

Property Trust

Vol. 22
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Building
Lifestyles
Building
Trust



Novum wins another
prestigious award

 **THE EDGE - PEPS**
MALAYSIA
Value Creation Excellence
Award 2021 | *Non-Residential*

Managing Director's Message

Award-Winning Recognition

When Eupe launched Novum, our maiden project in Kuala Lumpur in 2016, we made a public commitment to set new benchmarks for high-quality, iconic property developments in Malaysia's capital.

While we had already made a name in building quality homes in northern Malaysia, we needed to embrace a steep learning curve as we strove to achieve this goal.

It's been a challenging yet fulfilling journey and today, as our project pipeline continues to grow in both Kedah and Kuala Lumpur, our innovation and vision is being recognised.

It is a great pleasure to see Novum win yet another award in 2021.

Novum has been named the **winner of The Edge Malaysia-PEPS Value Creation Excellence Award 2021** (Non-Residential category).

This sought-after award recognises the developer whose properties have achieved the **highest value creation** for their buyers and is a testament to Eupe's philosophy of 'Shared Value'.

Our 'Shared Value' philosophy forms the foundation of everything we do. From our ground-breaking concepts and iconic architecture, right down to carefully crafted facilities, we deliberately choose to give more to our buyers for their home purchase.

To be recognised by this prestigious award gives us additional motivation to deliver on our promise to create innovative homes that give our buyers lasting value for their investment.



Dato' Beh Huck Lee

Group Managing Director
Eupe Corporation Berhad

“

*This sought-after award recognises the developer whose properties have achieved the **highest value creation** for their buyers and is a testament to Eupe's philosophy of 'Shared Value'.*

Est8's Tower B Opens For Sale

Our latest KL project, Est8 @ Seputeh, is very much part of our ongoing commitment to raising the bar on sustainable and innovative home design in KL.

Est8 is designed to be a serene, secure urban haven, yet within walking distance of Mid Valley, one of KL's most vibrant shopping and entertainment precincts. Details of Est8's distinctive design and lifestyle features can be found on Pages 4-6.

We are pleased that the market response for Tower A have been positive. We will be **opening the units at Tower B for sale soon**, and we warmly invite you to our Est8 Sales Gallery to see Est8 and its many design and lifestyle innovations for yourself.

Building Sustainable Communities

At Eupe, we strive to constantly provide support to communities in need. Our most recent contribution was in response to flash floods that hit Peninsular Malaysia in end December 2021. To help those most impacted, we partnered with MERCY Malaysia to donate Dignity kits and essentials to affected families.

Following a lengthy break in our community events program due to pandemic restrictions, we will be having our Building Hope Charity Bazaar in May 2022.

The Building Hope program is part of Eupe's **Sustainability Plus program that aims to build stronger, more sustainable communities** by extending assistance to those in need.

You can find more information on Page 16. We invite you to join us in supporting the participating charity organisations and the worthy causes they are progressing, especially during what continues to be trying times for those in need.

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Welcome Home to Your Own Serene Haven

Est8

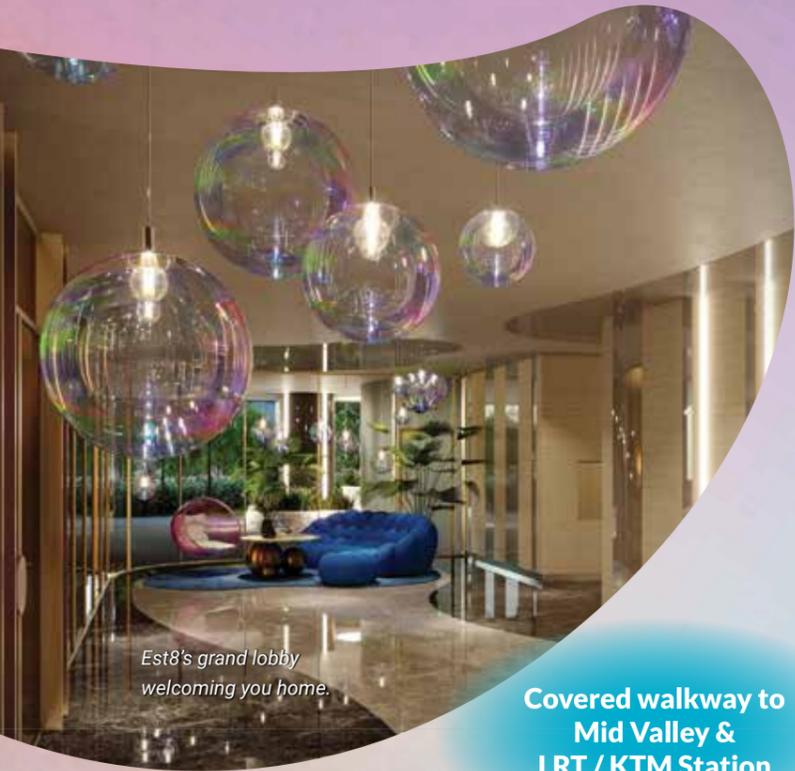
SEPUTE H

A State of Difference

Located in one of the most coveted locations in Kuala Lumpur, surrounded by a host of retail and leisure conveniences, is the iconic Est8 @ Seputeh.

