

RADIUM DEVELOPMENT BERHAD UNVEILS IMPRESSIVE Q4 FYE2023 PERFORMANCE, HIGHLIGHTING ESSENTIAL MILESTONES AND PROGRESSIVE STRATEGIES

Summary of Financial Highlights and Milestones:

1. **Revenue Generation:** The Group generated a revenue of RM28.27 million in Q4 FYE2023.
2. **Profit Before Tax (PBT):** The Group's PBT for the quarter was RM15.77 million, indicating a solid financial standing and a low gross gearing ratio of 0.05 times.
3. **Land Acquisition:** Radium Global Sdn Bhd successfully acquired land at Old Klang Road, with an estimated Gross Development Value (GDV) of RM500 million.
4. **Market Expectations:** Anticipation of steady market acceptance for R Suites Chancery Residences in Ampang and the successful launch of Vista Adesa @ Desa Timur and Radium Adesa @ Desa East Residences in FYE2023.
5. **Strategic Alliance:** The Group has established a strategic collaboration with MyCharge EV Sdn. Bhd. to plan, supply, and install EV Chargers in current and future projects, promoting environmental and business sustainability.

KUALA LUMPUR, THURSDAY, FEBRUARY 22, 2024 — Radium Development Berhad, a prominent property developer in the Klang Valley, proudly presents its robust Q4 FYE2023 performance, highlighting strategic initiatives that underscore its financial acumen.

Despite a minor revenue dip due to ongoing projects such as R Suites Chancery Residences, Vista Adesa @ Desa Timur, and Radium Adesa @ Desa East Residences, the Group showcased a strong PBT of RM15.77 million for the quarter. Additionally, the Group maintained an impressive gross gearing ratio of 0.05 times, reflecting its financial stability and strategic management amidst project dynamics.

Furthermore, Radium Global Sdn Bhd, a subsidiary of the Group, recently acquired land at Old Klang Road in June 2023, signalling the Group's commitment to growth and enhancing shareholder value. The launch of this project is expected in the first half of 2024.

"We are confident in our Group's sustained growth trajectory, with a focus on launching and selling two new projects in 2023: R Suites Chancery Residences in Ampang, with an estimated GDV of RM500 million, and Vista Adesa @ Desa Timur and Radium Adesa @ Desa East Residences in Sungai Besi, with an estimated GDV of RM1 billion," said **Group Managing Director, Datuk Gary Gan Kah Siong**.

Moreover, RM109.3 million from the IPO proceeds has been allocated for the development of a 145-room boutique hotel seamlessly integrated into a mixed-development project in Ampang, Kuala Lumpur. This strategic move aims to tap into a rejuvenated revenue stream from Kuala Lumpur's tourism sector, complementing the Company's existing property development portfolio.

Vista Adesa, launched in May 2023, has achieved a remarkable take-up rate of nearly 60%, equivalent to a GDV of approximately RM219 million. Similarly, Radium Adesa, launched in June 2023, has garnered an impressive take-up rate of 78%, representing a GDV of RM447 million.

“The Vista Adesa project not only embodies Radium’s ‘Building Good’ ethos but also perfectly aligns with the Government’s strategic objective of enhancing homeownership among Malaysians. The project encompasses the provision of economical residential units valued at up to RM300,000, comprehensively financed through the Housing Credit Guarantee Corporation (“HCGS”) loan programme,” said **Datuk Gary Gan**.

On November 28, 2023, the Group formalised a Strategic Partnership Agreement with MyCharge EV Sdn. Bhd. to integrate Electric Vehicle (EV) Chargers across current and future developments. The Group plans to install EV Chargers at Vista Sentul Residences in March 2024.

“Aligning with the evolving landscape of environmentally conscious businesses, our partnership with MyCharge EV Sdn. Bhd. represents a significant step. Additionally, the Group is actively exploring new avenues to diversify our revenue streams,” stated **Datuk Gary Gan**.

Radium Development Berhad’s performance and strategic initiatives demonstrate its resilience and forward-thinking approach in the property development sector.

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About Radium Group

The Radium Group is principally involved in property development, hotel services, and the provision of management services. Our core dedication is to fulfil the aspirations of property ownership, encompassing both residential and commercial projects. We cater to diverse segments of society, ranging from affordable housing to luxurious properties, transcending geographical boundaries and market segments. While we focus on Kuala Lumpur as a city-centric developer, our reach extends beyond its borders, accommodating various market demands and statuses.

For more information, please visit <https://www.radiumdevelopment.com/>.

Issued by MNAIR PR Consultancy Sdn. Bhd. on behalf of Radium Development Bhd.

MEDIA ENQUIRIES

Sashikala Gopallan | Tel: +6012 – 566 9095 | sashi@mnairpr.com

Nurjehan Mohamed | Tel: +6017 – 606 2029 | jehan@mnairpr.com
