



IREKA

In trusted hands

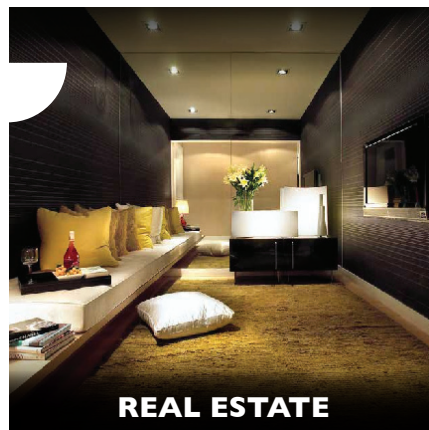
COMPANY OVERVIEW

Founded in 1967 by Datuk Lai Siew Wah, Ireka Corporation Berhad ('Ireka') was listed on the mainboard of Bursa Malaysia on 12 July 1993. The Group is currently focused mainly on three core businesses: **Infrastructure**, **Real Estate** and **Technologies**.

Ireka (www.ireka.com.my) began its business as a sole proprietor undertaking general earthworks for large open cast tin mines 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, is 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, hospitals, office towers and harbour development; all delivered through general contracting and Design & Build programmes.

Ireka's Infrastructure portfolio include the Kuala Lumpur International Airport runway one, sections of the Kuala Lumpur Middle-Ring Road II and North-South Expressway, Triang Water Treatment Plant, Putrajaya Government Administrative Offices, DiGi Head Office (D'House), Technology Park Malaysia, Wisma AIG, OCBC Bank KL Headquarters, The Westin Kuala Lumpur and Brunei Embassy in Beijing. IECSB recently completed a section of the public transportation line of the MRT V7. (from Bandar Tun Hussein Onn to Taman Mesra).

Ongoing and recent building work projects include, The RuMa Hotel and Residences (KLCC), KaMi Mont' Kiara Residences in Mont Kiara, ASTA Enterprise Park and extension of KL Pantai Hospital.

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'), is as the exclusive Development Manager for Aseana.

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; the exclusive 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.

i-ZEN
Life, styled.

An  IREKA concept

 **ASEANA
PROPERTIES
LIMITED**

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.

Ireka 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.

Under its iconic i-ZEN brand, the current Ireka projects under construction are The RuMa Hotel and Residences in Kuala Lumpur City Centre, and KaMi Mont' Kiara Residences. KaMi Mont' Kiara is the latest development from Ireka with Japanese-designed landscaped grounds in upscale Mont' Kiara.

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.

Styled by

zenZ

An  IREKA concept

Venturing into the mid-market property sector in 2016, 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.

Its completed project, Kasia Greens in Nilai, Negeri Sembilan was the company's first zenZ project. Ireka's current and upcoming projects include, Dwi at The Village Rimbun Kasia, Rimbun Town Villas, and 10 Shopz (Nilai, Negeri Sembilan); Serika Residences and ASTA Enterprise Park (Kajang, Selangor).

The Rimbun Kasia development is a new residential enclave covering five parcels of a residential project, and one parcel of commercial project, over a 30.56-acre piece of land located in the town of Nilai. The initial phase of Rimbun Kasia will be jointly developed by Ireka and Hankyu Hanshin Properties Corp.

TECHNOLOGIES

Ireka's Technologies arm, i-Tech Network Solutions Sdn Bhd (i-Tech') was set up as a systems integration and networking company in 2003, offering customized IT infrastructure solutions and outsource services. From there, i-Tech expanded to provide co-location services, disaster recovery services, hyper-converged infrastructure, and managed services in Malaysia and Vietnam.

In late 2016, i-Tech with its extensive knowledge in IT consultancy services, has decided to move into the cloud scene as a Cloud Service Provider to help businesses to save cost, at the same time enjoy the scalability of cloud computing resources. i-Tech is now focusing on delivering a spectrum of cloud solutions such as Infrastructure as a Service (IaaS), Backup as a Service (BaaS), Disaster Recovery as a Service (DRaaS) and Software as a Service (SaaS).

The company has strong alliances with international IT principals and public cloud providers including Microsoft Azure, Amazon Web Services (AWS), Google (GCP), & Alibaba Cloud. Service GmbH from Germany in 2015.

STRATEGIC PARTNERSHIPS

On 4th December, 2017 Ireka Corporation Berhad signed a Share Subscription Agreement and a Memorandum of Understanding (“MOU”) with CRRC Urban Traffic (Europe) Co Ltd (CRRC UT), a member of the China based CRRC Group to invest in Ireka and to establish a joint venture relationship between them. CRRC Group is the world’s largest manufacturer of rolling stock and rail related products and systems. Following the signing of the agreement, CRRC UT took up a strategic stake in Ireka, emerging as a substantial shareholder, holding approximately an 8.48% equity interest in the Company.



In late Jan 2018, Ireka signed another Memorandum of Understanding (“MOU”) to establish collaborative working between CRRC Urban Traffic Co Ltd (CRRC UT) and STO Express Co Ltd (STO). STO is China’s largest integrated logistics services company, focusing on express delivery of courier items. This tri-partite partnership will see Ireka venturing into a new business direction of urban transportation and logistics industry, which is in line with Malaysia’s Economic Transformation Programme.

On top of that, Ireka, CRRC UT and STO will create a strong strategic alliance that provides an important platform to leverage on each other’s technical knowledge, expertise and experience for expansion and growth in Malaysia and South East Asia.



Hankyu Hanshin Properties Corp.

On 9th April, 2018 Ireka Corporation Berhad (“Ireka”) announced that it had entered into agreements with Hankyu Hanshin Properties Corp (“Hankyu Hanshin”) to jointly develop the Rimbun Kasia project in Nilai. Hankyu Hanshin will take a 45% share in Meadowfield Sdn Bhd, a wholly-owned subsidiary of Ireka prior to this announcement, whilst Ireka will hold the remaining 55%.

Osaka-based Hankyu Hanshin, is a wholly-owned subsidiary of one of Japan’s most prolific conglomerates, Hankyu Hanshin Holdings, Inc., with core businesses in real estate, urban transportation, entertainment and communications, travel, international transportation and hotels. Hankyu Hanshin Holdings, Inc. is listed on the First Section of the Tokyo Stock Exchange.

The Rimbun Kasia is a development project with a combined Gross Development Value of over RM400 million. As a start, the joint venture between Ireka and Hankyu Hanshin will focus on the development of Dwi@Rimbun Kasia project, consisting of 382 residential units (203 of them dual-key units) in a 9-storey block, and another parcel of land which will have 465 residential units in two blocks of 29 and 19-storeys developed on it.

OUR PORTFOLIO



**Kuala Lumpur International
Airport Runway**
Kuala Lumpur



Simpang Pulai Interchange
North-South Expressway



**Government
Administrative Office**
Kuala Lumpur



DiGi Head Offices (D'House)
Shah Alam



OCBC Bank Head Quarters
Kuala Lumpur



Wisma AIG
Kuala Lumpur



Tropicana Golf & Country Club
Selangor



The Westin
Kuala Lumpur



Sandakan Harbour Square
Sabah



1 Mont' Kiara
Kuala Lumpur



SENI Mont' Kiara
Kuala Lumpur



Brunei Embassy
Beijing, China



RHB Training Centre
Selangor



**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



10 Shopz
Negeri Sembilan



Kasia Greens
Negeri Sembilan

INFRASTRUCTURE | REAL ESTATE | TECHNOLOGIES

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