Est8 (pronounced 'Estate') is Eupe's third KL project and marries **stylish, immersive facilities with ground-breaking architectural concepts**, and as such weaves the best in innovative lifestyle offerings for our homebuyers.

Each of Est8's 40 facilities have been carefully conceptualised to create a **serene yet secure urban sanctuary**. Est8 brings you into a serene haven of secret gardens and quiet nooks to refresh and recharge. Yet, it puts you right in the heart of the bustling metropolitan city, with a covered walkway connecting you directly to Mid Valley.



Est8's grand lobby welcoming you home.

Covered walkway to
Mid Valley &
LRT / KTM Station

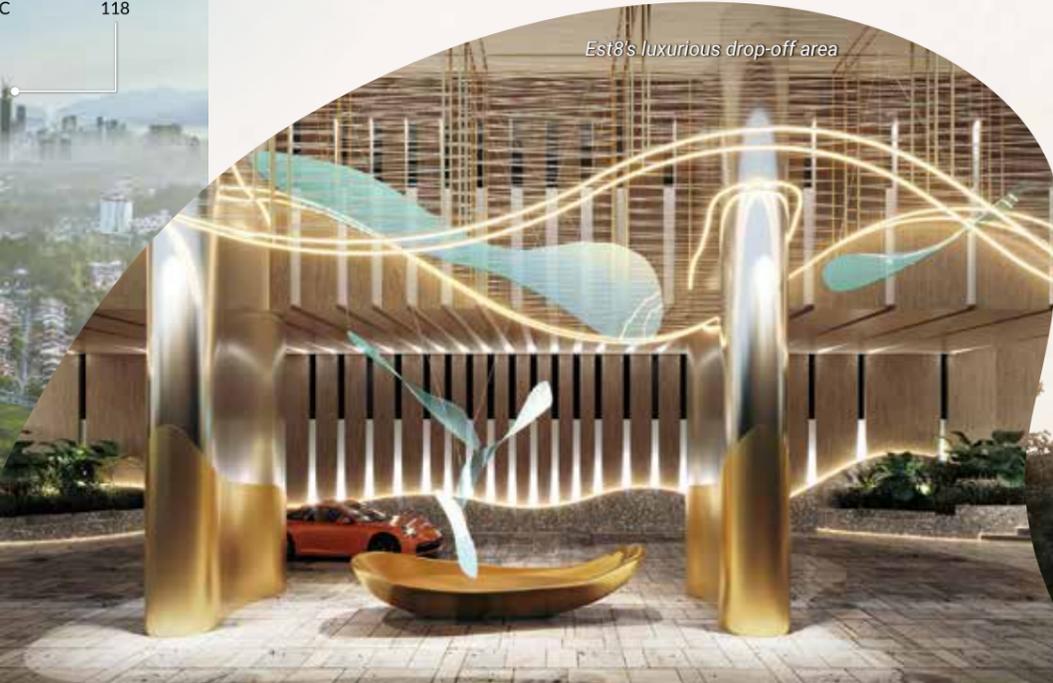


Kaleidoscope Courtyard, outdoor BBQ area



Est8
SEPUTE H
A State of Difference

- KL ECO CITY
- MID VALLEY CITY
- KL SENTRAL
- KL TOWER
- KLCC
- PNB 118



Est8's luxurious drop-off area



Est8's contemporary façade speaks volumes about Eupe's iconic design approach.



The Duplex offers a double-volume private garden.

Est8's Tower A has attracted a very positive response from customers, resulting in strong take-up rates. Limited number of units are still available for Tower A, and Tower B will be opening up for sale soon.

For an exclusive experience of Est8's artistic lifestyle vision, visit us at our Est8 @ Seputeh Sales Gallery to view our fully-furnished show units.

We are open daily from 10am to 6pm. Please call or text us to request for a personalised tour.

+6017-275 7188



Est8 Sales Gallery

No. 21, Jalan Pantai Baharu, Bangsar South, 59100 Kuala Lumpur.



Homeowners can enjoy the ambience of a landed garden in a condominium at the Duplex unit.



Location, Location, Location Est8 Has It All



Mid Valley Megamall with more than 420 speciality stores just a walk away



The Gardens Mall



The Mid Valley KTM

A key part of Euph's Sustainability Plus philosophy which guides the design and location of our projects mandates that new developments provide our buyers with a home that has premium access to the urban conveniences of a thriving neighbourhood.

