



**Signing Ceremony of
Sales and Purchase Agreement for Land in Danga Bay
Between
Country Garden Danga Bay Sdn Bhd
& Iskandar Waterfront Holdings Sdn Bhd**

PRESS RELEASE

FOR IMMEDIATE PUBLICATION

**COUNTRY GARDEN OF CHINA TO BUILD RM18 BIL
WATERFRONT PROJECT IN DANGA BAY**

Buys prime site for almost RM 1bil from Iskandar Waterfront Holdings

JOHOR BAHRU, Tues.(Dec 4) Country Garden Holdings Co. Ltd., one of China's biggest property developer, has acquired 55-acres (11-hectares) of prime waterfront land in Danga Bay here for an integrated development project with a gross development value of RM18 billion.

The land purchase is the first and biggest investment to date by an investor from mainland China within Flagship "A" of Iskandar Malaysia.

Country Garden, which is one of the top 10 developers in China, was acknowledged as Forbes Asia's FAB 50 Companies, with an estimated market value of US\$7.6bil.

It is one of China's leading integrated property developers, with businesses comprising of construction, installation, fitting, property development, property management, as well as hotel development and management.

"We are very confident and upbeat about the business outlook in Iskandar Malaysia and are very happy to be one of the first from China to invest in a big way in the southern growth corridor," said Country Garden President and Executive Director of Country Garden Mo Bin.

He was speaking at the signing ceremony for the Sales and Purchase Agreement for the land with Iskandar Waterfront Holdings Sdn Bhd (IWH), witnessed by Prime Minister Datuk Sri Mohd Najib Tun Abdul Razak at the Danga Bay Convention Centre here today.

IWH was represented by its executive vice chairman Tan Sri Lim Kang Hoo. Also present was Johor Menteri Besar Datuk Abdul Ghani Othman

IWH, a public-private partnership involving the State and Federal governments and local investors, is the master developer of some 1,620ha (4,000-acres) of waterfront land on the eastern and western sides of the Johor Causeway.

The crown jewel of this development is Danga Bay, a burgeoning new growth Centre within the Johor Bahru city centre here, where major developers like Dijaya Corp and Brunsfield Group have earmarked significant property developments.

There has also been strong interest in land acquisition here by several major Singaporean and other foreign investors because of its proximity to Singapore, good connectivity and excellent infrastructure.

“We are planning an integrated modern development with several exclusive features at this exclusive site for both Malaysian, regional and internal customers,” said Yeung.

The project, spanning three development phases, will begin with the construction of a luxury clubhouse, commercial tower, shopping mall, high-end condominium and serviced apartment.

Country Garden’s maiden projects in Malaysia were two township developments in Kajang and Rawang in 2012. “In order to extend our property products and services to a wider range of discerning Malaysians, we have now decided to move into Iskandar Malaysia,” said Yeung.

ENDS

- **About Country Garden Holdings Co Ltd:**

Country Garden founded in 1992, was listed on the Hong Kong Stock Exchange in 2007. It has over 20 years' experience in building townships, with projects spread out in almost every main city in China. To date, Country Garden has successfully developed over 110 high-quality projects in China offering more than 500,000 home owners. Country Garden townships are known for high-quality construction, outstanding design, and state-of-the-art landscaping and 5-star lifestyle facilities. Today, Country Garden is a top 10 developer in China. Malaysia is its first overseas expansion. Its up-coming project in Danga Bay, Johor, is an integrated development spanning 55- acres of freehold land. The development highlights include a luxury

marina clubhouse, commercial properties, and high-end residences with commanding views of the Straits of Johor, thematic gardens, extensive landscaping and 24-hour security. The site is a mere 10-minutes to the CIQ to Singapore and 5-minutes to the JB city centre

- ***About Iskandar Waterfront Holdings Sdn Bhd:***

IWH is a government-linked company that is the master developer of over 4,000-acres of prime waterfront land in Johor Bahru. The crown jewel of this integrated development is Danga Bay. The entire development master plan envisages six other components – The Gateway comprising two identical 34-storey residential blocks linked at the top by a skywalk; The Venice, a landscaped riverside development; Danga Heights, JB's newest uptown lifestyle address; Tebrau Coast, a high-end mixed development on the eastern corridor; and JB Tanjung Puteri Waterfront, a commercial mixed development straddling both sides of the Causeway. IWH is also developing a Marina & Beach Resort @ Desaru.

