



Building
Lifestyles
Building
Trust

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Property trust

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PARC3 WINS MAJOR SUSTAINABILITY AWARD



Other stories in this edition:

- Award-winning firm enhances Est8
- Rapid screening for a COVID-free workplace
- Group reports strong results amidst pandemic

MANAGING DIRECTOR'S MESSAGE



In 2015, when we expanded our footprint into the Klang Valley's property market, we promised to deliver on our vision of creating distinctive lifestyles through marrying the best in innovation and sustainability and in the process, deliver homes of lasting value for both buyers and the community.

Today, we are continuing to realise that promise with Parc3 @ KL South winning the Best Sustainable High-Rise Development award at the iProperty Development Excellence Awards 2021.

It's another important award for Eupe as well a further milestone that further underlines both the success of our expansion into KL, and how our commitment to setting bold, new directions in sustainable urban living is gaining traction.

It's an important award for Eupe as well as a further milestone that underlines our commitment to bold, new directions in sustainable living.

Parc3's sustainability design features the ground breaking *My Home Garden* concept that is designed around a blend of extensive yet integrated landscaping and community-style gardens.

It was one of the significant points of difference with Parc3 that secured the iProperty award.

Other key sustainability features of the project include its unique wave-like architectural structure that mimic natural water flows and its passive cooling system which circulates natural, healthy air throughout the building.

In addition, Parc3 also features the largest public art sculpture for a residential development in Malaysia.

Since the start of the pandemic, our team has also made a number of COVID-safe additions to the development to further safeguard the health and wellbeing of residents.

All these features combine seamlessly to create a truly iconic residential building for natural and healthy urban living.

We are truly honoured to receive this award. Along with other high-profile property industry awards Eupe has received over the past year, this accolade not only validates our distinctive approach to home design, but inspires us to do even better with our future projects.

With Parc3's construction now close to completion, we can't wait to share with you more photos of this award-winning development.

NEW DESIGN FIRM FOR EST8

This edition of Property Trust also highlights the appointment of one of Asia's leading interior design firms – Ministry of Design (MOD) – to collaborate with us in finalising our third project in Klang Valley – Est8 @ Seputeh.

Singapore-based MOD is an international award-winning architectural and interior design firm. Collaborating with such a prestigious design firm will help us to further enhance the aesthetic design of Est8's common interior, sky gardens and facilities spaces, and craft a truly iconic, holistic living experience for the buyers.

All this is in line with our core Shared Value philosophy where we take less so we can give our buyers more through premium design, features and facilities of lasting value.

You can read more about the collaboration in Page 4-5.



Dato' Beh Huck Lee

Group Managing Director
Eupe Corporation Berhad

BEST SUSTAINABLE
HIGH-RISE
DEVELOPMENT



MINISTRY OF DESIGN

AWARD-WINNING DESIGN FIRM TO ELEVATE EST8 @ SEPUTEH'S LIFESTYLE EXPERIENCE

As part of its commitment to creating distinctive, iconic residential properties for its buyers, Eupe has appointed one of Asia's leading interior design firms – Ministry of Design (MOD) – to lead the design work of the common interior, sky gardens and facilities spaces of its upcoming, third KL project.

Est8 @ Seputeh is due to launched later this year and work on finalising all aspects of the project – which is adjacent to Mid-Valley shopping and entertainment precinct – is nearing completion.

MOD is an integrated architectural and interior design firm that has won Singapore's President Design Award twice, New York's Gold Key Award three times, and named "Designer of the Year" by International Design Awards (USA) with 137 awards to date.



Key members of Ministry of Design



Some of the local and international projects designed by MOD



Est8

SEPUTEH

A State of Difference

Colin Seah, MOD's founder and Director of Design, said his company was excited to be working with Eupe on the project.

"When it comes to redefining spaces, we love to question where the inherent potential in contemporary design lies, and redefining the world around us in innovative ways. In other words, creating real change, rather than change for the sake of novelty."

"We aim to not only craft a home that is delightfully surprising, but one that offers a holistic and life-affirming experience for those who live in it."

Datin Michelle Gan, Eupe's Head of Marketing and Sales said, "The opportunity to collaborate with such a prestigious award-winning design firm to help enhance Est8's investment value and experience is an exciting milestone for us."

"MOD's brief is to lead the ground-breaking design of Est8's common spaces and facility areas that maximises the liveability, functionality and aesthetics of the property."