Est8 @ Seputeh is **strategically located** within walking distance from two of KL's major shopping and entertainment hubs, Mid Valley Megamall and The Gardens Mall.

The project will be directly linked to the two precincts via **covered walkway**, allowing Est8 residents to walk directly to the 430 specialty stores located in the malls. For those willing to range further to shop, Nu Sentral, KL Gateway Mall, Nexus Bangsar South, Bangsar Village, Bangsar Shopping Centre to KLCC are also in the vicinity.

Est8 is also located close to several **public transport hubs** – RapidKL bus stops and the Mid Valley KTM, the Abdullah Hukum LRT track as well as KL Sentral, and major highways such as the Federal Highway, SALAK Highway, Sprint Highway and the Setiawangsa-Pantai Expressway.

Medical facilities and education are two important considerations for any home owner when they choose a new home. Those looking for emergency, pregnancy or medical consults will be spoilt for choice with 6 medical centres nearby - IHEAL Medical Centre operating inside Mid Valley Megamall within walking distance, Pantai Hospital Kuala Lumpur and the Taman Desa Medical Centre to name a few.

Est8 owners will have a pick of several international schools such as Havil International and Alice Smith as well as national schools such as SMK Taman Desa, Kuen Cheng High School and Tsun Jin High School.

Tertiary education is also in easy reach with institutions such as Methodist College, MAHSA Avenue International College, Brickfields Asia College and University of Malaya nearby.



Pantai Hospital Kuala Lumpur – quick access to medical attention



Alice Smith school

Credit:

Kenny Thong Photography (Mid-Valley Megamall)

Kai Yee Photography (Pantai Hospital Kuala Lumpur)

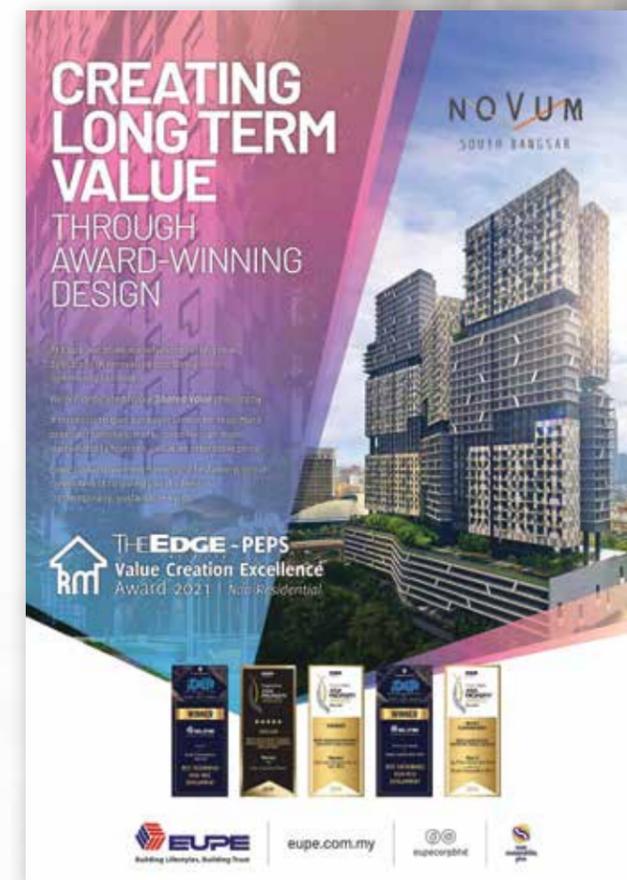
<https://livingnomads.com/2018/12/best-things-to-buy-in-malaysia/the-gardens-mall-malaysia/>

<https://www.klia2.info/rail/ktm-komuter/stations/mid-valley/>

<https://www.archdaily.com/769393/alice-smith-school-jalan-bellamy>

Value Creation Is Its Own Reward

THE EDGE™ - PEPS
MALAYSIA
Value Creation Excellence
Award 2021 | Non-Residential



Novum celebrates its recognition as the winner of The Edge-PEPS Value Creation Excellence Award 2021



NOVUM
SOUTH BANGSAR

Novum @ Bangsar South was recently featured in The Edge after winning The Edge's PEPS Value Creation Excellence Award for the Non-Residential category for 2021.

The two-page feature highlighted the history behind Eupe's first ever KL-based project and the challenges Eupe overcame to design and build to what is now seen as a sought-after new landmark on the Klang Valley skyline.

In the article, Eupe's Group Managing Director Dato' Beh Huck Lee shared his thoughts about Eupe's core concept of 'Shared Value' which is **giving our buyers more at more affordable prices**, and underpinned the achievement of The Edge's value creation award for Novum.

