

An aerial photograph of a lush golf course. A large, calm lake in the center reflects the sky and surrounding greenery. The golf course features well-maintained green fairways and several sand traps. In the background, there are rolling hills and mountains under a bright, slightly hazy sky with scattered clouds. The overall scene is peaceful and scenic.

GAMUDA LAND



GAMUDA LAND

When we get the places right, the town works

When we develop a personality for the town, with great community places and lovely placemaking, we are also mindful to work with nature and not against it, and to always listen to what the land has to tell us.

When we lay out the parks and lakes, to open up to each neighbourhood, we will have native plants that attract rich biodiversity. We preserve nature that was there long before us. And we put bicycles ahead of cars.

When people begin to move in, they'll experience a real difference. This is how we make towns that work, for the people who call it home.

Central Lake, Kota Kemuning

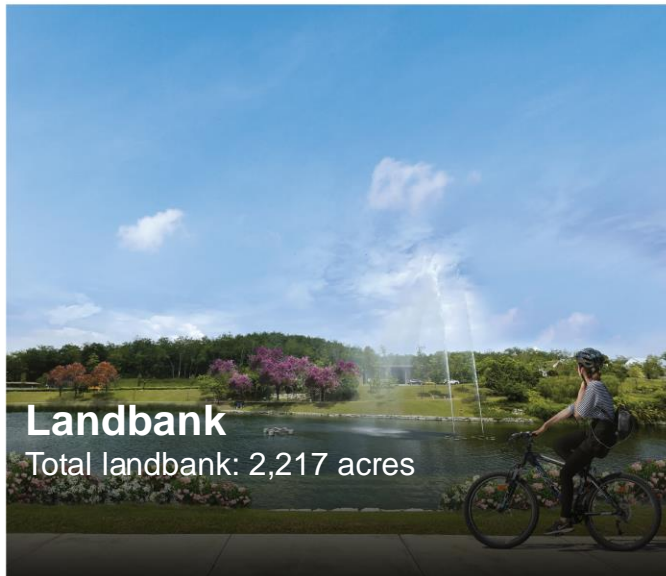
GAMUDA LAND

OVERVIEW



Homes

More than 60,000 homes built



Landbank

Total landbank: 2,217 acres



GDV

More than RM 100 billion in Gross Development Value



Developments

15 townships, 18 vertical communities, 1 commercial office across Malaysia, Vietnam, Singapore, Australia & United Kingdom



GAMUDA LAND

In 2021, Gamuda Group unveiled the Gamuda Green Plan, a commitment to sustainable construction and development with specific steps to reduce direct and indirect greenhouse gas (GHG) emissions' intensity by 30% in 2025 and by 45% in 2030. The Group aims to achieve this by the way of the four (4) pillars.

Link: <https://gamuda.com.my/sustainability.esg/gamuda-green-plan>

Valencia

GAMUDA LAND

GAMUDA GREEN PLAN



Pillar 1

Sustainable
planning &
design for
construction



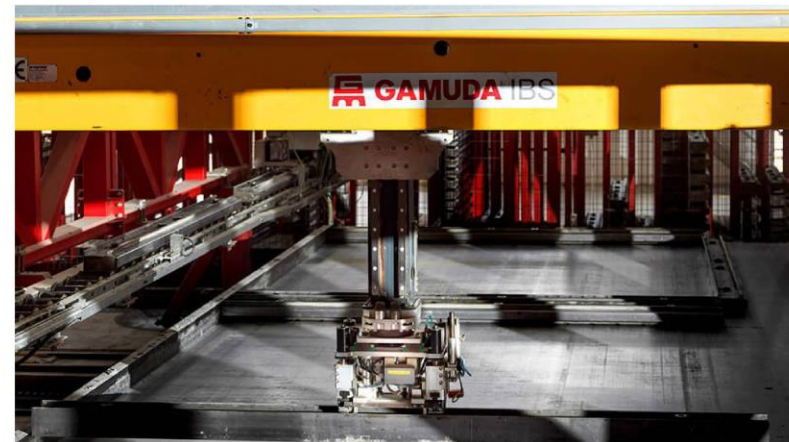
Pillar 2

Our
community
in our
business



Pillar 3

Environmental
& biodiversity
conservation



Pillar 4

Enhancing
sustainability
via
digitalisation

GAMUDA LAND

GAMUDA GREEN PLAN

Pillar 1

Sustainable planning and design for construction
To facilitate sustainable master planning featuring climate responsive design, integrated transport and super low energy buildings with smart features.



