IREKA

In trusted hands

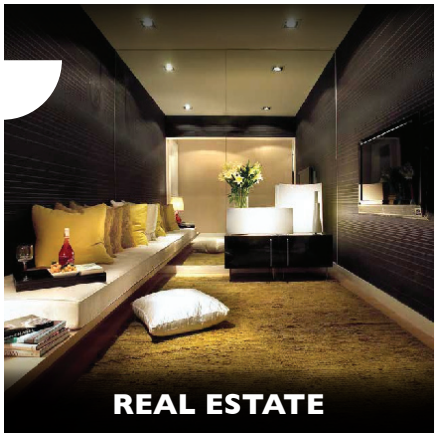
# COMPANY OVERVIEW

Founded in 1967 by Datuk Lai Siew Wah, Ireka Corporation Berhad ('Ireka') was listed on the Second Board of Bursa Malaysia on 12 July 1993, and transferred to the Main Board on 13 June 2002. Today, the Group's current activities focus on three core businesses: **Infrastructure**, **Real Estate** and **Technologies**.

Ireka (*www.ireka.com.my*) began its business as a sole proprietor undertaking general earthworks and road works construction. In the 1980s, it emerged as one of the largest local earthwork contractors in Malaysia. Throughout the 1990s and early 2000s it constructed some of the country's most notable infrastructure projects including civil engineering, building and public utilities developments. The Group's Infrastructure business is represented by Ireka Engineering & Construction Sdn Bhd in Malaysia and Ireka Engineering And Construction Vietnam Company Limited in Vietnam.

Within its Real Estate business, Ireka initiated the listing of a property company, Aseana Properties Limited ('Aseana'), on the London Stock Exchange on 5 April 2007, to undertake property development activities in Malaysia and Vietnam. Ireka's wholly-owned subsidiary, Ireka Development Management Sdn Bhd, has been appointed as the exclusive Development Manager to manage Aseana's development portfolio in Malaysia and Vietnam.

In 2003, Ireka expanded into Technologies, setting up a primary networking and systems integration company, i-Tech Network Solutions Sdn Bhd which provides customised IT infrastructure solutions and co-location services in Malaysia and Vietnam.



## INFRASTRUCTURE

**The Infrastructure business is an integral focus for Ireka. Over the last 50 years, Ireka's construction and engineering teams have achieved a number of significant milestones, contributing to nation-building through the plethora of major-sized civil and structural engineering projects.**

Ireka Engineering & Construction Sdn Bhd's (*IECSB*) areas of expertise cover construction of highways and expressways, bridges, tunnels, water treatment plants, golf courses, commercial developments, convention halls, condominiums, shopping malls, hotels, a healthcare park, and harbour development; all delivered through general contracting and Design & Build programmes.

Ireka's Infrastructure portfolio include the Kuala Lumpur International Airport runway, sections of the Kuala Lumpur Middle-Ring Road II and North-South Expressway, Triang Water Treatment Plant, Putrajaya Government Administrative Offices, DiGi Corporate Office (*D'House*), Technology Park Malaysia, Wisma AIG, OCBC Bank KL Headquarters, The Westin Kuala Lumpur and Brunei Embassy in Beijing.

Current building work projects include, Vogue Suites 1 and Setia Tower (*KL Eco City*); as well as The RuMa Hotel and Residences (*KLCC*). IECSB is also currently constructing the public transportation line of the MRT V7 (*from Bandar Tun Hussein Onn to Taman Mesra*).

## REAL ESTATE

**Within its Real Estate business, Ireka successfully pioneered the listing of Aseana Properties Limited ('Aseana'), the first Malaysian property fund, on the London Stock Exchange in 2007, to undertake property development activities in Malaysia and Vietnam. Ireka's wholly-owned subsidiary, Ireka Development Management Sdn Bhd ('IDM'), has been appointed as the exclusive Development Manager for Aseana.**

i-ZEN Life, styled.

