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**FACT SHEET
as at April 2019**

RADIA: CORPORATE OVERVIEW

Radia is an integrated development built by two giant property developers in Malaysia; Sime Darby Property and UEM Sunrise with the former leveraging on Sunrise's experience in high-rise commercial developments such as Solaris Mont' Kiara and Solaris Dutamas as well as Sunrise's significant database of local and international customers.

It is designed by top French architecture firm, J+H Boffils, Radia is modelled after a Mediterranean promenade while the project landscape is by UK landscape designers Grant Associates, which worked on Gardens by the Bay in Singapore and Wimbledon tennis club.

This project is in the heart of Bukit Jelutong which is also part of Shah Alam and it is primed to become the focal point of Greater Kuala Lumpur and Klang valley area. It is connected via major highways such as Federal Highway, NKVE, ELITE and Guthrie. This freehold development is built with sustainability and is holistically designed to be both functional and eco-friendly.



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Fast Facts:

- Radia, the RM1.6 billion integrated development located at the heart of Bukit Jelutong in Shah Alam is the result of a landmark 50:50 joint venture by Sime Darby Property and UEM Sunrise Berhad via a company named Sime Darby Sunrise Development Sdn Bhd.
- The inspiration for Radia stems from the Latin word 'Radius' which refers to a line connecting the centre of a circle with the outer edge. It relates to the layout of the development and connectivity from the centre to the outskirts. The name symbolises vibrancy and connectedness of this integrated development.
- Designed by French architect firm J+H Boffils, Radia epitomises the metaphor of a hand fan, inspired by a fusion of Mediterranean and Asian themes.
- The design revolves around natural ventilation, based on Malaysia's climate and the selection of a breath-taking array of floral biodiversity that contributes to an oasis of calm amidst a surrounding buzzing city.
- This freehold development was built with sustainability and is holistically designed to be both functional and eco-friendly.
- Radia has an innovative technology such as energy efficient lighting for common areas, water efficient fittings and rainwater harvesting systems.
- Radia residents can enjoy a 4-acre facilities deck that includes jogging track, thematic gardens, luxurious spa pools and serene koi ponds.
- Radia's seamless connectivity to major cities such as Shah Alam, Klang and Kuala Lumpur through highways such as the New Klang Valley Expressway (NKVE), Guthrie Corridor Expressway, Federal Highway and the North-South Expressway Central Link, makes it a desirable address to live, work and play.



Property



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- Total Units:
 - a. Residence: 640 units (6 types)
 - Phase 1&2 (Block B, C&D) - 338 units
 - Phase 3&4 (Block E&F) – 252 units
 - b. Retail: 152 units
 - Phase 1&2 – 84 units
 - Phase 3&4 – 68 units
 - c. Office: 238 units (3 types)
 - Phase 1&2 (Block A) – 159 units
 - Phase 3&4 (Block G) – 79 units

- Built Up
 - a. Residence: 695 – 2,126 sq.ft. (exclude accessory parcel)
 - b. Retail: 376 – 2,779 sq.ft.
 - c. Office: 829 – 2,099 sq.ft.

- Price Range
 - a. Residence: RM 650-RM 778 PSF
 - b. Retail: RM 1,010 – RM 1,605 PSF
 - c. Office: RM 839 – RM 770

- Maintenance Fee
 - a. Residence: RM0.40 PSF (including sinking fund)
 - b. Retail: RM0.45 PSF (including sinking fund)
 - c. Office: RM0.45 PSF (including sinking fund)