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GAMUDA GREEN PLAN

Putting bicycles ahead of cars
To create a sustainable alternative to encourage people to walk and cycle more instead of driving.

Gamuda Gardens





GAMUDA LAND

GAMUDA GREEN PLAN

Sustainable transportation modes

Canals and waterways as alternative modes of transportation to reduce carbon emissions.

Penang Silicon Island



Illaria, Gamuda Gardens



Central Park, Celadon City, Vietnam



Wetlands Estates, Gamuda Cove



The Canopy on Normanby, Melbourne

GAMUDA LAND

GAMUDA GREEN PLAN

**Biophilic designs
that connect people
with nature**

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Energy-efficient buildings.

Cove Offices, Gamuda Cove



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Vibrant retail mall with open green spaces for natural lighting and ventilation.

Retail Mall, Gamuda City

GAMUDA LAND

GAMUDA LAND

GAMUDA GREEN PLAN

Quayside MALL

Jaya UNICOR

Harvey Norman

Quay Mall

StarHub

A town must stand the test of time
Harnessing renewable energy for a sustainable future.



GAMUDA LAND

GAMUDA GREEN PLAN

Pillar 2

Our community in our business
To develop talents capable of cultivating good opportunities and growth in Environmental, Social, and Governance (ESG).

GAMUDA LAND

GAMUDA GREEN PLAN

A town is community

The common ground for everyone is the community.
Where people know one another.
Where they live together.
Where they look out for each other.

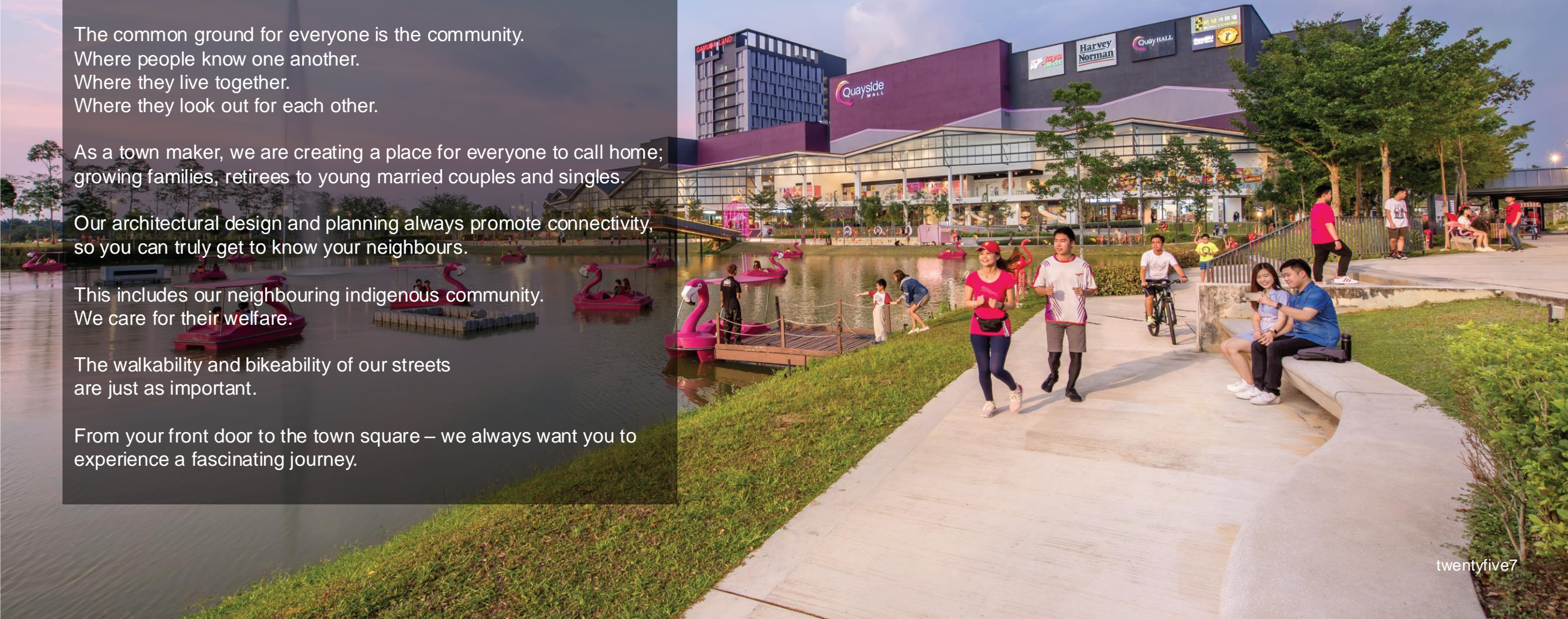
As a town maker, we are creating a place for everyone to call home; growing families, retirees to young married couples and singles.

