

LION



INSIGHTS

A 35 YEARS LEGACY OF EXCELLENCE, INNOVATION AND VISION

OUR BELIEF SYSTEM

At Lion Group Property, our Vision, Mission and Values provide a roadmap for our decisions and a benchmark for our actions.

VISION

We shall be a forward-looking developer with a trend-setting mindset that builds innovations and excels in enriching the quality of life.

MISSION

We are committed to take large strides and break new grounds in ensuring the properties we build for the community are recognised for their exceptional and inspirational values and quality excellence.

VALUES

- Team Spirit • Commitment
- Integrity & Honesty • Customer Oriented
- Respect and Empathy for Individuals

DELIVERING A SPECTRUM OF DIVERSIFIED PROPERTY DEVELOPMENTS

13

Completed
Townships

9

Serviced Suites
& Condominiums

7

Commercial
Parks

7

Shopping
Malls

5

Industrial
Parks

3

Hotels

2

Office
Towers

1

Golf Club
& Resort



Townships



Commercial Parks



Shopping Malls



Serviced Suites & Condominiums



Office Towers



Industrial Parks



Hotels



Golf Club & Resort

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LION GROUP PROPERTY SALES & MARKETING OFFICES AND PROPERTY GALLERIES (MALAYSIA)

KUALA LUMPUR / SELANGOR

KL Headquarters

Marketing & Sales Department

Level 2, Lion Office Tower,
No. 1 Jalan Nagasari,
50200 Kuala Lumpur.

Tel: 03-2141 1976

Fax: 03-2148 9617

Bandar Mahkota Cheras

Sales Gallery & Site Office

Lot 1239, Jalan Puteri, Seksyen 1,
Bandar Mahkota Cheras,
43200 Kajang, Selangor.

Tel: 03-9075 2288

Fax: 03-9076 4230

GPS Coordinates:

N 3.0425, E 101.7854

Bandar Bukit Mahkota, Bangi

Sales Gallery & Site Office

Crescent Park Townvillage,
Jalan Mahkota 9/7A, Seksyen 9,
Bandar Bukit Mahkota Bangi,
43000 Kajang, Selangor.

Tel: 013-248 6412 / 017-884 1490

GPS Coordinates:

N 2.880388, E 101.798847

PENANG

Bayan Baru

Sales Gallery & Office

70-1-1, D'Piazza Mall,
Jalan Mahsuri, Bayan Baru,
11900 Penang.

Tel: 04-630 2233

Fax: 04-630 2238

GPS Coordinates:

N 5.326722, E 100.282111

MELAKA

Melaka

Sales Gallery & Office

No. 20, Jalan Tiaraville 3,
Jalan Gapam, Bukit Katil,
75450 Malaka.

Tel: 06-253 0891

Fax: 06-253 0892

GPS Coordinates:

N 2.274722, E 102.315694

FROM
THE MANAGING DIRECTOR'S DESK



Through our rich and varied track record, Lion Group Property has consistently shown growth and expansion over the years. My team and I continue to push the limits, break barriers and present better solutions for the smart investor.

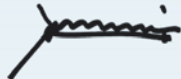
We offer a diverse product mix that is able to cater to a wide audience, yet quality is never compromised as each element is expertly crafted.

Understanding what homebuyers and investors are looking for is an integral part of our business. With customers evolving rapidly, we at Lion Group Property would have to evolve along with them. Our aim is to offer customers, value added products while still upholding good industry practices.

The tangible difference that sets Lion Group Property apart is our code of ethics that is permeated throughout the entire organisation. We credit our continued success through dedication, passion and of course, sheer hard work to always deliver visible results.

Now, we are working up strong momentum as we greet the New Year. With our portfolio of both ongoing and upcoming projects, 2018 is sure to be a challenging yet interesting one – we welcome you to experience the year ahead with us.

Thank you and happy reading!

Sincerely,

Young Pey Feei

MANAGEMENT TEAM



We are proud to introduce to you the Lion Group Property Management Team.

An essential part of any organisation, the Management Team consists of highly experienced individuals who analyses and identifies the business goals and objectives. Each team member plays an integral part as they work cohesively to implement and enforce strategies that deliver results, in line with Lion Group Property's strategic goals.