An IREKA concept

ASEANA PROPERTIES LIMITED

In Malaysia, IDM's property development portfolio include the luxurious residential condominium SENI Mont' Kiara (*FIABCI World Prix d'Excellence Award 2014 – World Silver Winner, High Rise Residential category; FIABCI Malaysia Property Award 2013 – High Rise Residential category; Asia Pacific Property Awards 2012 – Residential High Rise Development category*); serviced residences i-ZEN@Kiara I and i-ZEN@Kiara II; gated and guarded courtyard homes i-ZEN@Villa Aseana; luxury condominiums Kiaraville and Tiffani by i-ZEN and office suites and retail mall 1 Mont' Kiara, all which are located in the exclusive address of Mont' Kiara. IDM is also involved in the urban redevelopment masterplan of Sandakan Harbour Square (*Asia Pacific Property Awards 2009 – Commercial Redevelopment category*); Four Points by Sheraton Sandakan hotel; gated and guarded residences Luyang Perdana (*Kota Kinabalu, Sabah*); Aloft Kuala Lumpur Sentral hotel (*FIABCI World Prix d'Excellence Award 2015 – World Gold Winner, Hotel category; Best Short Hotel Stay Excellence Award in the Best of Awards by Expatriate Lifestyle; ranked 11th in the Trip Advisor's Travellers Choice 2014 – Bargain category*). The current project under construction is The RuMa Hotel and Residences in Kuala Lumpur City Centre.

In Ho Chi Minh City, Vietnam, IDM manages Aseana's developments such as the City International Hospital, a flagship development of the International Healthcare Park (*Binh Tan District*), which formally opened in January 2014.

Styled by zenZ

An IREKA concept

Venturing into the mid-market property sector, Ireka created **zenZ** – a sister brand of i-ZEN. The hallmark of any zenZ property is its dedication to the modern design and practical touches without compromising on style. The essence of zenZ is embodied in the 5E Principles: Economical, Evolutionary, Efficient, Essential and Eco-conscious.

Ireka also created the much celebrated i-ZEN brand of luxury properties. The essence of i-ZEN embodied in the 6S philosophies of Style, Service, Security, Sophistication, Soul, and Sustainability, are demonstrated in its portfolio of properties. With the brand promise to style life, i-ZEN continuously generates new and delightful ways that influence how people live.

Ireka previously developed The Westin Kuala Lumpur, an international 5-star award-winning hotel. The Westin Kuala Lumpur was opened in September 2003 and has won many highly coveted awards such as FIABCI Malaysia Property Awards 2005 (*Hotel Development category*), FIABCI Prix d'Excellence Award 2006 (*Best Hotel & Resort category*) and Hospitality Asia Platinum Awards 2005 – 2006 (*The Award for Excellence – Best New Hotel*). The 443-roomed Westin Kuala Lumpur was sold in early 2007 for a record price of about RM1 million per room.

Ireka's upcoming projects include, dwi@Rimbun Kasia, Rimbun Town Villas, and 10 Shopz (*Nilai, Negeri Sembilan*); Serika Residences and ASTA Enterprise Park (*Kajang, Selangor*); and Kiara Residences (*Mont' Kiara, Kuala Lumpur*). Its completed project, Kasia Greens in Nilai, Negeri Sembilan is already sold out.

## TECHNOLOGIES

**Ireka's Technologies arm, i-Tech Network Solutions Sdn Bhd (i-Tech') was set up as a primary networking and systems integration company in 2003. It provides customised IT infrastructure solutions and co-location services in Malaysia and Vietnam.**

In addition to providing IT solutions, i-Tech (*www.itns.com.my*) also undertakes customised IT consultancy, hardware support, system integration and networking services. The company has strong alliances with international IT principles such as IBM, Juniper and APC.

In 2011, i-Tech and IBM co-developed SAFEHOUSE, a 'green' data centre to offer its clients reliable, secure and scalable co-location services. i-Tech's SAFEHOUSE won the Schneider Electric IT Malaysia For Adoption on Energy Efficient Solution Award 2013 and upgraded its ISO / IEC 27001: 2005 to ISO / IEC 27001: 2013 (*Information Technology-Security Techniques-Information Security Management Systems*) by TUV SUD Management Service GmbH from Germany in 2015.

## OUR PORTFOLIO

**Kuala Lumpur International Airport Runway**
Kuala Lumpur

**Simpang Pulai Interchange**
North-South Expressway

**Government Administrative Office**
Kuala Lumpur

**DiGi Corporate Offices (D'House)**
Shah Alam

**The Westin**
Kuala Lumpur

**Sandakan Harbour Square**
Sabah

**1 Mont' Kiara**
Kuala Lumpur

**SENI Mont' Kiara**
Kuala Lumpur

**City International Hospital in International Healthcare Park**
Binh Tan District, Ho Chi Minh City, Vietnam

**Four Points by Sheraton Sandakan**
Sabah

**Harbour Mall Sandakan**
Sabah

**Aloft Kuala Lumpur Sentral**
Kuala Lumpur

**Nu Sentral Office Towers 1 & 2**
Kuala Lumpur

**INFRASTRUCTURE | REAL ESTATE | TECHNOLOGIES**

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