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MULPHA INTERNATIONAL BHD BAGS ANOTHER PRESTIGIOUS PROPERTY AWARD

Malaysia's largest real estate investor to be honoured at CNBC Asia Property Awards 2008

21 July, 2008 – Mulpha International Bhd has reason to celebrate. The results of the CNBC Asia Pacific Property Awards 2008 have just been revealed and the company is pleased to announce that it has won an award for Best Development - "Mind, Body and Soul", for its work on Leisure Farm Resort Residences. The award will be presented at a glittering gala dinner to be held at the Marina Mandarin in Singapore on 20th July.

The coveted distinction from CNBC attests to Leisure Farm's outstanding architecture and excellent quality and further cements Mulpha's position as a leading property player in the region. Capping this feat is the fact that Mulpha has triumphed over hundreds of entries in the same category, proving that it can not only compete but also prevail within the highly competitive Asia Pacific property arena.

With this award, the company is now entitled to display the CNBC Asia Pacific Property Awards' logo with pride. This symbol of excellence will be recognised and appreciated by the public who are becoming increasingly well informed and discerning about the properties they seek to buy. Built at a cost of over RM\$2 billion, Leisure Farm Resort in Gelang Patah, Johor is a freehold luxury residential enclave boasting a size of 1, 765 acres. The gated sanctuary is especially popular among overseas clients, especially Singaporeans as 42 per cent of buyers come from the country.

Entries to the CNBC Asia Pacific Property awards 2008 were governed by a panel of professionals whose collective knowledge of the property industry is second to none and unsurpassed by any other property awards. Chaired by Eric Pickles, British Shadow Secretary of State, this year's judges included Helen Shield, editor-in-chief of International Homes magazine; Peter Bolton King, chief executive of the National Association of Estate Agents; Phil Spencer, property expert and presenter of Channel 4's Location and Relocation TV shows; Imtiaz Farookhi, chief executive of the National House Building Council; Christopher Hall, past president National Association of Estate Agents; Wilhelm Harnish, Master Builders of Australia (MBA); Thijis Staff, International Consortium of Real Estate Agents Association (ICREA); Santiago Herreros de Tejada, SIMA; Kirkor Ajderhanyan, French Real Estate Federation (FNAIM); Graham Norwood of the Daily Mail; David Hoppit, property writer; Paul Wyatt, head of design for LYCOS UK; Geoff Cohen, design director at Aukett Fitzroy Robinson architects; Jill Keene, editor of International Homes magazine; Diana Yakely, chairman British Interior Design Association; and Tad Zurlinden, Association of Relocation Professionals.

Commenting on the win, Lee Seng Huang, Executive Chairman of Mulpha International Bhd says, 'This is an important accolade and certainly a major coup for us. It is always a gratifying to be acknowledged by our peers and clients. To be recognised by judges who are respected veterans in the industry adds another feather to our cap.'

Over the years, Mulpha has leveraged on its expertise abroad to become Malaysia's largest real estate investor and developer in Australia, owning world-class assets that include Sanctuary Cove and Hyatt Regency Sanctuary Cove in Queensland, InterContinental Sydney, Hilton Melbourne Airport, Norwest Business Park Sydney, Bimbadgen Estate in New South Wales' Hunter Valley and the world-renowned and award-winning Hayman Great Barrier Reef. Since its inception in 2005, Mulpha International has successfully launched three developments with a value of over Dhs2bn. Building on its momentum, this figure is set to rise to over Dhs7bn by the end of 2008, making the company one of the region's fastest growing property developers and a formidable player in one of the most sought-after property hotspots in the world.

In particular, Leisure Farm Resort Residences has also bagged many other accolades such as the Fiabci Malaysia Property Award 2007 for Best Residential Category, Prix D'Excellence 2008 for the Residential Category – Pinggiran Bayou, PAM Architectural Awards Steel Award 2005 – winner for innovative use of steel architecture Micro detail design category, just to name a few.

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