

Property TRUST



A New Face,
A New Taste,
All in One Place

Exciting Changes for
Cinta Sayang Resort

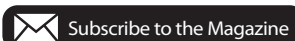
Also In This Edition:

Eupe Hits The Right Note With
String Competition Sponsorship

Eupe Updates Its Shareholders
On Company's Growth Plans



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Building
LIFESTYLES
Building
TRUST

Welcome Message From The

MANAGING DIRECTOR



**DATO'
BEH HUCK LEE**

MANAGING DIRECTOR
Eupe Corporation Berhad

The Cinta Sayang golf course and the resort that Eupe built around in 1987 was ahead of its time.

**It was all about giving
local residents a first-class
recreational experience
in a sport that was fast-
growing in popularity
in Malaysia.**

The Cinta Sayang Resort was also developed by Eupe to give residents in a rapidly-growing regional centre a central, entertainment hub to relax and enjoy life.

Now we're giving the Resort a major refurbishment.

Our refurbishment plan is motivated by the same ideas that made the Resort and golf course a front-runner in leisure and recreation when it was first built three decades ago.

In conjunction with Invision Hospitality - our new partners who are managing the Resort on our behalf - we're upgrading the Resort to create a new, contemporary entertainment and recreational hub for Sungai Petani.

When fully opened in September, Cinta Sayang Resort will feature new cafés, restaurant venues, stylish new functions and conference rooms and modern hotel rooms with a touch of luxury.

We are also undertaking major maintenance and upgrading works at the Resort's ever-popular Carnivall Water Park.

Over time, we'll make even more improvements to the Resort to give local residents an even wider range of recreational and entertainment choices.

As for our trusted customers, we'll be rewarding them with special discounts on the Resort's facilities, food and beverages.

The other major reason why we're upgrading Cinta Sayang Resort reflects our view as to the role of property developers in the community.

We genuinely believe property development is not just about building great homes.

It's also about providing great facilities and services in and around these homes that build genuine communities.

Every business needs to continually review how it does business and reinvest for the future to stay relevant in a fast-changing economy.

This applies not just for businesses that are not doing well, but also should be a given to anyone who aspires to lead the industry they're competing in.

This is another key reason why we are making changes at Cinta Sayang Resort.

Everyone in Sungai Petani is welcome to enjoy the new Resort facilities.

So please join us at the new Cinta Sayang Resort!

EUPE UPDATES ITS SHAREHOLDERS ON COMPANY'S GROWTH PLANS



Eupe's Annual Report

Eupe has released its Annual Report to shareholders, highlighting that while the current economic slowdown has had an impact on its financial results this year, the Group continues to steer a consistent course to achieve its long-term objectives.

In its report, the Group informed its shareholders that the last 12 months have seen the Group achieve important milestones in establishing a successful, long-term foothold in Malaysia's biggest property market.

"Construction started in December on Eupe's first high-rise residential project in Malaysia's capital - Novum at South Bangsar," Eupe's Managing Director, Dato Beh Huck Lee said in the Annual Report.

"In addition to Novum and the Group's second project in Kuala Lumpur - The Weave in Cheras - we are well-advanced in the planning and design stages of our third high-rise, residential project in the capital."

For the full financial year in 2015/2016, the Group achieved a lower pre-tax profit of RM5.5 million, compared to RM18.6 million for the preceding financial year. The Group's profit outcome was achieved on the back of total Group revenue of RM129.1 million, compared to total revenue of RM167.7 million for the previous financial year.

Eupe's report to its shareholders also outlined how the Group continued to develop and progress its sustainability efforts over the last 12 months.

The Group's three projects in the capital - as with our current projects in northern Malaysia - are all being developed according to the eight key design and planning principles outlined in our *Sustainability Plus* programme.

In addition, the company is continuing to invest in worthy community programmes that help the less well-off under its *Sustainability Plus* programme.

"The last 12 months have seen the Group achieve important milestones in establishing a successful, long-term foothold in Malaysia's biggest property market."

