21st April 2013, Dynasty View Sdn Bhd (DVSB), wholly owned subsidiary of United Malayan Land Berhad, celebrated the "Everyday Is Earth Day at Seri Austin" with many activities. The event was held in conjunction with the World Earth Day Celebration 2013. The guest of honor was Mr Khoo Soo Seang, Ex Senator of Tebrau area, accompanied by Mr KK Wong, Senior General Manager of Dynasty View Sdn Bhd.

The celebration was packed with exciting activities for all school students including photography contest, colouring contest and many more. Themed "Greeneries @ Seri Austin", 15 students who took part in the photography contest from secondary schools around Taman Seri Austin Johor Bahru were assigned to capture beautiful sceneries around Taman Seri Austin. First prize was won by Mohamad Daniel Irfan Bin Mohd Rosli from Sekolah Menengah Taman Daya 2. For the colouring contest, the winner was Jeff Luai from Sekolah Jenis Kebangsaan Cina Pu Sze. Around 70 students took part in the colouring contest.

The EM Mudball Making Competition for students was also held during the event, with over 5,000 pieces of mudball made. The activity was part of DVSB's effort to save the planet earth through Effective Microorganisms (EM). There were over 70 students participating in this competition. In the primary school category, students from Sekolah Kebangsaan Taman Daya took top prize with 460 pieces of mudball and for secondary school category, it was won by Sekolah Menengah Taman Daya 3 with 512 pieces of mudball.

Other activities were Recycle Dress Parade, Count The Mudball Contest and Exhibitions by Local Agenda 21 Majlis Bandaraya Johor Bahru, Southern Waste Management (SWM) and Telekom Malaysia.

EXCLUSIVE PREVIEW OF OLIVINE & MOTHER'S DAY CELEBRATION 2013

Grand Ballroom, Grand Paragon Hotel, Johor Bahru

11th May 2013



On Saturday, 11th May 2013, Dynasty View Sdn Bhd (DVSB) had successfully celebrated the exclusive preview of Olivine, the upcoming residential property for year 2013. Olivine comprises of 64 units double storey cluster house and 22 units double story semi-detached houses at Phase 5F. This preview was held in conjunction with the Mother's Day celebration. About 180 visitors and home buyers from all walks of life came as early as 6.30pm to enjoy the exclusive preview and savor the special buffet dinner served by Grand Paragon Hotel, Johor Bahru.

The ceremony began with the launching and the preview of Olivine by the Senior General Manager, Mr KK Wong. In his welcoming speech, he emphasized UM Land's successful sales of the previous phases and good quality finishes. The ceremony began with a short brief for Olivine by Mr Steven Ng, Manager of Sales and Marketing, followed by a briefing on Legislation of Buying Property in Johor for the buyers by our solicitor, Syed Alwi and Ng & Co.

Located in a gated and guarded community, the 35'x90' double storey semi-detached house with built up area of 3,067sq.ft., is uniquely designed with wide panel windows that offer you scenic views and allowing residents to enjoy abundance of natural light and better ventilation. Apart from that, Olivine also offers wide staircase and car porch with longer driveway for convenience of a growing family. Amongst the special features are bigger master bedroom and bigger floor tiles for living, dining and master bedroom and higher ceiling for ground floor and family area that suitable for a future attic floor.

Comes with attractive modern designs in 35'x75', Olivine1 double storey cluster offers a spacious built-up area of 2,669 sq.ft. Creatively designed with spacious interior that allows smart usage of floor area, it has 3 bedrooms and 3 individual full height tiles for bathrooms, and spacious family area on the first floor. Amongst the added features in Olivine1 are wider car porch & staircase, spacious living and air conditioning systems in living and bedrooms.

The event ended with light refreshments, cocktails and exciting lucky draw. Experience the smart living concept that offers unmatched freedom, quality and safety amidst abundant flora and fauna next to your home.

DVSB-MEDIA BOWLING CHALLENGE 2013

Ampang Superbowl, Pelangi Leisure Mall, Johor Bahru

5th June 2013



DVSB Team



Top 3 Teams From Media

On 5th June 2013, DVSB had organized a friendly bowling game with the media at the Ampang Superbowl, Pelangi Leisure Mall, Johor Bahru. This event, held for the third time, is part of the yearly sport activity with media friends, to show our appreciation for their continuous support over the years. This tournament was also a platform for us to build a closer relationship with the media.