Our architectural design and planning always promote connectivity, so you can truly get to know your neighbours.

This includes our neighbouring indigenous community. We care for their welfare.

The walkability and bikeability of our streets are just as important.

From your front door to the town square – we always want you to experience a fascinating journey.





Sustaining children's education programme.



Helping indigenous women set up Restoran Italic, dubbed the Orang Asli Café that serves indigenous delicacies made with fresh ingredients from their own gardens.



Work opportunities at Gamuda Land's Advanced Tree Planting nurseries, which harness the native community's knowledge of plant species.

GAMUDA LAND

GAMUDA GREEN PLAN

Supporting the sustainable livelihood of our native community

A wide-angle photograph of a waterpark. The central focus is a large, multi-masted pirate ship structure built on a rocky base. To the left, several colorful slides (red, yellow, green, blue) curve through the scene. To the right, a large, colorful inflatable structure resembling a hot air balloon or a large slide is visible. In the foreground, a large pool of people is playing in the water, many using inflatable rings. The sky is blue with scattered white clouds. The overall atmosphere is vibrant and lively.

GAMUDA LAND

GAMUDA GREEN PLAN

When you have great placemaking, you'll undoubtedly have great places
SplashMania Waterpark, Gamuda Cove.

GAMUDA LAND

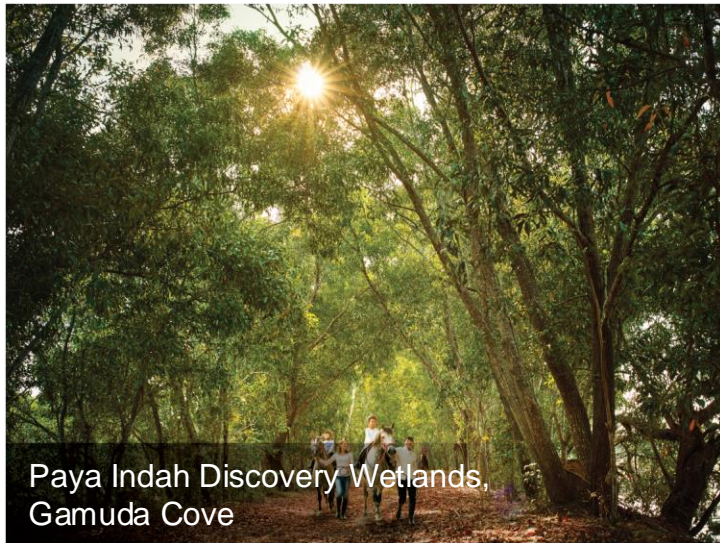
GAMUDA GREEN PLAN



Places that connect people with nature
Malaysia's first and only Skyline Luge, at Gamuda Luge Gardens, Gamuda Gardens.



Quayside Mall, twentyfive7



Paya Indah Discovery Wetlands,
Gamuda Cove



Eaton International School, Jade Hills



Horizon Hills Golf & Country Club



GAMUDA LAND

GAMUDA GREEN PLAN

Singapore International School,
Gamuda City



Big Bucket Splash, Gamuda Luge Gardens



Solar Express, Quayside



Celadon Sports & Resort Club, Celadon City



GAMUDA LAND

GAMUDA GREEN PLAN

Pillar 3

Environmental & biodiversity conservation

To drive impactful efforts in nature conservation and biodiversity stewardship in our townships and property developments.

GAMUDA LAND

GAMUDA GREEN PLAN

Working with nature out of respect for what was there before us

Our land has blessed us with many resources rolling terrain, hills, wetlands. So, we are able to work with nature, preserving what was there before us and finding innovative ways to incorporate them into our masterplan.