EUPE'S KL STRATEGY MOVES AHEAD



Project Pipeline in Malaysia's Capital Gaining Momentum

Eupe's strategy to take its award - winning approach to property development to Malaysia's capital is gaining momentum.

The company is now developing three major, high-rise developments in Kuala Lumpur.

Eupe's KL Strategy Is Based On Two Linked Approaches.

The first part involves locating each of our projects in a highly sought-after location close to Kuala Lumpur's centre. Like Novum in South Bangsar and The Weave in Cheras, our proposed third project in Kuala Lumpur is being developed in Seputeh, another of the city's premier areas which is close to major shopping and entertainment precincts and transport links.

The second part of the strategy is to redefine each precinct where we develop through the integration of iconic architectural design with highly innovative lifestyle concepts.

"Eupe will also continue to actively identify new land opportunities in Malaysia's capital that align with our overall strategy of securing potential, high-value development sites in premium locations," the company informed its shareholders in its Annual Report.

NOVUM
SOUTH BANGSAR



2

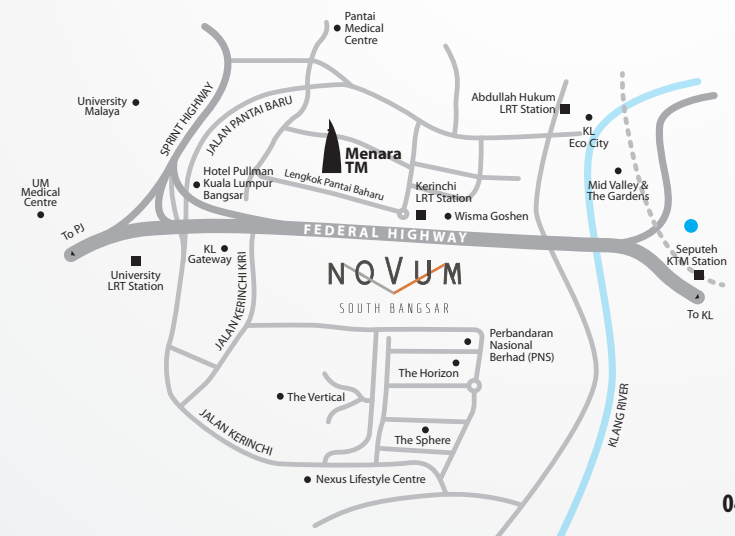
THE WEAWE
Cheras · Kuala Lumpur

RAISING THE BAR ON MODERN LIVING



3 Seputeh - Watch This Space!

Another premium location close to KL's major shopping and entertainment precincts and transport links.





EUPE HITS THE RIGHT NOTE WITH STRING COMPETITION SPONSORSHIP

Eupe is very excited to be a major sponsor of the Euroasia Strings Competition which aims to unearth the best classical musical talent in Malaysia as well as Asia.

The Competition was first held in 2013 and aims to provide a platform for young musicians to perform to international standards of music competition.

It also aims to recognise talents at various stages of their musical development.

This competition has attracted more than 300 musicians from around Malaysia and as far afield as Japan.

The Competition involved two stages and three categories.

The first stage involved preliminary competitions held in major Malaysian cities and regional centres during June and July.

The second stage saw the winners of the preliminary competitions performing at the Competition's national finals in Kuala Lumpur on 27-28 August.

The Competition has three categories: The Open and Ensembles Categories aim to celebrate musical achievement at all levels by allowing non-professional performers of all levels and ages to participate.

The Young Artist Category aspires to identify and discover the next generation of artistes who demonstrate exceptional talent and artistry in their performance.

Eupe's involvement in the competition is part of its Planet Eupe programme which invests in worthy cultural and musical events that help to build stronger community bonds.





A NEW FACE, A NEW TASTE, ALL IN ONE PLACE

Cinta Sayang Resort - one of the first premier golf resorts to be developed in northern Malaysia - is undergoing a major revamp to make it an even better place to play, stay and relax.

