

RADIUM

Building Good. Illuminating Lives

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THE ROAD TO IPO: RADIUM'S JOURNEY

SPECIAL WORD FROM
DATUK GARY GAN
GROUP MANAGING DIRECTOR





We remain focused on what is most important as a business: sustainability and growth, and staying true to our ethos of “Building Good”, delivering the dream of home ownership to Malaysians.

DATUK GARY GAN
GROUP MANAGING DIRECTOR

Datuk Gary Gan shares about himself, his outlook on the Malaysian property market, and Radium’s exciting ongoing and upcoming plans.

Tell us about yourself

My career began in 2005 when I joined Platinum Victory Group (“PV Group” or “Group”) as an Executive Director in the sales and marketing department. Throughout the years, I was assigned to different departments until I became responsible for managing the Group’s day-to-day operations, business development activities, and strategic planning.

In 2013, I was appointed as the Managing Director of Idaman Sejiwa Development Sdn Bhd (now known as Radium Development Berhad), when PV Group acquired 100% equity interest in the company.

I was also involved in the management and operations of the Group’s all-suite hotel, namely THE FACE Suites.

In 2021, I resigned and ceased to be a director of PV Group, to focus my efforts on Radium, primarily in preparation of listing Radium on Bursa Malaysia’s main market.

In your role as Radium’s Group Managing Director, what is your top priority?

Human capital is the most important element of a sustainable business and company. Thus, my strategy is to ensure that every Radium employee is allowed to reach their full potential, allowing them to upgrade their lives and those of their families.

Having this instilled in them will motivate them to do well and hold others in high regard in their professional lives. It also reflects our business philosophy of ‘Building Good’, where we strive to provide our clients with the opportunity to live their lives to the fullest.

Why did you choose to go for listing in the earlier part of 2023, in what was quite a challenging market?

After the pandemic, the outlook for the country’s economy has been very positive, especially in the property industry, as many people have realised that owning a property is an important aspect of living life to the fullest.

Based on a statistic that indicates approximately more than 300,000 houses are needed in Kuala Lumpur to keep up with regional cities, we are confident with the potential of our listing. The demand for job opportunities in the city centre is also driving this trend.

With Radium’s existing and upcoming landbank in Kuala Lumpur at the time having a potential Gross Development Value (GDV) of RM2.9 billion, we felt that we also had an advantage.

Over the course of the year, the discussion of affordability in housing has also becoming more prominent, with the Malaysian Government initiating an affordable ‘Madani’ housing scheme that includes not only the B40 but also the M40 groups.

As a property developer with a strong belief that property should be accessible to all, we also channel much of our efforts towards building affordable, or competitively priced homes, without compromising on design and space.

One of the highlights of our year was the launch of Desa East Residences, which comprises two components:

- i. Vista Adesa Residensi Wilayah, under the Residensi Wilayah affordable housing scheme, targeted at first-time home buyers.
- ii. Radium Adesa Residence, which offers competitively priced units targeting urban dwellers who prefer bigger layouts and more spacious

built-up homes in a strategic location.

What is your outlook on the property market in Malaysia?

I believe that there is still strong demand for property in Kuala Lumpur, where we operate. Our unique selling proposition (“USP”) is that we are addressing a statistic that indicates a shortfall in city dwellings as it is driven by demands for job opportunities in the city centre.

The location of the property is still the number one factor for a purchaser in deciding to own a property and this is where Radium has the upper hand as our developments are within the high demand area where job opportunities are at large. At Radium we are focused on ‘Building Good’, and our projects are a reflection of this ethos.

What are some of the exciting developments we can expect to see from Radium this year?

In addition to our ongoing projects, we will be introducing a new project set across two parcels of land located at Old Klang Road to the market in the first half of 2024. At the same time, we are also actively exploring additional land acquisitions and strategic joint ventures to meet the escalating demand for residential properties in the vibrant Klang Valley.

We are also excited to develop a 145-room boutique hotel with 4-star furnishings at our mixed development project in Ampang, in tandem with Chancery. This venture positions the Group to leverage a new revenue stream from the resurgent travel industry in Kuala Lumpur, complementing the Group’s existing property development portfolio.

DRIVING EXCELLENCE WITH EXPERTISE & EQUALITY

Radium's Board of Directors comprises exemplary individuals, each contributing unique skills in their respective fields, propelling the Company to greater heights. Our management team is thoughtfully balanced, recognising and valuing the expertise of both men and women.



SUCCESSFUL LAUNCHES

R SUITES
CHANCERY
RESIDENCES

RADIUM ADESA
DESA EAST RESIDENCES

VISTA ADESA
RESIDENSI DESA TIMUR



Radium launches R Suites Chancery Residences in Ampang



Radium Development unveils R Suites Chancery Residences in Ampang



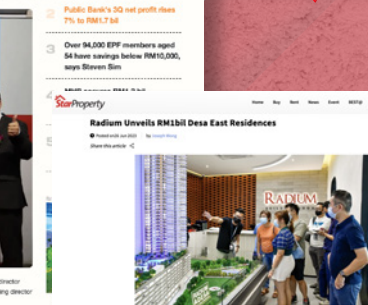
RADIUM ADESA SPACIOUS HOMES for MULTI-GEN LIVING



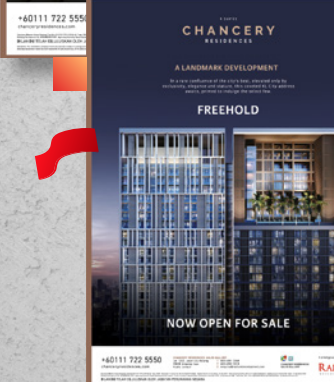
Radium Development unveils R Suites Chancery Residences in Ampang



Radium Unveils RM1bil Desa East Residences



KEHIDUPAN dengan AKSES MUDAH di TENGAH BANDAR KUALA LUMPUR



BUILDING GOOD : A YEAR IN REVIEW



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1. Radium was officially listed on the Main Board of Bursa Malaysia.
2. Memorandum of Understanding (MOU) signing with TARUMT to establish the TARC-Radium Care Student Loan.
3. Radium Continues to Build Good with Contribution to Shelter Home for Children.
4. Blood Donation Campaign - Be a Hero, Save a Life.
5. CSR initiative with Zoo Negara, "A Shade of Support".

EMBRACE THE ACCOLADES, FUEL FOR OUR JOURNEY!

As a young industry player, awards are not only a testament to our efforts but also a recognition of our commitment to 'Building Good'. These awards propel us in our ongoing journey to drive property ownership for all. Here's to scaling greater heights!

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23

SEBA Awards 2023

- Most Enterprising Property Developer
- Most Dynamic Nation Builder

International Property Award 2023

Best Commercial High-Rise Development
R Suites Chancery Residences

20
22

The BrandLaurette Property Branding Award 2022

Best Emerging Developer

20
21

Star Property Awards 2021

- The Starter Home Award (*High-Rise*) (*Excellence*)
Vista Sentul Residences
- The Creative Space Award (*Honours*)
Vista Sentul Residences

In closing this remarkable year, and embracing the New Year with open arms, we wish to extend our heartfelt thanks to everyone who have been a part of this incredible journey. Dedication, teamwork, and your unwavering support have propelled us forward.

With the New Year, excitement brews as we prepare to face fresh challenges and achieve more milestones. Let's build on our shared achievements, making this coming year even more extraordinary.



RADIUM
BUILDING GOOD

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