We bring the water that runs off the land to flow into natural ravines between hills to create lakes. We preserve the hills in our towns so we are able to have hilltop homes just as we have lakeside homes. Trees that were there long before we came, we preserve and transplant only when required.

As such, the essence of the place remains unchanged, only enhanced.





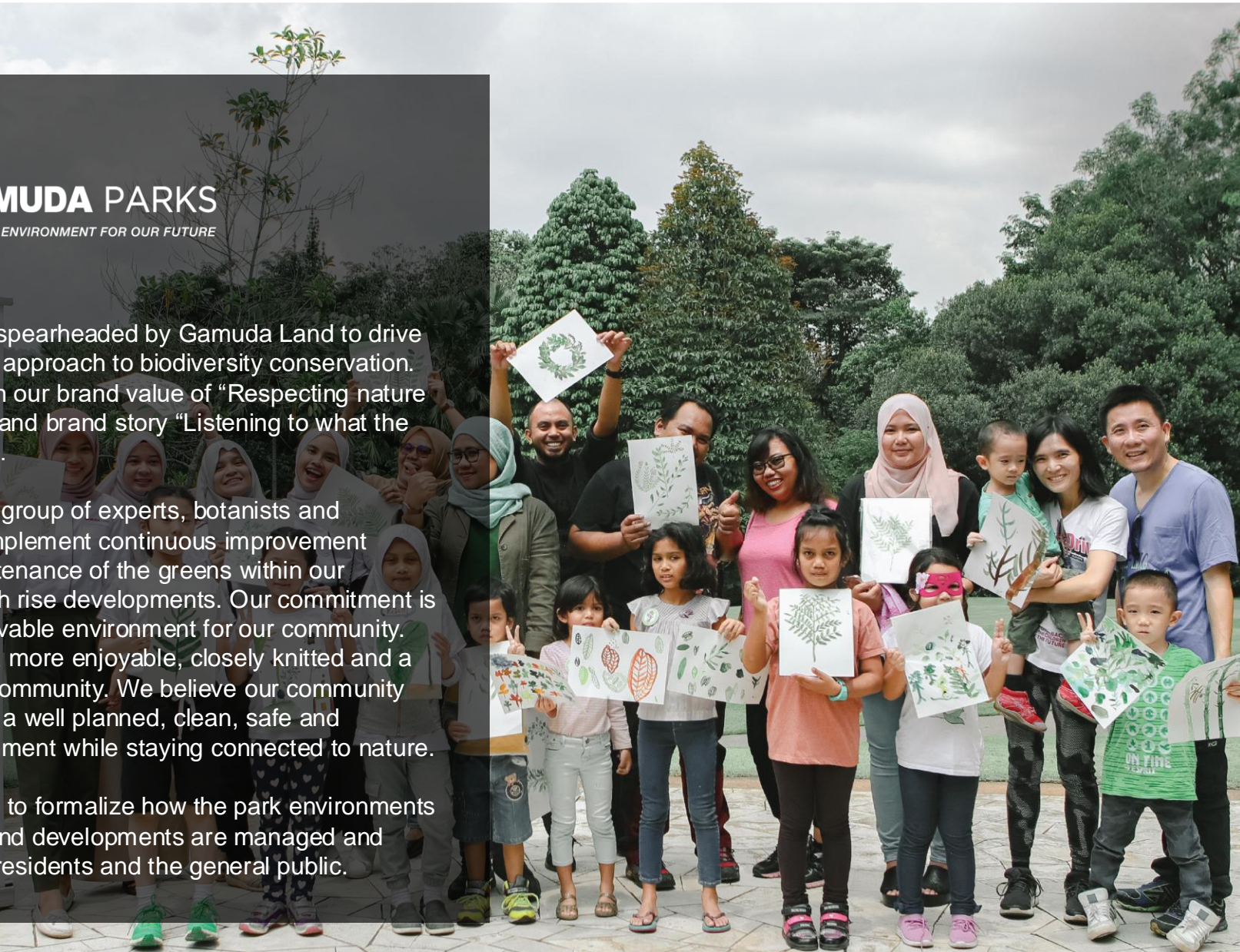
GAMUDA PARKS

A BETTER ENVIRONMENT FOR OUR FUTURE

Gamuda Parks is spearheaded by Gamuda Land to drive consistency in our approach to biodiversity conservation. This is parallel with our brand value of “Respecting nature and environment” and brand story “Listening to what the land has to tell us”.