Together with the able stewardship of Mr. Young Pey Feei, the team is fully committed to sustaining the quality and standards of our developments, while providing innovative and contemporary designs that allow us to maintain our edge in the market place.

Sitting from left to right

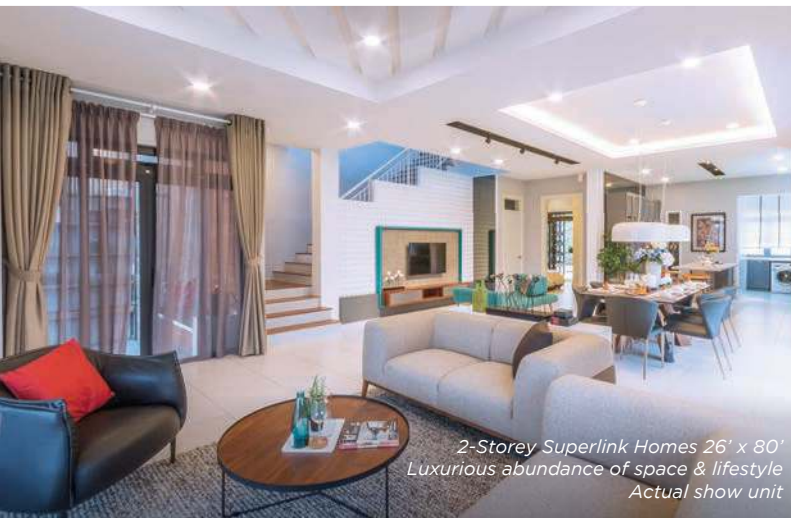
1. **Ms. Serena Cheng**
Assistant General Manager
Projects
2. **Mr. Young Pey Feei**
Managing Director
3. **Mr. Liew Choon Yick**
Senior General Manager
Projects
4. **Mr. Patrick Tan**
Chief Accountant
Accounts

Standing from left to right

5. **Mr. Tang Kim Kok**
Assistant General Manager
ISO / Audit
6. **Mr. Tan Day Kien**
General Manager
Projects
7. **Mr. Chris Yen**
General Manager
Projects
8. **Mr. Brandon Lee**
Senior Manager
Human Resources &
Administration
9. **Ms. Lew Kim Fong**
Assistant General Manager
Contracts
10. **Ms. Loh Kok Pong**
Assistant General Manager
Credit Administration
11. **Mr. Chuah Say Chin**
General Manager
Credit Administration / ISO /
MIS / Property Management
12. **Mr. Eddie Wong**
General Manager
Marketing & Sales

the Vantage

PREMIUM VILLAS
SIGNATURE SERIES 4
Freehold



LION GROUP PROPERTY CELEBRATES MALAYSIA TURNING 60!

In conjunction with the 60th National Day celebrations, Lion Group Property decided to organise a pre-Merdeka celebration bash on 13th August 2017.

The reasoning behind this celebration was to promote the spirit of togetherness and to celebrate the melting pot of diversity, which is what makes Malaysia unique.

Another unique aspect of being Malaysians is the fact that we are all foodies, with that little known fact, a Malaysian Street Food Fest was held together with the Merdeka event. However, children were not overlooked from the festivities too as a special colouring booth was set up for them to show-off their amazing skills.

To create an even more patriotic atmosphere, songs like Negaraku and Tangga Tiga Puluh Satu were booming out from the speakers – encouraging everyone to an impromptu sing-a-long.

Guests began arriving by 10am at The Vantage Show Unit @ Bandar Mahkota Cheras and many brought their families and friends together.

The Merdeka Day bash came to an end at 5pm and those attended walked away with their bellies full of scrumptious food and from making new friends.



KEEPING TRADITIONS ALIVE

The Mid-Autumn festival event held on 14th and 15th October was the perfect platform for Lion Group Property to celebrate the mooncake festivities. This hugely popular event drew in a crowd of over 2,000 attendees to the Bandar Mahkota Cheras Sales Gallery.

Many of the guests learnt about the event through clever marketing from the Lion Group Property, a week before the actual event, beautifully dressed 'moon fairies' distributed yummy mooncakes to patrons at the morning and night markets. Not forgetting visits to commercial areas like Mahkota Cheras, Sungai Long, Seri Kembangan, Cheras and selected MRT stations also help publicised the event.

