



PRESS RELEASE

Singapore's Raffles Campus signs agreement with subsidiary of UMLand to develop Excelsior International School in Bandar Seri Alam

- ***Joint venture company, Raffles Campus (Seri Alam) Sdn Bhd (RCSA), set up to develop campus***
- ***State-of-the-art campus facilities spread over 20 acres for 2,000 students***
- ***International curriculum infused with Singapore curriculum***

Iskandar Malaysia, 11 December 2011 – Seri Alam Properties Sdn Bhd (SAP), a wholly-owned subsidiary of United Malayan Land Bhd (UMLand or Company) and developer of the Bandar Seri Alam township, and Singapore's Raffles Campus Pte Ltd (Raffles Campus) formally signed a joint venture agreement to establish a joint venture company called Raffles Campus (Seri Alam) Sdn Bhd to develop the first international school of Raffles Campus in Bandar Seri Alam within Iskandar Malaysia, in Johor. The agreement was signed at a ceremony to commemorate Iskandar Malaysia's 5th Anniversary held at Puteri Harbour, Nusajaya, today and witnessed by YAB Dato' Seri Mohd Najib bin Tun Haji Abdul Razak, Prime Minister of Malaysia. This followed the Memorandum of Understanding entered into between the 2 parties earlier in April 2011. The school will be named "Excelsior International School".

The purpose-built campus will spread over 20 acres of land next to the Universiti Teknologi Mara (UITM) campus in Bandar Seri Alam. The built up area will be at least 230,000 square feet excluding staff residences and students' hostel. The school will offer international curricula for children from Kindergarten to High School with age ranging from 3 years to 18 years of age. The school will feature advanced educational facilities including modern IT, Science and Multimedia laboratories and a range of sporting and recreational amenities such as an Olympic-sized swimming pool, tennis courts, full-sized soccer field and running tracks and art and craft laboratories, drama and dance studios and fully equipped auditorium that will support Raffles' 3 Pillars of Excellence in Education – Academic, Sports and the Arts.

Design of the campus has been completed and construction will commence in January 2012 and it is expected to be completed by June 2013. It will be the flagship school for the Raffles Campus network in Malaysia and will admit its first intake of students in the 3rd quarter of 2013 with admission assessments and enrolments commencing in early 2013. The total cost to start the project is expected to be about RM45 million and when fully completed, the total cost is estimated to be approximately RM 100 million.

Mr. Ng Boon Yew, Chairman and CEO of Raffles Campus, said: "The Excelsior International School aims to redefine educational standards with its holistic approach towards grooming youngsters to be global citizens. Education must reflect the aspirations and needs of the society, and we are creating models that will help in shaping individuals, who will be equipped to handle the many and varied challenges that they will face in the workplace and the society at large."

The School's curricula will include the International Baccalaureate Diploma Programme and the Cambridge University's International General Certificate of Education Advanced Level for students in the High School;

the International General Certificate in Secondary Education for students in the Secondary School; and the Cambridge International Primary Programme for children in the Primary School.

Mr Ng added "The School will take into consideration local requirements and, although the medium of instruction will be in English, all students will be encouraged to learn their mother-tongue as either the first or second language. We plan to offer Bahasa and Mandarin in the School starting from the Kindergarten level. A third language is optional and will be available to students. To bring Singapore's education nearer to the community in Malaysia, the curricula will also be infused with the Singapore Ministry of Education's curriculum. The School will continue to focus on the three Pillars of Excellence in Education – Academic, Sports and the Arts. The School's main objective is to provide both the local and expatriate community with high standard educational experience and to be a catalytic element in the overall economic development of Malaysia, in particular, in Iskandar Malaysia."

The School will be managed by a management team from Raffles Campus which has extensive, in-depth experience in managing international schools, kindergartens and nurseries both locally in Singapore and overseas. Over the past 5 years, the Raffles Campus team has successfully started and helped grow schools, kindergartens and nurseries in Dubai, India and Singapore.

Mr Pee Tong Lim, Group Chief Executive Officer of UMLand said "We are honoured to have Raffles on board as our partner in developing the international school as we believe the collaboration is in line with the Company's vision of transforming Bandar Seri Alam into a City of Knowledge for the Eastern Corridor of Iskandar Malaysia."

He also added, "This international school will complement the existing notable educational institutions and schools in Bandar Seri Alam, such as six government schools, a Japanese School, Masterskill University College of Health Sciences, Universiti Teknologi MARA (UITM), MARA Junior Science College, University Kuala Lumpur (UniKL), The Malaysia Art School and HELP University Johor Campus.

We are optimistic that the presence of an internationally-renowned school in Bandar Seri Alam will not only add prestige to the township and enhance capital values of Bandar Seri Alam but also provide quality and wholesome living for its residents. It is hoped that the complete and improved education services from pre-school up to tertiary level, availability of other amenities such as police stations, private specialist hospital, hypermarket, hotel, golf course, townparks and community centres will continue to drive housing demand and make Bandar Seri Alam a vibrant township."

Mr Pee further added "Seri Alam is well positioned to leverage on Iskandar Malaysia's masterplan. The positive evolution of the City of Knowledge is aligned with the government's efforts under the Economic Transformation Program (ETP) to rebrand Iskandar Malaysia into a major education centre of choice."

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About Raffles Campus Pte Ltd

Raffles Campus Pte Ltd (www.rafflescampus.edu.sg), a premier education provider, is owned by Strategic Foundation, a Singapore based non-for-profit organisation. Raffles Campus has many years of experience in starting and managing nurseries, kindergartens and international schools in Dubai, India and Singapore. Raffles Campus strategy is to focus on the Asian region and it aims to manage over 10 international schools, kindergartens and nurseries within the next five years.

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About United Malayan Land Bhd (www.umland.com.my)

Listed on the Main Board of Bursa Malaysia, UMLand is an established property developer in Malaysia. Its major shareholders include Capitaland Limited, Tradewinds Corporation Berhad and Chee Tat Holdings (S) Pte Ltd. UMLand operates two development divisions, namely the Township and Niche Divisions. The Group has over 2000 acres of undeveloped land in both Township and Niche Divisions.

The Township Division has three integrated township developments located in high growth areas of Malaysia. The townships of Bandar Seri Alam and Taman Seri Austin are strategically located within Iskandar Malaysia, Johor whilst Bandar Seri Putra is situated in Selangor.

The Niche Division has to date completed three residential serviced residences and condominiums – Seri Bukit Ceylon at Jalan Bukit Ceylon, Suasana Sentral Loft at KL Sentral and Suasana Bangsar in the suburb of Bangsar. The Division is now developing 310-unit residential serviced residences located in Bukit Ceylon within KL city centre known as Suasana Bukit Ceylon and is on course to launch three new niche projects within the vicinity of KLCC, Johor Bahru CBD and Nusajaya, Iskandar Malaysia. For further information, please visit www.umland.com.my

For further information, please visit www.umland.com.my/investor/ir_home.html

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