The revamp involves several big changes to the Resort - which was first built by Eupe in 1987 and forms the basis of The Group's Hospitality and Golf Division - to enhance its status as a welcoming and relaxed entertainment and recreational hub for locals and visitors alike.

CHIPS & BITES

The old Golfers' Terrace overlooking the 18-hole international golf course has been modelled to create a new and modern all day dining café called Chips & Bites.

A new food & drink menu has been rolled out and is now open daily from 11am to 11pm for you to enjoy!





Opening in August with a fresh new look is CS Café - previously known as Sayang Restaurant is open daily from 7am to 11pm.

CS Café will offer easy western fusion food, homemade breads & cakes, great coffees, tasty milkshakes and much more.

A great place to bring friends and family to share a relaxed, affordable meal in a contemporary restaurant space.



Rooms

The rooms will be remodelled to give them a contemporary fresh feel by adding colour, light and modern furnishings. Due to launch in September 2016.



Events

All 5 function rooms and the ballroom are also getting a makeover and will be re-launched in September 2016.

It's aimed at creating modern and professional conference spaces to make that special day or occasion, like weddings and conferences, even more memorable.



The Carnivall Waterpark is also undergoing a full transformation - with new recreation & entertainment added to the many offerings it currently has. Due to finish in September 2016.



Golf Facilities

A brand new reception area with great views of the golf course will be added to enhance the experience of our valued golf members, offering snacks & drinks to enjoy!

The card gives you exclusive benefits such as privilege promotions, special prices for food, drinks and facilities.

As a token of appreciation and to ensure you get the most out of your resort experience, we are giving loyal Eupe customers and golf members a CSR Privilege Card.

NEW MANAGERS FOR CSR

InVision Hospitality is a highly-regarded hotel management firm which is now managing Cinta Sayang Resort on behalf of Eupe.

InVision specialises in managing quality hotels and resorts to the highest standards and service.

The company manages hotels in a number of countries, including Malaysia, Thailand, Vietnam.

InVision Hospitality is bringing its wide-ranging experience and expertise in hotel management to drive the refurbishment and renewal of the Resort.



For an overview of the benefits, visit:
www.cintasayangresort.com/privilege

CINTA SAYANG RESORT VILLAS - LIFESTYLE DREAMS BECOMING REALITY



Phase 2 Construction

Construction of Cinta Sayang Resort Villas in Sungai Petani is gathering pace with the first phase of CSRV now being handed over to buyers.

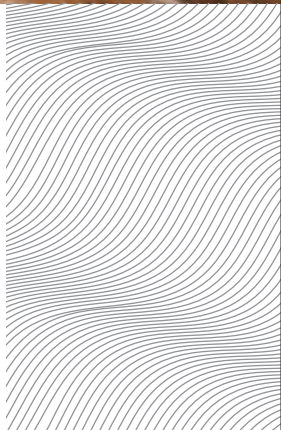
The final phase of this exciting development - which sets new benchmarks for prestigious contemporary living in northern Malaysia - is now open for sale!

Located close to all amenities and with full resort facilities (at the adjacent Cinta Sayang Resort), CSRV is a gated, guarded residential gem within a prime upscale neighbourhood.



CSRV's lifestyle offering will be further enhanced by a major refurbishment underway at the Cinta Sayang Resort.

The refurbishment includes new banqueting facilities, a new café, wine bar and fusion restaurant. It's all aimed at making the Resort a hub for locals to relax, lounge and chill amid views of the sprawling greens of the Resort's international-class golf course.



Zero Lot Bungalows Dancing Cubes



- Detached villas
- An open concept living and dining hall allows for flexible design options
- A dining hall which opens to a deck brings the outdoors in
- Terraces / decks open up internal areas and allow for plenty of entertaining space
- 5 bedrooms and 5 bathrooms (all ensuite except maid's) ensure no one has to share
- A four-car porch welcomes visitors and extended family

All CSRV homes are designed as detached villas with open practical layouts and contemporary facades. The streetscape design ensures the villas have their own individual facades which merge with the streetscape and the facades of other villas to create a 'dancing cube' architectural pattern.