During the actual event, decorations of brightly lit paper lanterns of all shapes and sizes were on display, giving it an authentic touch; however those in attendance could not help but gaze in amazement at the 4-meter tall giant inflatable bunny at the event. A clever fusion of tradition and innovation.

Activities began early at 5pm and it went on through the night till 10pm. Guests got to test out their skills in a lantern making workshop and trying to answer fun lantern riddles (Tang Mai). Also, an hourly mystery lucky draw saw Lion Group Property personnel handout mooncakes from THE LIBRARY COFFEE BAR.

Throughout the night, everyone got into the festive mood, games and activities organised which were a huge hit and drew fantastic response. The support shown was truly tremendous.

Meanwhile, guests got to be one of the first to register for Lion Group Property's newest residential development, Resilience Residence @ Section 1, Bandar Mahkota Cheras. An interesting fact is that the first preview show units are specially designed and furnished by IKEA - a first in the market!

PROJECT IN FOCUS

CrescentPark Townvilla

Bandar Bukit Mahkota

Freehold

Built-up size from
1,474 sq. ft. to 1,872 sq. ft.
Selling price from RM588,700*



Aerial view

CREATE YOUR OWN SANCTUARY AT CRESCENT PARK



Crescent Park consists of 134 units of 1½-Storey Townvillas that were launched back in January 2016 and it achieved CCC on September 2017.

The development covers an extensive 6-acre land which allows for the community to experience beautiful sculptured landscapes. Owners can also try their hand at urban farming, a wonderful wholesome activity that can involve all family members while cultivating lasting relationships with neighbours.

It is a contemporary styled home equipped with modern features and sleek architecture that still retains the traditional character of a close-knit community – this gated & guarded enclave creates the perfect atmosphere for families and friends.

Besides that, the development has a myriad of facilities like a fully equipped clubhouse with a swimming pool, gym room and also a bicycle lane and jogging track - to promote a healthy lifestyle for all.

It's a private sanctuary distant enough from the hustle and bustle of the city but still retains the convenience of urban comforts. Crescent Park offers easy connectivity to major highways with close access to the KL International Airport and Putrajaya.

Don't miss your chance of owning a piece of inspired property with great capital appreciation opportunities.

Limited choice units are still available, contact the Sales & Marketing Department at 013-248 6412 / 017-884 1490 to inquire or visit our show unit now!



Jogging track & bicycle lane

Community corner



Gym room



Children's play area



Community urban farming



Children were requesting their favourite balloon animals to be made



Artfully executed cultural dance performances



Creative kids giving their all during mask painting session



Mr. Alan Teh from Atelier Alan Teh Architect, explaining the design concept of Crescent Park



Mr. Khoo of Engky Design Sdn. Bhd. divulges info about the outdoor facilities and landscaped parks of the development



En. Fairul Akma belting out his winning song



Batik painting activity included in the mix



A magician wows the crowd with his tricks



Mr. Kenneth of PPC International Sdn. Bhd. is from the property management team



The ever hardworking Lion Group Property team



1ST PLACE
Pn. Nurul Izzah



2ND PLACE
En. Fairul Akma



3RD PLACE
Cik Rozarina Izura



Ecstatic winners posing with their prizes

WHEN HARI RAYA BECKONS

On 30th July 2017, Lion Group Property organised the much anticipated Symphony Raya Open House event, invitations were sent out to existing purchasers, their families and friends. The event started bright and early at 10am at the Crescent Park show unit, and guests were arriving on the dot as they were eager to experience the Raya cheer.

To offer a little something special, a Karaoke Contest was also added into the lineup of events.

The crowd was encouraging and gave thunderous applause after each performance, further livening up the atmosphere. The competition was fierce as many showcased incredible vocal range. Finally, the judges, who were made out of 3 members of the Lion Group Property Management Team, made their decision and crowned 3 winners.

“Congratulations to the winners! It was a difficult decision to make as everyone who performed did impress us, in our eyes, all are winners and should be incredibly proud of themselves for performing on stage in front of a crowd. Kudos to them!”

said Mr. Eddie Wong, General Manager
– Marketing & Sales, Lion Group Property.