If you would like to find out more about the project, please contact

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PARC3 AWARDED BEST SUSTAINABLE HIGH-RISE DEVELOPMENT 2021 AWARD



Eupe's projects continue to win critical acclaim and major awards.

Parc3 @ KL South – Eupe's second project in Klang Valley - has been named as the winner of the **Best Sustainable High-Rise Development** at the **iProperty Development Excellence Awards 2021!**

This prestigious award, as well as the other high-profile awards Eupe has won for Parc3 and Novum @ South Bangsar, highlights how Eupe's innovative approach to property development and design is being recognised at the highest levels in Malaysia.

Judges of the Best Sustainable High-Rise Development 2021 Award singled out Parc3's ground-breaking eco-design and innovative landscaping and community gardens as the reasons for being awarded the coveted sustainability prize.

Eupe's Group Managing Director, Dato' Beh Huck Lee, said the Company was extremely honoured to receive the award which was testament to the hard work and commitment showed by everyone involved in the project.

"As a property developer, we have a significant responsibility to make sustainable living as accessible to as many buyers as possible. Parc3 was painstakingly designed to raise the bar on green living in the city, while offering premium architecture, amenity and lifestyle, all at an affordable price."

"We look forward to setting even higher standards for sustainable property design with our future projects in KL."

The award is the second prestigious accolade that has been awarded to Parc3. Parc3 was Highly Commended in the Best Landscape Architectural Design Category in the Propertyguru Asia Property Awards 2019.



Construction of Parc3 is well-advanced

EUPE REPORTS STRONG FY2021 FINANCIAL RESULTS

Eupe has released its Annual Report entitled "A Year of Uncertainty" for the Financial Year 2021 which highlights the Group's strong performance despite the challenges posed by the pandemic.

The Annual Report highlighted COVID-19 movement restrictions has created major obstacles for the Group, particularly in terms of its capacity to launch and market property projects as well as meet construction schedules.

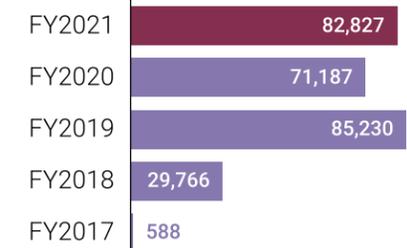
However, despite the COVID-related disruptions, the Group rose to these challenges and continue to achieve key sales and construction milestones. This in turn resulted strong revenue and profit results in FY2021, mainly due to strong proceeds from its Klang Valley property development projects, as well a pleasing turnaround in revenue from the Group's Northern Property Division, based in Kedah.

"Our success in steering a clear course through the pandemic has been the result of our ability, both as a Group and individual employee, to respond and adapt to challenges in a proactive way" said Eupe's Group Managing Director, Dato' Beh Huck Lee in the report.

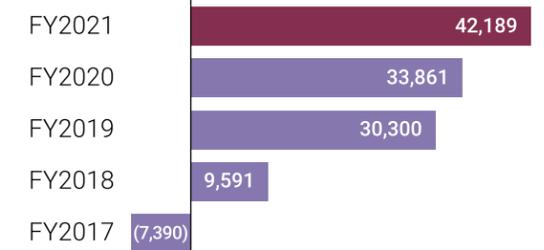


Cover of Eupe's 2021 Annual Report

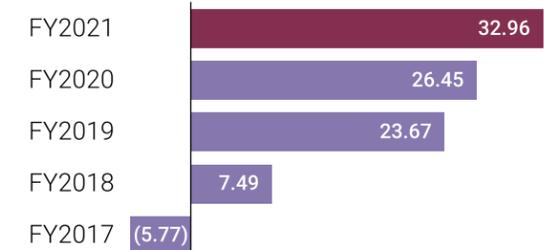
Profit Before Tax ("PBT") (RM'000)



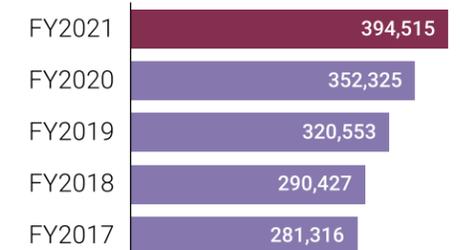
Profit attributable to equity holders of the Company (RM'000)



Earnings per share ("EPS") (sen)



Shareholders' funds (RM'000)



EUPE CONDUCTS 'COVID-19 ANTIGEN SALIVA TEST' ON NORTHERN SITE STAFF

With saliva-based test kit now available in Malaysia a quick and convenient diagnosis of whether a person has COVID-19, Eupe is conducting mass testing on its northern site workers to keep its work sites safe and prevent the spread of virus.