The *Shared Value* approach distinguishes Eupe from other developers in that the company - rather than being motivated to maximum profits with its projects - focuses instead on how to **maximise value for our buyers** through iconic design, good location and distinctive lifestyle facilities.

In the article, Dato Beh summarised how Eupe translates its unique approach to property development to award-winning homes: "There is no magic formula. Just do the things that need to be done."

The article also highlighted the specific design choices that contributed to Novum's iconic architecture as well as the thought process behind decisions made for the creative façade and Novum's unique lifestyle facilities.

You can read the full article by visiting Eupe's website at: <https://eupe.com.my/eupe-in-the-media>



Dato' Beh interviewed for the reason behind Novum's award

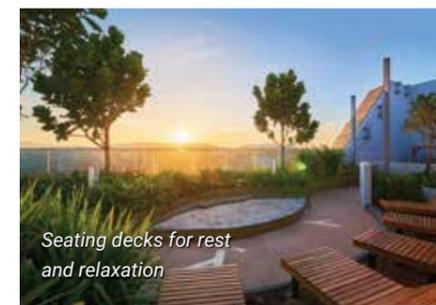


Green Luxury Living

Parc3, Eupe's 2nd successfully completed KL project to date, has been well received by its owners, having almost been fully handed over.

We are proud to share with you some of the latest photos of Parc3 @ KL South that showcases its unique blend of luxury and natural living.

Its spacious layouts, iconic architecture and deluxe facilities highlight Parc3 as the best new address in Cheras.



Seating decks for rest and relaxation



Parc3's iconic architecture makes it a memorable development that defines the city skyline