27 teams from various media participated in this annual event. The teams were media friends from RTM, Awani, Utusan Malaysia, Sin Chew Daily, Guang Ming Daily, Bernama, Harian Metro, NSTP, Berita Harian, Kosmo and Al Hijrah. MBBJ Councilors also formed a team and took part in the tournament. The team from "Awani" (Di Gun, Sharul and Amin) was the champion for the DVSB – Media Bowling Challenge 2013. While, for the DVSB Category, the Champion was "GBS" with their team members (Khairul, Fikri and Zetty). All winners took home trophies and a hamper for the team.

PREVIEW OF PEARL LUXURY DOUBLE STOREY TERRACE HOUSE & FATHER'S DAY CELEBRATION SERI AUSTIN SALES GALLERY

16th June 2013



On Sunday, 16th June 2013, Dynasty View Sdn Bhd (DVSB) had successfully organized The Preview Launch of Pearl luxury double storey terrace house in conjunction with the Father's Day Celebration at Seri Austin Sales Gallery. Also present was the Senior General Manager of Dynasty View Sdn Bhd, Mr KK Wong.

Filled with fun, exciting and interesting activities, the event began with welcoming speech by Mr KK Wong, the Senior General Manager of Dynasty View Sdn. Bhd. In his speech, Seri Austin was marked as having a successful year in sales as all landed properties have been fully sold out. As a continuation to our successful sales, Pearl double storey terrace house is now open for registration and scheduled for launch in October 2013.

Amongst the attractions of Pearl are the connecting bridge to enable grand entrance to the master bedroom and the wide hardwood for panel entrance door. Pearl also offers air conditioning refrigerant with piping for the living room and bedrooms and is located within a gated and guarded community.

There was also a EM Mudball Making Competition for Schools where over 7,944 pieces were made. This was part of DVSB's effort to save the planet earth through Effective Microorganisms (EM). There are over 50 students participated in this competition. Primary school category's top prize was awarded to Sekolah Kebangsaan Taman Mount Austin with 443 pieces of mudball and for secondary school category, it was won by Sekolah Menengah Taman Daya 2 with 486 pieces of mudball. Other activities were games and fun activities, Dance Performance, Clown Performance, Father & Child Tacit Test and light refreshments.

SITE PROGRESS AS @ 15th July 2013

emery2

DOUBLE STOREY TERRACE

22' x 70' | 2,151 sq.ft.



Work In Progress
100%

Citrine

DOUBLE STOREY SEMI-D

32' x 90' | 2,630 sq.ft.



Work In Progress
95.76%

SERI AUSTIN HILLS

Citrine¹

DOUBLE STOREY CLUSTER

32' x 75' | 2,419 sq.ft.



Work In Progress
91.78%

Ametrine²

DOUBLE STOREY BUNGALOW

46' x 90' | 3,150 sq.ft.



Work In Progress
99.56%

Amethyst 2

Double Storey Terrace

22' x 75' | 2,062 sq.ft.



Work In Progress
19.05%

Iolite 1

Double Storey Terrace

20' x 70' | 2,027 sq.ft.



Work In Progress
54.00%

Olivine

Double Storey Cluster

35' x 75' | 2,764 sq.ft.



Work In Progress
51.00%

Olivine

Double Storey Semi-D

35' x 90' | 3,030 sq.ft.



Work In Progress
51.00%

Showhouse

Showhouse

Tower 1



Work In Progress
73.24%

Tower 2



Work In Progress
29.38%

SERI AUSTIN RESIDENCE

LUXURY APARTMENT

SERI AUSTIN UPCOMING EVENTS (JULY – SEPTEMBER 2013)

JULY

- 5-7 July Johor Bahru Transformation Open Day 2013 @ Galleria Kotaraya, Johor Bahru
- 7 July 8th Anniversary Celebration & Signing Ceremony for En-Bloc Sale of Tower 3, Seri Austin Residence
- 24 July Majlis Berbuka Puasa Bersama Staff & Sumbangan Kepada "Johor Area Rehabilitation Organization" (JARO)
- 27-28 July Malaysia Property Showcase @ Traders Hotel

AUGUST

- 16-18 August Participation in iProperty.com Expo 2013 @ MidValley Kuala Lumpur
- 17-18 August Participation in Property Investment Convention 2013 @ Vivatel Hotel Kuala Lumpur
- 20 August Roadshow @ RHB Bank, Taman Molek

SEPTEMBER

- 6-8 September Property Roadshow @ Plaza Pelangi, Johor Bahru
- 14 September Mooncake Festival Celebration and Official Launch of "Pearl" Double Storey Terrace House
- 27-29 September iProperty.com Expo @ City Square, Johor Bahru