ENDS



碧桂园与伊斯干达签署金海湾项目土地买卖合同仪式 新闻通稿

近 10 亿马币购置新山绝佳地段 碧桂园新山金海湾打造 180 亿滨海综合楼盘

（新山 4 日讯）中国十强房地产之一的碧桂园（Country Garden）日前购买金海湾绝佳位置 55 英亩的土地，斥巨资打造预计总价值达 180 亿马币的大型滨海综合项目。据了解，碧桂园（Country Garden）是迄今为止第一家来自中国的房地产商来伊斯干达经济发展特区“Flagship A”—新山投资的发展商。

作为中国十大房地产发展商之一，以及 20 年建造高端住宅的建造者，碧桂园 2011 年凭借骄人的业绩，碧桂园荣登福布斯亚太上市公司 50 强的实力榜单，市值高达 76 亿美元。

本次的土地买卖合约由碧桂园（Country Garden）创始人、董事局主席杨国强与 IWH 集团董事经理丹斯里拿督林刚河签署，并得到马来西亚首相拿督斯里纳吉的见证，当天出席见证的嘉宾还有新山州务大臣阿都干尼以及中国驻马来西亚特命全权大使拿督柴玺阁下。

依托伊斯干达经济特区 发展潜力不容忽视

根据伊斯干达经济特区发展规划，新山、努沙加亚、西大门发展区、东大门发展区以及士乃-士古来地区这五个区域被确定为功能不同的重点发展区域。其中，新山和努沙加亚两个区域还被确定为可以实行智能快速过境卡的首批自由出入区，以吸引外国公司特别是新加坡公司在伊斯干达设立办事机构。

新山作为柔佛州的首府，是伊斯干达经济特区的重要发展城市。这里陆海空交通方便，与新加坡隔柔佛海峡相望，距离亚洲的主要大城市（如迪拜、香港、首尔、上海、广州、台北、东京）仅 6-8 小时飞行航程。从新山通过公路到吉隆坡仅 3 个小时的车程，到新加坡樟宜国际机场仅 55 分钟的车程，发展潜力不容忽视。

此次碧桂园（Country Garden）与 Iskandar Waterfront Holdings 购买位于新山绝佳位置金海湾的 55 英亩的土地。金海湾 Danga Bay 位于马来西亚柔佛州新山市最美丽的边境海岸线上，与新加坡仅有新柔长堤之隔，堤长约 1,600 公尺，距离新山关口及新山市中心仅 5 公里，这里将发展成为新繁华市中心。

碧桂园打造 180 亿马币高端滨海综合项目

碧桂园（Country Garden）自 2012 年初正式进驻马来西亚以来，不到 1 年的时间在大马发展 3 个项目。在高速发展城市中心万挠和加影打造的两个大型五星级生活社区，以及本次打造的价值总额达 180 亿马币的高端滨海综合项目，有望在明年呈现在马来西亚客户的面前。

新山金海湾的新项目将规划有大型商业体、办公楼、公寓，配备高端的生活设施：高端私人会所、康体中心等，将发展成金海湾新商住繁华中心。

踞新山核心区位

- ✧ 拥有伊斯干达最美的海岸线，紧邻新山皇宫
- ✧ 位于新山未来金融中心，坐享新发展的核心商圈
- ✧ 10 分钟内享新山市中心完善配套：酒店、大型购物中心、高尔夫球场、学校尽在咫尺
- ✧ 5 分钟至新山—新加坡关口大桥，轻松可达新加坡市中心

打造高端商住一体滨海项目

- ✧ 规划综合商住项目，总占地 55 英亩，永久产权
- ✧ 规建海景高端会所及商业街，区内打造大型商业体
- ✧ 精心设计多角度观海公寓，多种户型满足不同需求
- ✧ 引入具艺术感的现代园林园艺设计，打造海边主题花园
- ✧ 24 小时安保，苑区视频监控，确保滨海大城安全无忧

相关链接：

对于高端滨海城市的打造，碧桂园是充满信心的。2011年在深圳东亚婆角滨海旅游区打造的首个国际滨海度假项目--碧桂园十里银滩，开盘当天销售超 17 亿马币，套数超过 3500 套，刷新了中国单天销售套数记录。短短一年，凭借雄厚的实力、过人的胆识，让一座配套完善、风景如画的滨海大城在一片滩涂中拔地而起，让一座气势磅礴、匠心独运的五星级标准酒店如期试业，这就是梦想的力量。2012年6月，二期新品全国震撼发售，再次以热销 3300 套的成绩成为 2012 年销售奇迹缔造者。

本次在新山最美海岸边境金海湾打造的大型高端滨海商住项目，我们同样具备引领市场的决心。在未来，碧桂园的战略愿景看得更远，希望在马来西亚更多的地区发展，让更多马来西亚人住上碧桂园的好房子。