

## **RADIUM DEVELOPMENT BERHAD STRENGTHENS URBAN FOOTPRINT WITH STRATEGIC LAND ACQUISITION IN AMPANG**

*2.56-Acre TOD Site Positions Radium for Future Growth and Enhanced Urban Connectivity*

**KUALA LUMPUR, TUESDAY, 3 DECEMBER 2024** – Radium Development Berhad (“Radium” or the “Company”) today announced a significant milestone with the acquisition of a 2.56-acre leasehold parcel in Bandar Ampang, Selangor, through its indirect wholly-owned subsidiary, Mayang Sepakat Sdn. Bhd. This strategic move, marking Radium’s first project outside Kuala Lumpur, aligns with the Company’s expansion plan and strengthens its foothold in key Klang Valley locations, reinforcing its commitment to creating well-connected, high-value properties.

### **1. Key Acquisition Highlights:**

- **Strategic Land Positioning:** The newly acquired site, located near Kuala Lumpur City Centre and directly accessible by major highways and the Cempaka LRT Station, represents a promising transit-oriented development (TOD) opportunity for Radium, with direct appeal to urban residents and businesses seeking accessibility.
- **Significant Development Potential:** Planned as a mixed-use development featuring around 1,128 residential units—including 340 affordable Service Apartment Mampu Milik (SAMM) units—and commercial spaces, the project carries an estimated Gross Development Value (GDV) of RM470 million.
- **Funding and Financial Stability:** Radium will fund the RM45 million acquisition through a prudent mix of internal funds and bank financing. This balance underscores Radium’s financial strength and ensures continuity in its growth-driven strategy for sustainable, high-value developments.

### **2. Strategic Rationale and Growth Potential:**

The acquisition aligns with Radium’s long-term strategy to secure prime urban land in high-demand areas. The property’s location within the TOD zone—just 350 meters from Cempaka LRT Station and well-connected by major thoroughfares—supports Radium’s focus on sustainable urban living spaces in growth corridors, enhancing Radium’s pipeline of projects aimed at Klang Valley’s growing urban population.

### **3. Enhancing Shareholder Value and Market Position:**

**Group Managing Director Datuk Gary Gan Kah Siong** shared his enthusiasm for the project’s potential: “The acquisition represents a cornerstone in Radium’s growth strategy. This project is ideally positioned to meet increasing demand for high-quality, accessible urban spaces in Klang Valley and signals our commitment to creating sustainable, long-term value for our shareholders.”

The Company is confident this acquisition will contribute positively to its future earnings and reinforce its market leadership in strategic property development within the Klang Valley region.

**Outlook:**

As Radium continues to expand its land bank and project portfolio, this acquisition underscores the Company's commitment to delivering exceptional, accessible urban living spaces. In line with market demand and sustainability goals, Radium remains focused on advancing its property offerings to meet the evolving needs of modern urban residents in Malaysia.

For further information, please visit [www.radiumdevelopment.com](http://www.radiumdevelopment.com).

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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 Berhad.**

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