The lattice that encases Parc3's gym was inspired by tree branches



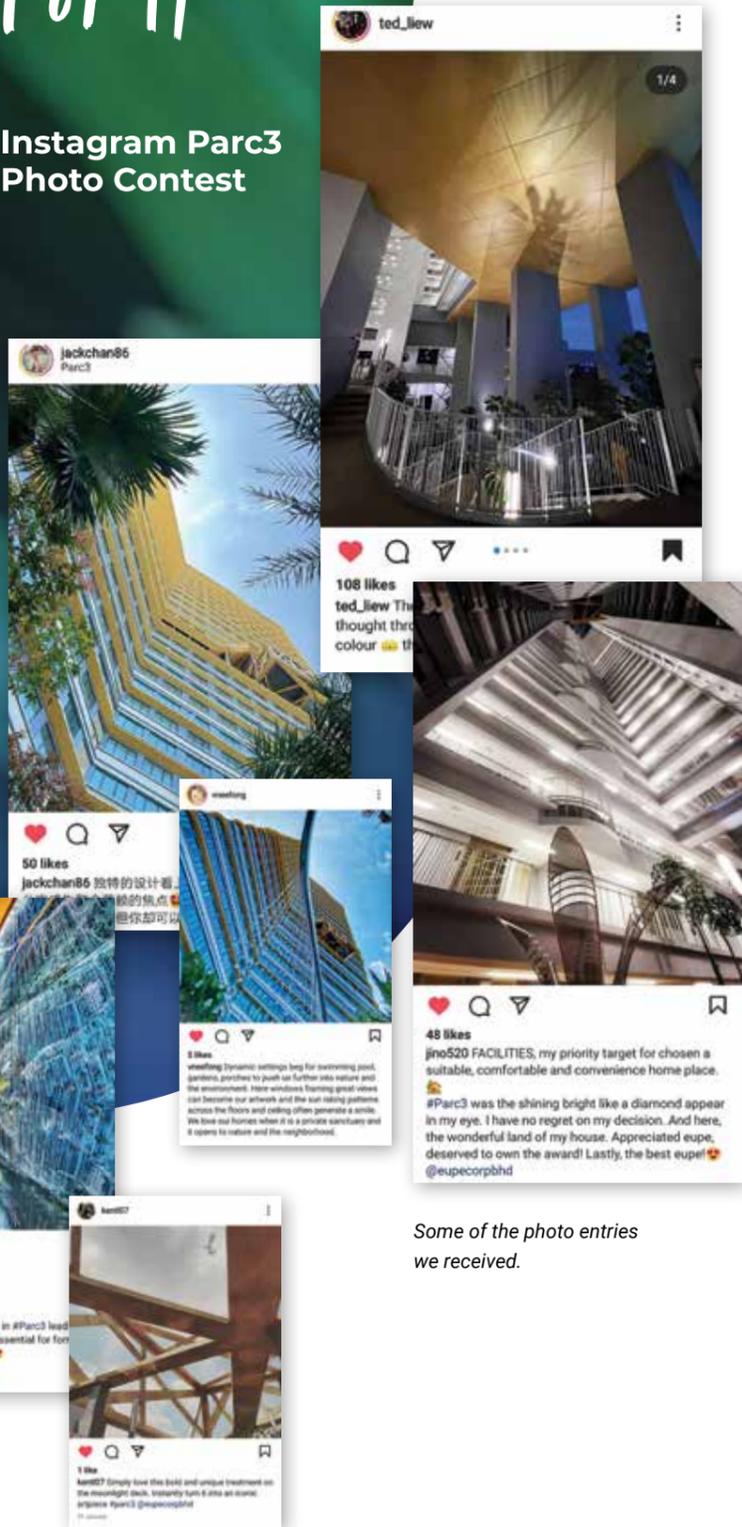
The luxurious lobby at Parc3

Don't Just Take Our Word For It

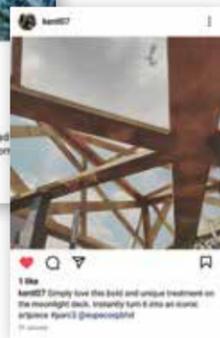


Instagram Parc3 Photo Contest

For the last four months, we've caught glimpses of Parc3 through the eyes of its owners in Eupe's "A Shot In The Parc" Instagram contest. They have gone above and beyond to create some truly creative, artistic and hilarious moments captured through a lens and captioned among the nearly 400 entries we've seen. To all Parc3 homeowners, thank you for showing us what Parc3 means to you and we wish you good luck and all the best in obtaining the top prizes.



Some of the photo entries we received.





Q&A

Having heard from homeowners who bought Parc3 for their own stay, we reached out to Parc3 homeowner, Gasper Wun, who bought a unit for investment purposes for a different take on the development.

Now we move on to the reasons for your investment in Parc3. What attracted you to purchasing a unit here?

Parc3 was recommended to me by an agent friend of mine. Also, I was attracted by the good location.

What are some of your favourite Parc3 features?

The 50-metre Infinity Pool, Sky Park on Levels 23 and 27, the outdoor gym and playground. As for the location features around Parc3, my favourites are the Taman Pudu Ulu Park right in front as well as easy accessibility to public transport and nearby malls such as Sunway Velocity, Aeon, Ikea and My Town.

Let's start with a quick introduction. Where are you from and what do you do for a living?

I'm from Kuala Lumpur and I work in the legal profession.

Where do you think you'd spend most of your time in your home and why?

The living room because it's a place where we gather together with guests, friends and family or lie back and just spend our free time.

Worthwhile Investment



Gasper Wun
Parc3 homeowner



Q&A

In your opinion, what makes Parc3 different from other developments?

I was surprised with the after sales services and friendly customer service. I was kept updated on the status of the project and new upcoming projects too.

On a scale of 1 to 10, how satisfied are you with your purchase of Parc3? Is it worth what you paid for?

9 and yes.

What are your thoughts on the "My Home Garden" concept, the three sky gardens and green living implemented? Would they impact / add value to your life in any way?

I like living in a place with its own garden that's very close to a green environment.

If given the chance, do you think Parc3 is worth recommending to other buyers? Who would you recommend Parc3 to?

Yes and I'd recommend Parc3 to my friends.



Q&A

Prime Living at Novum

Our award-winning development, Novum @ Bangsar South, was carefully designed to create and sustain long-term value for its buyers. We spoke to one of the residents, Mr. Ling, who shares his experiences of living in Novum.

First, tell us a little about yourself.

You may address me as Mr. Ling. I come from the small town of Ayer Tawar in Perak. I'm a Building Manager managing a corporate tower currently.

What are some of your favourite pursuit/hobbies?

I enjoy getting involved in marketing work especially communicating with different levels of people as I can learn and understand the human mindset. I enjoy watching movies and playing squash too.

How long have you been living at Novum?

Slightly more than a year since November 2020, after furnishing my cosy home.

What do you like most about living in Bangsar South?

Bangsar South, with its affinity to the desirable Bangsar neighbourhood, is a prime location with MSC status. The location has a wide array of mixed development like residential, offices and corporate towers, shopping malls, higher learning institutions and medical centres, and is easily accessible by road and LRT.

Describe the community around you.

There is a vibrant mix of people living here. I see local Malaysians and expatriates in the community. However, there seems to be fewer local community activities to foster the human and cultural interaction, which may be due to the effects of COVID-19.

There's a few supermarkets and many restaurants nearby, do you cook or eat out more?

I usually cook at home during weekdays. I do grocery shopping and dine in at Mid Valley during weekends as there are more selections there.

Which part of Novum has the best views of the KL skyline?

Sky terraces and those units facing east. The higher floors are better, of course.

Mr. Ling
Novum resident



What's your favourite feature of Novum?