The Government-approved test which is 96% accurate requires special training to administer.

Four Eupe employees - Mohd Izzatul Naim, Norsharimah, Felycia Ooi, and Yeap Li Kun - were selected to attend the special training.

They then conducted a mass testing screening at Eupe's Taman Kelisa Ria, Bandar Seri Astana and Padang Serai construction sites.

All results of the tests came back negative.

Eupe continues to take a range of precautionary measures including mass testing of its site workers, to protect their health and safety, as well as the community.



Eupe staff learns how to conduct the COVID-19 antigen saliva test.



All Eupe Northern Region's construction workers are tested negative.



EUPE LENDS A HELPING HAND TO THOSE IN NEED

The pandemic and movement restrictions to curb the spread of the virus continues to affect the livelihoods of many people.

To help ease the burden, Eupe has extended a helping hand to several community organisations in recent months.



Persatuan Kebajikan Chen Ai OKU

Persatuan Kebajikan Chen Ai OKU

A donation of RM2,000 was made to Persatuan Kebajikan Chen Ai OKU, a non-profit organisation that provides long-term help to those underprivileged in the community with disabilities.

Sponsorship of Laptop

A laptop valued at RM3,700 was donated to Ms. Tang Jing Boon, a SPM straight-A student from an underprivileged family. The donation was arranged by Buddhist Tzu-Chi Merits Society Malaysia to encourage Ms. Tang to achieve even greater heights in her academic studies.



Dato' Beh hands over the laptop to Ms.Tang.

Hospital Sultan Abdul Halim Sungai Petani

RM10,000 was donated to Buddhist Tzu-Chi Merits Society Malaysia to buy a water dispenser and personal protective equipment for Hospital Sultan Abdul Halim Sungai Petani, Kedah. The water dispenser is being used in the isolation ward for COVID patients.



Encik Noordihan, Senior Manager of Technical Support hands over the water dispenser to the hospital staff.



Eupe staff hands over the wheel chairs to the MPSPK officer.

Kuala Muda and Gurun Vaccination Centres

Five wheel chairs valued at approximately RM2,000 were donated to Kuala Muda and Gurun vaccination centres. The contribution was arranged by Majlis Perbandaran Sungai Petani, Kedah (MPSPK) and the wheel chairs will be used to help those getting their COVID vaccine jabs who have mobility challenges.

Lot Melayu sahaja

CINTA | SAYANG
resortvillas



Link Banglo Setingkat

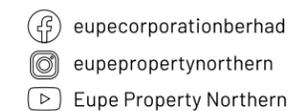
Luas tanah: 59' x 65' | Luas binaan: 1,510 kps

- Siling yang tinggi di ruang tamu.
- Reka bentuk moden kontemporari
- Kawasan berpagar & berpengawal
- Lokasi yang strategik dipenuhi kemudahan
- Ruang besar di bilik utama

Gambar hanya sebagai ilustrasi sahaja



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A project by: **EUPE KEMAJUAN SDN BHD** (150839-X) A Subsidiary of **EUPE CORPORATION BERHAD** (377762-V)

Pemaju: Eupe Kemajuan S/B • Tingkat 5, Wisma Ria, Sg Petani • No. Lesen: 3828-34/03-2022/0524(L) • Tempoh Sah: 16/08/2020-15/08/2022 • No. Permit Iklan & Jualan: 3828-34/08-2022/0524 (P) • Tempoh Sah: 16/08/2020-15/08/2022 • No Rujukan: MPSPK(IP)B.25/2020'D'RK M • Projek perumahan 16 unit rumah berkembar setingkat berharga Min.RM639,984 Max.RM758,344 • Dijangka siap 2022 • Petan diluluskan: MPSP • Jenis hak milik: FREEHOLD • Bebanan tanah: Tiada



CINTA SAYANG RESORT AMIDST THE PANDEMIC

COVID-19 has hit the tourism and hospitality industry especially hard. Movement restrictions have meant much less travel and tourism over the last year and a half, and for the foreseeable future.

Cinta Sayang Resort, as well as many other hoteliers in Malaysia, are no exception in being presented with many challenges by the evolving COVID-19 situation.

The Resort is proactively responding with new hospitality services to cater for its customers.

It has embarked on a drive-thru food offering for customers and now also provides delivery services to residents within the 10km radius, as per government regulation.

Drive-thru service is available from 11.00 am – 7.30pm while delivery service is available from 11.30am – 8.00pm.