A cube in different locations in each of these unique designs is an architectural statement that makes every unit unique. Inspired by a dancing cube, the visual symphony becomes obvious when cubes "dance" across the face of the facades down the street.

Back To Back Bungalows Loft House



The master bedroom sprawls across the top floor in the concept of an open loft or the style of a private apartment within a home. The loft space is framed differently in the architectural treatment of each home, another unique architectural statement only visible from the streetscape of the development.

- Villas which are connected partially from behind
- Terraces / decks open up internal areas and allow for plenty of entertaining space
- Dining area which opens to a terrace brings the outdoors in
- A three-car porch welcomes visitors and extended family
- A foyer that separates living and dining spaces provides additional privacy and space definition



Central Park

A central park will provide space for daily recreation while the extra large shelter at the heart of it provides comfortable space for outdoor gatherings. A private linear park lines one end of the development - and is accessible only from the homes in that row.



Linear Park

Homes which are in close proximity to the eastern bypass will have double glazed glass windows for rooms facing the highway to minimise noise and will also be buffered by a linear park so they will look out into a haven of green. The park which lines these homes has been designed with a walkway for running / walking, birdhouses and tall trees to ensure that although near to major roads, homeowners should feel that they are in an oasis of peace.

For more queries on these units, please call us at **04-4414888**.

OUR MOST POPULAR SOCIAL MEDIA POSTS



Interior, Décor and Design

Amazing & unique bed concepts that you're bound to lose sleep over.

<http://www.digsdigs.com/26-unique-beds-that-will-change-any-bedroom/>

Bored with your current bathroom? Transform it with eye-catching lighting ideas.

<http://www.digsdigs.com/25-creative-modern-bathroom-lights-ideas-youll-love/>

Some spring decor ideas to furnish your home.

<http://www.digsdigs.com/peaceful-yet-lively-scandinavian-spring-decor-ideas/>

Outstanding forest-style craft creations that bring the great outdoors inside.

<http://freshhome.com/artists-forest-creations-bring-outdoors-inside/>



Sustainability

Connecting your house to nature in this unique way will make it drought-resistant too.

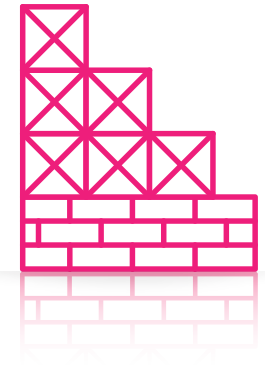
<http://inhabitat.com/san-franciscos-first-community-built-living-wall-is-a-drought-resistant-masterpiece/>

Amazing eco-friendly lodge in Romania built from clay, wood, sand, stone - and even hay.

<http://www.designrulz.com/design/2016/04/organic-with-no-modern-finishes-amazing-eco-friendly-lodge-in-romania/>

Floating houses in Thailand give a truly unique lifestyle experience.

<http://www.designrulz.com/design/2016/04/floating-house-a-lightweight-construction-in-a-fascinating-landscape/>



Architecture and Design

Check out these 20 outstanding architectural designs from all over the world.

<http://www.hongkiat.com/blog/creative-architectural-design/>

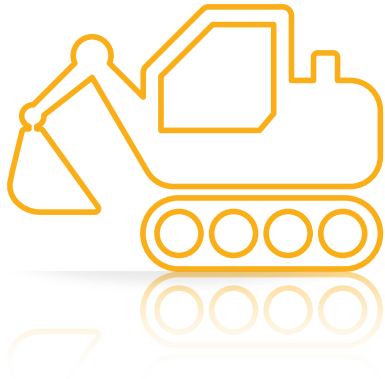
Extraordinary office designs to make work actually enjoyable!