Besides the contest, there were many more Hari Raya inspired activities that went on throughout the day. A buffet spread filled with Malaysian delicacies kept the crowd happy while parents and children alike got to try their hand at batik painting and were able to keep their artistic creations as souvenirs.



Attendees were happily reading the 1st Lion Insights newsletter



Children were showing off their dancing skills on stage



Roasted lamb



Exclusive handover kits for owners

CRESCENT PARK CUSTOMER APPRECIATION EVENT

Lion Group Property outdid themselves once again by completing and handing over Crescent Park, 15 months ahead of schedule.

The handover of Vacant Possession was completed on 12th November 2017. Owners will be pleased to know that Lion Group Property utilises the Quality Assessment System in Construction (QLASSIC) method to measure and evaluate the quality of workmanship based on the approved standards.

During the appreciation event, owners were presented with specially curated handover kits to ease their transition into their new home. They were also treated to an informative presentation by the Architect, Landscaper and Property Management personnel – these professionals imparted sound knowledge about the new property and also highlighting the dos and don'ts for safety purposes.

Children were not left out, as they got to enjoy energetic performances by a live Mariachi band and also an awesome magic show. To keep them further entertained, they got to show off their artistic talents at the mask painting activity.

ONGOING PROJECTS



Actual site progress as at November 2017

the Vantage
PREMIUM VILLAS
SIGNATURE SERIES 4

Freehold

LUXURIOUS HILLTOP LIVING @ THE VANTAGE, BANDAR MAHKOTA CHERAS

The Vantage is located within a well-established suburban residential area, it allows for quick connection to the city and surrounds, while still enjoying uninterrupted privacy in this guarded community.



Actual site progress (final phase) as at November 2017

tiaraville
Resort Homes

Tiara Melaka Golf and Country Club

RESORT LIVING AT ITS FINEST @ TIARAVILLE RESORT HOMES, MELAKA

Tiaraville is an expertly designed resort-living for the discerning buyer. Sitting atop 18.99 acres of elevated land, right within the prestigious Tiara Melaka Golf & Country Club, it was no wonder why the earlier two phases experienced hugely successful launches. Limited numbers of residential homes are made available this time round as to maintain its exclusivity.

M-Row
Exclusive Shop Offices

Bandar Mahkota Cheras

BUSINESS HOTSPOT @ M-ROW, BANDAR MAHKOTA CHERAS

M-Row boasts only 14 units that have been meticulously planned with contemporary concept design. It cleverly incorporates features that are practical and effective. The factory space can adapt to multiple functions such as a showroom, office, production floor and storage. This project creates opportunities for business owners to expand their businesses and property portfolio within this well populated community.



Actual site progress as at November 2017

UPCOMING PROJECTS



Architect's perspective

A CITY OF OPPORTUNITIES @ BANTING INDUSTRIAL CITY

Over 1,000 acres of prime freehold land, Lion Group Property is looking to produce a business hub that will optimise growth and expansion for investors. A modern, innovative and progressive space, this project is set to be a profitable venture.



Architect's perspective

LAKEFRONT SANCTUARY, SERVICED APARTMENT @ BANDAR BUKIT MAHKOTA BANGI

Not many developments can boast of having lakefront views as its stunning backdrop; however, Lion Group Property has another winning formula in its pipeline. The Group is planning to unveil a 4 high-rise residential tower with lakefront views at Bandar Bukit Mahkota Bangi - breathing new life into this locale. Watch out for it!



Architect's perspective

97 TERRACES @ BANDAR BUKIT MAHKOTA BANGI

97 Terraces is located in the well-established township of Bandar Bukit Mahkota Bangi, which allows for fully serviced amenities to be within a stone's throw away. The gated & guarded development covers 8.71 acres while each 2-storey terrace homes covers a land size of 22' x 70'. This development is another exciting facet to the ever-expanding Lion Group Property.



Architect's perspective

ICONIC RESIDENTIAL TOWER, LUXURY CONDOMINIUM @ BATU FERRINGHI, PENANG

Indulge in a pavilion of calm, where picturesque views beckon from every window; this is an exclusive seafront development by Lion Group Property. It offers the best ocean views and is undoubtedly a holistic refuge for homeowners. It is a multi-layered concept as it includes commercial and retail space within its grounds, creating a unified living space.