The common facilities such as the infinity pool, garden landscape and accessibility to public transport and shopping malls nearby are my favourite features. I do hope Novum can collaborate with nearby condos to provide free shuttle buses for residents to commute within the condos and some medical centres and shopping malls. Driving and parking can be a real hassle as parking lots provided by the local authorities are usually limited.

If you could invite one famous person, either local or international, into your home, who would it be and why?

Scarlett Johansson or Angelina Jolie. Their involvement in humanitarian works and acting are incredible, and they have mesmerizing lips too. :)

Eupe Supports MERCY Malaysia's Flood Relief Aid

In 20 December 2021, Malaysia was left with the horrific aftermath of a freak flood that left more than 70,000 residents from 8 states displaced from their homes, cutting off accessways through roads and highways as well as disrupting basic amenities like electricity, water, food and medical aid.

In partnership with MERCY Malaysia and as part of Eupe's sustainability philosophy that encompasses the strengthening of local communities, Eupe made a contribution of 90 dignity kits alongside essentials like cleaning/hygiene kits and bedding to residents of Kampung Kuala Kenau who had been hit particularly hard when 10 meters of water from the nearby Sungai Lembing devastated their homes.



MERCY Malaysia's flood relief efforts in partnership with Eupe

Join Us at Eupe's



After a pandemic pause for the past two years, Eupe's Building Hope Charity Bazaar is back again and we're excited to share details!

Just like our Building Hope Christmas Charity Bazaar 2019, Eupe will provide a platform for **charity organisations** to promote their use while selling their merchandise and **raising money for their causes**. The bazaar is part of Eupe's *Sustainability Plus* program that aims to build stronger, more sustainable communities by **extending assistance to community groups who help those in need**.

Mark your calendar for this year's Building Hope Charity Bazaar

★ **21 MAY** / Central Piazza, KL Gateway Mall
2022 (Saturday) 10am-5pm

Open to public, bring your family and friends!

Highlights and activities:

- Sale of merchandise from participating charity organisations
- Food & drinks
- Fun fair games and prizes to be won
- Arts & crafts workshops
- Music performances by buskers

Join us and support some of these participating charity organisations:

- Autism Café Project • Biji Biji Initiative • Charity Right Malaysia • Earth Heir • Food Bank Malaysia
- Generating Opportunities for Learning Disabled (GOLD) • Helping Hands Penan
- Living Hope Global • Pusat Jagaan Rumah Juara • Pusat Kreatif Kanak-Kanak Bainun
- SuperMum Bakery • The Lost Food Project • Yayasan Sunbeams Home

All proceeds will go to supporting the participating charity organisations. Bazaar coupons will be available at RM20 per coupon booklet at the bazaar. To pre-book your coupons, please fill up the form by scanning the QR code.



Scan the QR code above or visit: <http://bit.ly/buildinghopecoupons>

fb @ eupecorpbhd
Follow us for more updates

For Eupe home buyers, we are treating you to a complimentary RM20 coupon booklet* to be used at the bazaar. To redeem, scan the QR code and fill up the form, and present the following cut-out coupon at the Registration Counter at the bazaar on 21 May.



