

PRESS RELEASE

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For Immediate Release

90% OF TOWER 2 OF SRI DAMANSARA'S 8TRIUM DEVELOPMENT SOLD, TOWER 1 LAUNCHED

Kuala Lumpur – Sri Damansara Berhad, the property development subsidiary of Land & General Berhad and developer of Bandar Sri Damansara township today announced that Tower 2 of its integrated development, 8trium has been 90% sold since its launch in July.

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8trium is the first mixed development of its kind in Bandar Sri Damansara, comprising of a two-story 100,000 square feet retail podium and 260 units of office suites contained in two business suite towers. The company has also commenced sales of the project's second business suite tower, Tower 1, with over 20% of the units sold todate.

At the project's groundbreaking ceremony today, Land & General Berhad's Managing Director, Mr. Low Gay Teck said, "The response to 8trium's sales illustrates that we have successfully introduced the right product that suits our buyers' needs. Its location alone is enviable, given that Bandar Sri Damansara is a well-established township that is recognised for its accessibility via major road arteries."

He added, "The demand for 8trium however shows that Bandar Sri Damansara is more than just a residential township. It is a desirable address for businesses to be located in – due to the various plus factors it offers in terms of accessibility and the ready market of customers from its township."

Mr Low confirmed that construction of 8trium is on track and slated to complete by the first quarter of 2012.

Together with the sales launch of the second business suite tower, Bandar Sri Damansara is offering a 10/90 easy ownership package* for selected units that will enable buyers to pay only 10% of the unit costs until vacant possession. Buyers will enjoy savings by not having to pay any interest during construction. Furthermore, the

developer will also bear legal fees, stamp duty and disbursements* for both the Sale & Purchase Agreement and Loan Agreements.

Additionally, Sri Damasara Sdn Bhd has introduced a Buyer-Get-Buyer incentive for customers who have purchased units of the initial business suite tower launched earlier. Buyers who introduce other successful buyers will enjoy a special 1% incentive on the new buyer's purchase price which will be deducted from the introducer's total purchase price.

8trium is connected by the NKVE, LDP, MRR2 highways as well as the Sungai Buloh-Jalan Kepong mainroads. Other notable features of 8trium are:

- It is a freehold project
- 24-hour security
- Sufficient parking bays to cater to all the office units
- Its integrated concept which enables tenants to have easy access to retail and lifestyle outlets without having to travel to a different location
- Our flexible layouts that give purchasers the option to choose their preferred office and retail unit sizes ranging from 500 to 7000 square feet.

Further information on 8trium can be found at the project sales gallery in Sri Damansara Club, Lot 23304, Persiaran Perdana, Bandar Sri Damansara or by calling +603 6276 8388/+603 6279 8200/+6012 712 8388.

* *Terms & Conditions apply*

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ABOUT LAND & GENERAL BERHAD

Land & General Berhad (L&G) was incorporated in 1964. The company has been listed on the Main Board of Bursa Malaysia since 1968.

Originally a saw-miller and timber trader, Land & General has expanded into property development since the mid 1980s. The company is now a holding company with subsidiaries engaged primarily in the property sector with investments in the plantation, education and leisure & hospitality sectors. In 2007, Malaysia Land Sdn Bhd (Mayland) became a new key stakeholder in Land & General.

Land & General introduced their 1,200-acre freehold Bandar Sri Damansara township in Selangor two decades ago. Property owners at Bandar Sri Damansara have seen their acquisitions appreciate by as much as 200%. The company recently launched 8trium, a two 21-storey tower with premium office suites and retail space.

Past projects include Villa Putera, Villa Puteri, Taman Sg Besi, Plaza Putra, Lembah Beringin, Bandar Sg Buaya and joint development projects at Hidden Valley and Flinders Wharf in Melbourne, Australia.

OVERVIEW OF BANDAR SRI DAMANSARA

Land & General Berhad began development of the Bandar Sri Damansara in 1988 through its wholly owned subsidiary Sri Damansara Sdn. Bhd. (SDSB).

SDSB has been ISO 9002 certified by SIRIM (the Standards and Research Institute of Malaysia).

Bandar Sri Damansara is located 12 km north west of central Kuala Lumpur and has easy access to various expressways including the North-South Expressway, the Damansara-Puchong Expressway and the Middle Ring Road II.

Land & General introduced their 1,200-acre freehold Bandar Sri Damansara township in Selangor two decades ago. Property owners at Bandar Sri Damansara have seen their acquisitions appreciate by as much as 200%.

The township has an average density of 12.5 residential units per acre on completion.

As an integrated self sufficient township, Bandar Sri Damansara has a comprehensive development mix of residential, commercial and industrial units as well as social facilities, schools, a college, a mosque and a recreation club. Currently, approximately 70,000 people reside in the township.