PROJECT IN FOCUS



WHAT'S UP, BANTING?

Banting still possesses an old-world charm, with architectural style of shop houses that exude a 50's vibe with their laidback pace and clusters of residential estates just off the town centre. This town is known as an agricultural hub which generates oil palm plantations, poultry farms and betel leaves. Even though it is known as a quiet, unassuming town, Banting has now begun to catch the attention of investors and property pundits.

Slowly but surely, this town is rapidly expanding due to its burgeoning middle income families. Many are drawn to this up and coming area as it offers a great centralised location with ample opportunity for businesses ranging from light, medium to heavy industries to set up base. With good road infrastructure in place, the area is also easily accessible via Kuala Lumpur International Airport (KLIA), 24km away, Port Klang, 35km away and West Coast Expressway (under construction).

The benefits of the town still in its infancy stage of joining the urban progression, is the lack of heavy traffic gridlock and the affordability of prices per square feet – compared to areas such as Puchong and the likes. Lion Group Property also recognised the growth progression of this area and thus, Banting Industrial City was born.

Evolved from the notion of creating a pulsating hub that combines elements of high business productivity with reliable solutions, Banting Industrial City is THE place for smart investors and business owners.

Covering a respectable 1,253 acres of land, this project will be developed in 3 phases. The architectural design also allows flexibility to accommodate various industries; not to mention, careful planning is in the works to facilitate a safe and secure environment with facilities and amenities that support the wellbeing of all patrons at Banting Industrial City.



SET TO BE ONE OF THE LARGEST PRIVATE INDUSTRIAL DEVELOPMENT (1,253 ACRES) IN MALAYSIA, BANTING INDUSTRIAL CITY IS AN EVOLUTION OF IDEAS, DESIGN AND SPACE FOR THE SMART INVESTOR.

It will offer a myriad of facilities and amenities that creates the perfect hub for businesses to expand and prosper.

Your right choice. Your perfect opportunity.


24 hours security
with CCTV surveillance


Grand entrance


Clubhouse


Worker's dormitory


High speed broadband


Natural gas


Commercial store


Commercial centre


Business centre


Bicycle lane


Jogging track


Business support unit


Food court

**OPEN
FOR
REGISTRATION
NOW!**

PROJECT IN FOCUS

RESILION

RESIDENCE

樂居苑

FREEHOLD



RESIDENTIAL LUXURY AT ITS MOST AFFORDABLE

Standing tall in a cul-de-sac hilltop enclave, this high-rise and low-rise freehold development is set to bring urban residential excellence to the next level, and within easy reach.

The home seeker's dream package bundles sensibly-designed space, distinctive architecture, panoramic city view, all-round security, contemporary facilities, prime location, connectivity and comprehensive amenities, sealed by the stamp of a trusted property developer. All in, it comes with a truly budget-friendly price tag!

THE FINER TOUCHES OF MODERN URBAN LIVING

A classy architectural statement with an unmistakably modern impression, Resilion Residence boasts of masterfully-organised living space generous enough for comfort and individuality, and cosy enough for bonding and togetherness. A sense of uninterrupted flow and unimpeded movement indoors is enhanced by an unblocked 360° panoramic vista of Cheras that extends to the Kuala Lumpur skyline on the horizon.

Incorporating 24/7 comprehensive security measures throughout the single-entry guarded and gated precinct,

Resilion Residence offers 5-tier defence including 24-hour guard house visitor control, monitoring at various access points, and perimeter fencing and CCTVs. It comes with full-fledged recreational facilities to match, with a podium featuring swimming pool, gym, lawn and tracks for the exclusive use of residents.



THE BIGGER PICTURE OF MODERN URBAN LIVING

Located in an area away from the city's commotion, yet seamlessly connected via three major highways (namely the Cheras-Kajang Highway, the SILK Highway and the EKVE Highway) and serviced by the MRT's Sungai Buloh-Kajang Line, Resilion Residence is a low-density lifestyle that promises privacy and exclusivity alongside convenience and accessibility.