<http://weburbanist.com/2016/04/20/no-place-to-work-like-home-15-extraordinary-office-designs/>

Check out the world's first fully 3D-printed building. Will every home be printed in the future??

<http://inhabitat.com/dubai-debuts-worlds-first-fully-3d-printed-building/>

OUR MOST POPULAR SOCIAL MEDIA POSTS



Eupe News

Free apples to refresh your busy workday!
Spot us at The Horizon and The Sphere
Bangsar South between 12 pm-3 pm and take
one from us!

Brought to you by NOVUM in South Bangsar.

You've probably heard of 'dual keys' in a
condo development. But what does it mean?
"Dual Key" refers to having two homes in one
unit, sharing a common foyer.
Novum – Eupe's ground-breaking project in
South Bangsar - has a number of dual key units
on offer.

Find out more info at

www.novum.com.my

or phone 03 2202 2200 for more info.



Property News

Malaysians still prefer new rather than
established homes according to a new survey
report.

<http://www.propertyguru.com.my/property-news/2016/4/123105/malaysians-still-prefer-new-homes>

Have you heard about CPTED? It's all about
how better environmental design and
planning can promote neighbourhood safety
and tackle crime. Find out more here.


<http://www.propertyguru.com.my/property-news/2016/3/120748/keeping-a-neighbourhood-safe-through-environmental-design>


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EUPE PEOPLE

MEET THE PEOPLE BEHIND THE EUPE NAME



MR ERIC CHOONG

MANAGER, SALES AND MARKETING
Eupe Corporation Berhad

What does your role at Eupe entail?

As a sales and marketing manager, I am responsible for planning and implementing sales, marketing and product development programmes, both short and long-term, targeted towards existing and new markets.

Why did you join Eupe?

I joined Eupe because I see a company going places and providing a long-term future and many opportunities for career growth. Moreover, I can also see a lot of personal opportunities ahead thus I want to be able to contribute, learn and grow along with the company.

The property market in Malaysia is going through a period of consolidation. What are buyers looking for in the current environment?

Nowadays, buyers are becoming more discerning and are always looking at many factors when they are considering buying a property. Location, infrastructure, access to local amenities and attractive neighbourhood are still the key factors, as well as the potential capital growth of the property.

What are the key points you tell potential buyers about Eupe's product offering?

We always tell buyers why Eupe is different - that Eupe offers products which are tailored to suit the needs of different groups of people and they can always trust that all the features we offer in our developments will enhance their lifestyle and provide them with a great investment opportunity. Eupe's *Sustainability Plus* programme is also another value-added offer to the potential buyers. We are always keen to talk about this - particularly the way it highlights our innovative approach to planning property development to build strong, connected communities.

What is the best part of your job?

The best part is that my job always presents me with a range of different challenges which means that I am always learning and this makes me perform at the highest level so I can make an even stronger contribution to the company.

Where do you see yourself career-wise in five years?

Long-term commitment and support from an employer is really important and this is what Eupe has offered me. It creates a sense of belonging and really brings out my desire to "go to battle" for the company. I am really driven to achieve both my and the company's goals. Five years down the road, I see myself growing into a senior management level role where I will be able to use the skills and experience I am gaining now to support and influence others coming through the ranks.



CHIPS & BITES
IS NOW OPEN!

FRIDAY & SATURDAY
LIVE MUSIC
FROM 8:30PM ONWARDS

Discover a cosy new place for coffee
& bites surrounded by acres of greens
and clear blue skies.

Open daily from
11:00 am - 11:00 pm

Daily Happy Hour
5:00 pm - 9:00 pm

**COMING
YOUR
WAY!**

chill
A New Cafe

play
Upgraded Waterpark
& Golf Course

celebrate
Refurbished
Grand Ballroom

stay
Refreshed
Luxury Rooms

meet
Remodelled
Function Rooms

OPENING IN SEPTEMBER 2016

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 [cintasayangresort](https://www.facebook.com/cintasayangresort)