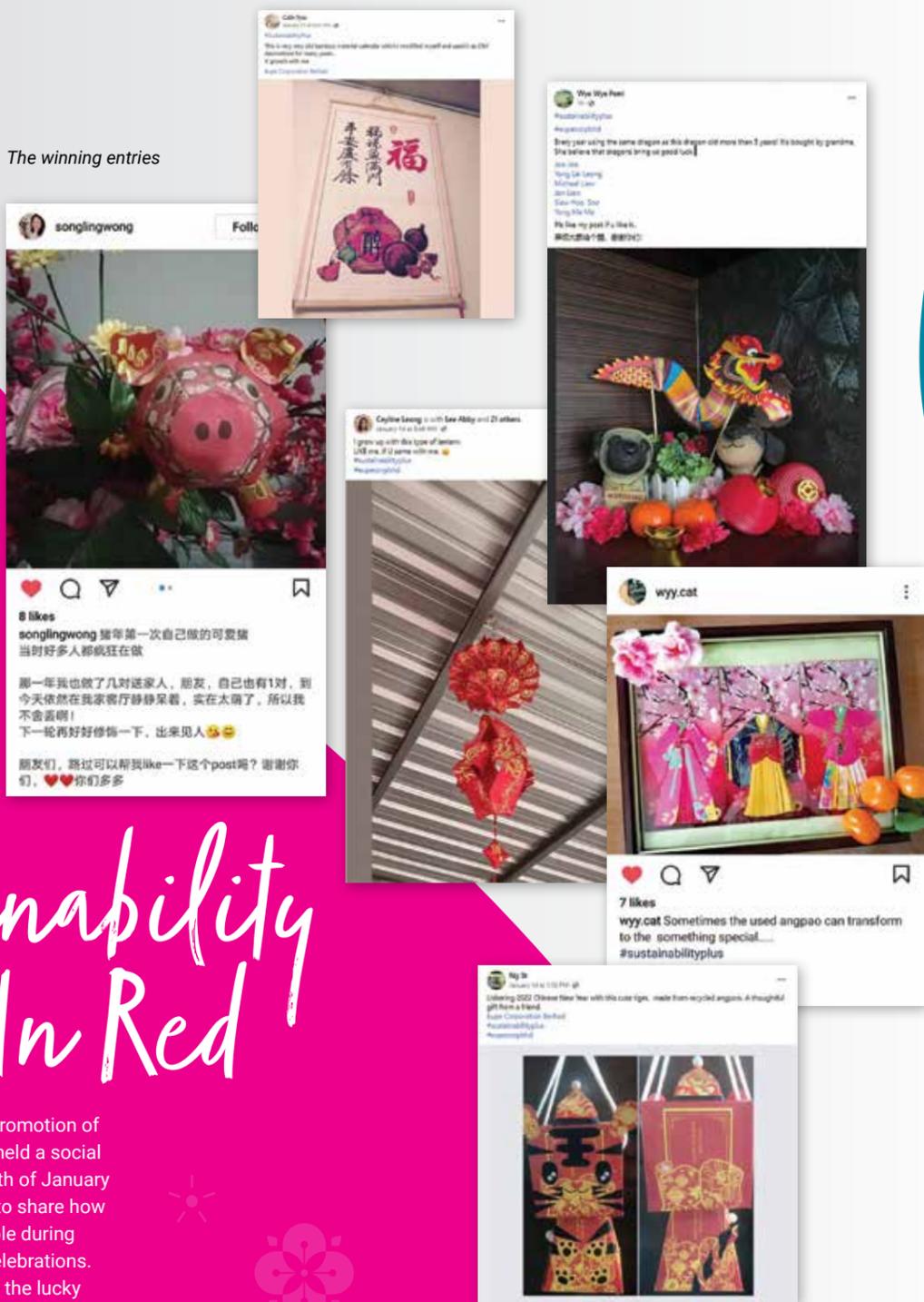
Scan the QR code above or visit: <http://bit.ly/buildinghopebazaar>

* Limited to one (1) redemption per cut-out coupon, up to 400 redemptions only.



* To be redeemed for ONE (1) RM20 coupon booklet
* Valid on 21 May 2022 at Eupe's Building Hope Charity Bazaar only
* Limited to the first 400 redemptions only.

The winning entries



Sustainability In Red

In conjunction with the promotion of sustainable living, Eupe held a social media contest on the 10th of January to encourage the public to share how sustainability played a role during the Chinese New Year celebrations. Congratulations again to the lucky winners who won Eupe's limited edition 2022 ang pow sets and a big thank you to all participants who championed their snapshot of sustainable living during this festive season.

5 Productivity Apps to Help You Achieve More

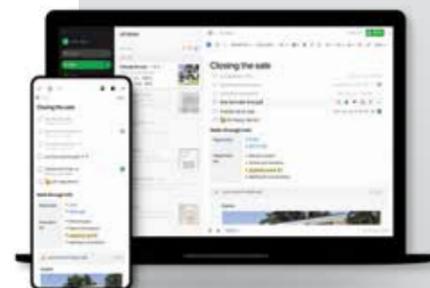
With so much to do, trying to do it all within a limited time is challenging. That's where productivity apps and tools come in. We've curated 5 productivity apps that will help simplify your life and to achieve more.



- taking notes on the go

Evernote is not a new app but remains a favourite for many. Extremely easy to use, this app allows you to keep your notes organised using digital "notebooks," and you can group these notebooks into "stacks" for further organisation. Create tasks with due dates, flags, and reminders inside your notes so you won't miss anything.

Evernote also syncs across devices and automatically backs up your notes to the cloud. It lets you create notes with images, PDFs, and even audio recordings – an effective way to record on the go!



- your virtual meeting assistant

With virtual meetings a norm now, Fellow makes your meetings more productive before they even start. Fellow's key features include agenda creation tools and templates, note taking and meeting minutes functions, as well as assign meeting action items. You can also collaborate with your team to set objectives and key results. Fellow can also embed video and audio files right into your notes for easy access and viewing and keeps all your notes in one place.



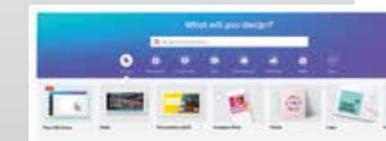
- to keep you organised

Todoist automatically highlights your most urgent tasks so you can be more productive. This automation can reduce the time you spend choosing which tasks to start now or leave for later. You can also use Todoist to visualise your team's productivity rates and make manual task management decisions.