With only 172 condominium units and 72 town villas on a 4-acre plot in Bandar Mahkota Cheras, the precinct is surrounded by a network of efficient arterial roads that leads to a host of business outlets and lifestyle options. These include schools and colleges, golf course, medical centre, banks, cafés and restaurant, retail outlets, hypermarkets and MRT hubs, among others.

BRINGING HOME THE IDEA OF LIVEABILITY

Built for today's discerning home seekers who truly appreciate a sleek home founded on exceptional design, location, accessibility and convenience, Resilion Residence is set to inspire life's many treasured moments that bring a smile, warm a heart, refresh the mind and invigorate the body.

Visit our Sales Gallery today, or call 03 - 9075 2288 / 013 - 336 4839 / 016 - 210 1126 / 012 - 985 8803 / 012 - 322 3353 to discover the true dimensions of affordable luxury.

LION PROPERTY SHOW GALLERY

Lot 1236, Jalan Puteri, Seksyen 1,
Bandar Mahkota Cheras, 43200 Cheras, Selangor

GPS Coordinate

3.042759, 101.786403

Now Open for Registration

Hurry up and register now to be entitled to
early bird privileges!



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LION INSIGHTS IN BRIEF



GOLDEN TOKEN LUCKY DRAW WINNER OF WHY CAMPAIGN REVEALED!

On 30th July 2017, a Gold Token Lucky Draw worth a staggering RM12,888 for the highly successful WHY Campaign was held at Crescent Park.

The lucky draw contest was held for purchasers who had booked a unit between 1st January to 30th April 2017 and who have had their SPA stamped on or before 30th June 2017.

And the lucky winner was Dr. Mohd Tahir, a purchaser of Tiaraville semi-detached resort residence.



“When I got the call saying I was the Golden Token winner, I was ecstatic and couldn't believe my luck! Tiaraville is the perfect place for my family and I; besides the serenity of the surrounds, we also take pleasure in utilising the many facilities found at the clubhouse.”

said Dr. Mohd Tahir.

WHY Campaign Home Plan Solutions concluded at the end of June 2017.



LION COMMUNITY OUTREACH

Giving back to the community is one of the most fundamental and valuable thing that an organisation, entrepreneur or an individual can do. Besides nurturing altruistic instincts, Lion Group Property also places high importance on preserving the environment.

Here are some of the ways that Lion Group Property is doing its part for society and the environment:



DONATIONS TO CHARITY HOMES

Lion Group Property CSR team organised goodwill visits to Persatuan Insan Istimewa Cheras and Persatuan Penjagaan Kanak-Kanak Terencat Akal Negeri Selangor during the month of November.

Their presence brought an early festive cheer to the residents, coupled with monetary gifts and essential necessities to keep both homes running – it was a heart-warming session for all involved.



REDUCE . REUSE . RECYCLE . RECOMPOSE

We are happy to announce that our Lion team has installed recycle and compost bins at Crescent Park. The bins are located at all common areas for high visibility and easy access for residents. The ultimate goal is to encourage all residents to keep the environment healthy!

PARKSON card



Sign up now and indulge in
EXCLUSIVE PRIVILEGES
especially for you.

Datuk Wira Lee Chong Wei

PARKSON
BRAND AMBASSADOR



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PARKSON

the Vantage

GRAND 40' PREMIUM VILLAS
BANDAR MAHKOTA CHERAS

THE ULTIMATE **LUXURY**
LIVING AT ITS MOST **AFFORDABLE**

Completed actual unit at site

COMPLETED & FREEHOLD • ONLY FROM **RM1.2 MIL***

ZERO ENTRY WITH
RM100,000
WELCOME REBATE*

EXTRA
SPECIAL REBATE
UP TO **13%***

NO LEGAL FEES
ON SPA &
LOAN AGREEMENT*

**FREE
MOT***

EXTENDED SPACE FOR GENERATIONAL LIVING

- 40' X 65' PREMIUM VILLAS WITH COURTYARD
- 5 + 1 BEDROOMS • 6 BATHROOMS
- CONNECTED VIA 3 MAJOR HIGHWAYS

*Terms and conditions apply



**Bandar Mahkota Cheras
Sales Gallery & Site Office**
Lot 1239, Jalan Puteri, Seksyen 1,
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