The Resort sets up a number of stalls with live cooking in front of the main lobby. They offer a variety of scrumptious yet affordable daily changing selections throughout the day and have strong positive response from the surrounding neighbourhood.

It has also introduced a special food delivery service – ‘Steamboat and Candle Light Dinner at Your Door Step’ – for couples or families to celebrate special occasions in the comfort and convenience of their own home.

Cinta Sayang Resort is pleased to welcome two new members to its Management Team - Mr Marvin Lee (Assistant Financial Controller) who will be assisting the General Manager in financial management and Mr Noor Azhar (Assistant Director of Human Resources) who will assist the Director of Admin & General on workplace culture.

MEET THE PEOPLE BEHIND EUPE



Haninahlah
Planning/ Design Architect

What is your role and responsibilities at Eupe? How long have you been at the company?

I joined Eupe about four years ago. As a Project/ Design Architect, my responsibilities include design management, design drafting, authority management and completion of submission. I also need to ensure the successful implementation of design for all the northern property projects.

What is the most enjoyable or interesting part of your role?

I'm passionate about art, so I'm really glad to be doing project design. I also enjoy getting involved in works that require my creativity, such as banner design for SPARK Box Park, Kids Cupcake Decoration Workshop, Christmas Cookies Decoration Workshop and Eupe Colouring Contest.

What is the ideal way you like to spend your spare time?

I love doing crafts. Making handicraft, baking and sewing are therapeutic for me.

Can you tell us the top three items on your bucket list?

I only have one big dream - to design and build a house for myself and my family, that is inspired by nature.

What's the best thing you've ever eaten?

Mom's cooking is always the best. It's a cliché but it is true. My mom is really good at cooking Asam Pedas Melaka, which is hard to find in the northern region.

What was the most unforgettable experience you had recently?

I was diagnosed with COVID-19 four days before the Hari Raya Aidilfitri 2021. On top of not being able to enjoy traditional Raya food such as *ketupat* and *rendang* due to the loss of smell and taste, it was my first time celebrating Hari Raya without my two sons and other family members.

Thankfully, I did not have any severe symptoms and I fully recovered after three weeks of home isolation.

SIMPLE WAYS TO EAT HEALTHIER

Eating healthy remains an important aspect in maintaining a healthy lifestyle, even more during a time when we're focused on keeping healthy and safe during the pandemic.

Sleeping, exercising or building a better mental health are all important for wellness.

But a nutritious diet are also important to boosting your immune system and helping fight off symptoms of illness.

Here are some simple tips to help with healthy eating.

Eat Slowly

Many studies have shown that eating slowly can enhance the feeling of fullness – which leads to lesser food consumption, decreased calorie intake and better weight maintenance.

A good piece of advice is to chew each bite of food approximately 32 times, or 10 – 15 seconds. Chewing is the essential first step of digestion so your body is able to absorb nutrients from food better when you chew your food properly, and slowly.



Never Skip Breakfast

Breakfast is the most important meal of the day. A nutritious breakfast helps to kick-start your metabolism and keep you energised throughout the day.

A great choice of breakfast would be high-protein food like eggs or greek yogurt. You should also pair them with high-fibre and high-vitamin food like flaxseeds, chia seeds or fruits to create a balanced breakfast.



Eat Your Greens and Protein First

The order of food that you consume during a meal can over time lower your risk of diabetes and promote weight loss. Studies have shown that eating vegetables and protein before carbohydrates can help to reduce insulin spikes and stabilise blood sugar – a great tip for those who want to lose weight and diabetes patients.



Lose the Sugar

Sugar is everywhere in food, and often the reason for unwanted weight gain and chronic illnesses. Although it is hard to avoid food that contains sugar, or resist the temptation of sugary treats, it is important that you cut down on added sugar intake as much as possible, as we are often consuming more than our body needs.

Sugar is called many names on food ingredient labels, making it difficult to identify them. Try to look out for anything that ends with "ose" – including fructose, glucose, sucrose, maltose etc, and cut down on food that contains high sugar content.



Keep a Supply of Healthy Snacks

One way to avoid unhealthy eating is to keep some healthy snacks on hand. Nuts, fresh or dried fruit, a wholesome cereal bar, hardboiled egg or even unsweetened popcorn can help give you an energy boost, help you stay full and provide you the nutrients your body needs.



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<https://www.newstartforme.com/sugar-is-everywhere/>

Image source:

<https://pixabay.com>

<https://www.pexels.com>

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