- create professional, top-notch designs

Canva is one of the most popular productivity apps that's quickly becoming one of the go-to tools for aspiring graphic designers, or simply for anyone who wants to design attractive documents or social media content. With Canva, you have access to an array of easy-to-use graphic design tools and assets to make your artwork or content more appealing.



- every researcher's dream

A great tool for those whose work requires lots of research and reading, Pocket can help streamline your learning. If you come across interesting or relevant articles, you can quickly save them to Pocket to read later. You can also highlight key text for referencing later.

CINTA | SAYANG resortvillas



Playground areas in the safety of the gated community



Luxury Bungalows surrounded by nature

Shell & Core Bungalows Where Your House Can Be Made A Home

"Luxury Bungalows" – the latest expansion under the Cinta Sayang Resort Villas development has been launched with **13 upcoming units**.

Adjacent to Cinta Sayang Golf & Country Resort, an international golf course and The Carnivall Waterpark, Luxury Bungalows is a 3-bedroom bungalow home nestled within a **gated and guarded community**. Its contemporary façade leads into a high 4 and a half-meter, double volume ceiling beneath the living room - a grand space to host your guests, providing improved ventilation and

lighting. The double-storey property has its back to a park, giving home owners access to children's playgrounds and jogging treks from the comfort and safety of home.

Using the **shell and core construction methodology**, Luxury Bungalows is a place buyers can purchase at a lower cost while allowing them to fully customise it without the need for hacking or replacement of pre-existing fittings and furniture at additional costs – providing the ultimate flexibility in turning your house into a home, just the way you want it.



Paths in the park lead to shaded areas for community building or benches for rest



Swings to relax on after a good jog around the park



Meet The People Behind Eupe



Rafiqah Binti Said
Senior Sales Executive

What are your roles and responsibilities in Eupe? How long have you been with the company?

As a Senior Sales Executive, I promote Eupe's homes through advertisements, open houses, and home listing services. I also assist customers with information and guidance on how to own a home - determining their needs and financial abilities and proposing options that suit them. I've been with Eupe for 2 years and 3 months.

Share with us what excites you about your work.

I like to educate customers on how they can own a home with clear and detailed information. It's especially nice to see first-time buyers purchasing their first home.

We are three months into 2022. Did you try something you have never done before?

I have yet to try something new this year, but I would like to check out the famous Mary Jane Café in Petaling Street, KL soon. I love their floral concept and the café has plenty of Instagrammable spots! I've also heard they have an extensive menu at reasonable prices.

What was your fondest memory as a child?

My fondest memories are those carefree days! I remember always playing without arguments, no worries about any commitment or stress, and most importantly always having a lot of time to laugh!

If you could go back in time, name one technology that you would give your parents to make their lives better.

A fully automated washing machine with dryer.

If you were stuck on a deserted island and can only bring one item, what would it be and why?

Satellite phones that I can use to make calls and send my location to get assistance, especially from the rescue team!

What parenting "skill" or experience has helped you in your work?

Listening. The ability to listen – both to my kids and my customers – help me better understand what they need.

What motivates you?

I am motivated to develop my skills and improve myself every day, so I can give my customers the best possible service. I feel it is important - both for me personally and for the company and our customers - for all information to be delivered clearly and to provide a positive customer experience.

If you have been given RM50,000 to start your own business, what business would it be?

I want to be an interior designer, which is a function related to my job. That way, I can offer great interior ideas that can fulfil my customers' taste and design aspirations to make their dream home come true.



Serving You with Renewed Focus

Cinta Sayang Resort has welcomed in the year of the Water Tiger with a renewed commitment to providing its customers with the best experience and service.

To provide a seamless and enjoyable experience for all our guests, various digitalisation tools have been incorporated into our practices, including offering guests convenient payment methods such as e-wallet and online payments, as well as self-check-ins.

CSR's General Manager, Mr. Jayakumar, said the Resort aims to continue to raise the bar on services and hospitality

offering with a management team committed to supporting the Resort's continuing vision and mission to remain one of northern Malaysia's most sought-after destinations.

Cinta Sayang Resort is also looking forward to reopen its ever-popular "The Carnivall Waterpark" in May 2022 following a lengthy closure due to COVID-19 restrictions. Fun and excitement awaits the whole family, young and old, so look out for more information in our social media pages in the weeks to come!

Est8

SEPUTEH

A State of Difference

Block B

Block C



Sustainable living in the heart of the city

Just a short walk from Mid Valley

Limited edition garden villas from RM **550k**

Now Open for Registration

The latest project by award-winning developer Eupe Corporation Berhad



est8.com.my

+6017-275 7188



Est8 by Eupe



Est8 Sales Gallery

Another exciting project by: **EUPE CORPORATION BERHAD** (377762-V) | Under its subsidiary: **TITIAN SAMA SDN BHD** (957887-P)

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