We put together a group of experts, botanists and horticulturists to implement continuous improvement ideas for the maintenance of the greens within our townships and high rise developments. Our commitment is to create a more livable environment for our community. We hope to form a more enjoyable, closely knitted and a better integrated community. We believe our community deserves to live in a well planned, clean, safe and accessible environment while staying connected to nature.

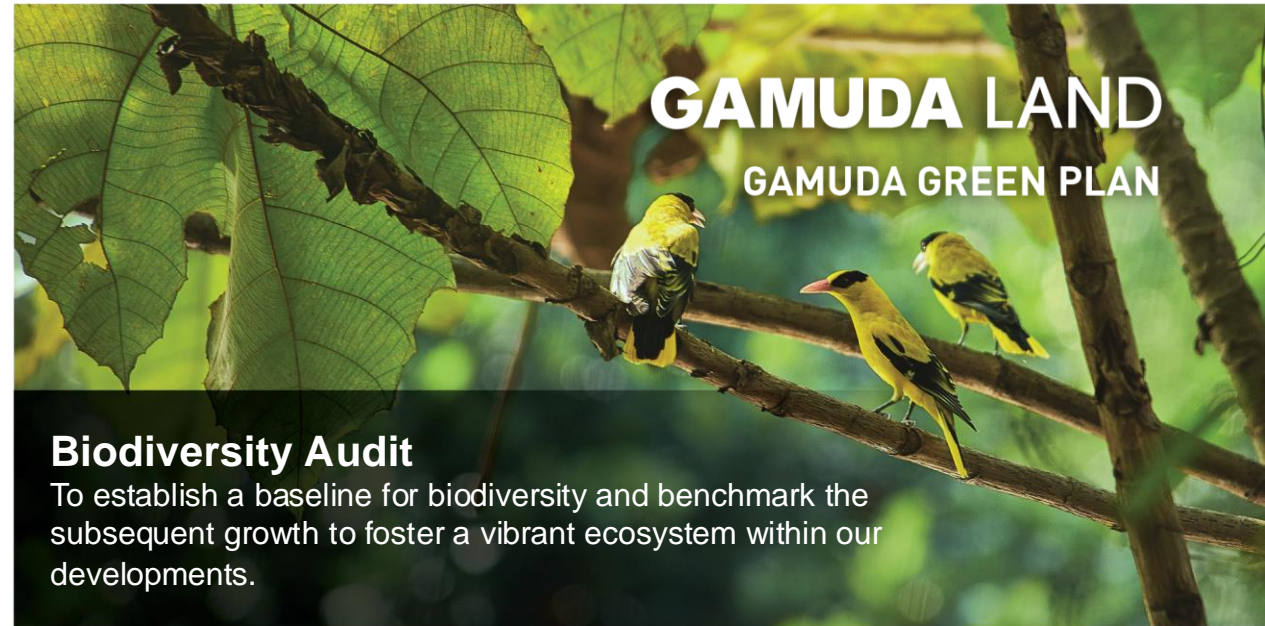
This initiative aims to formalize how the park environments within Gamuda Land developments are managed and communicated to residents and the general public.





Advanced Tree Planting

Mobilised a total area of 43 acres within our developments to maintain young trees and saplings for transplantation.



GAMUDA LAND

GAMUDA GREEN PLAN

Biodiversity Audit

To establish a baseline for biodiversity and benchmark the subsequent growth to foster a vibrant ecosystem within our developments.



Target to plant #OneMillionTrees



Mangrove Wetlands Conservation

To promote biodiversity as a recreation zone & mitigate shoreline erosion.

GAMUDA LAND

GAMUDA GREEN PLAN



Wetlands Arboretum, Gamuda Cove

Malaysia's first net-zero building as accredited by EDGE, a certification system developed by the International Finance Corporation as part of a global initiative to achieve zero carbon emissions from buildings by 2050



Lakes & Wetlands

Gamuda Gardens



Rain Gardens / Bioswales

Celadon City



Gravel Pathways

Celadon City



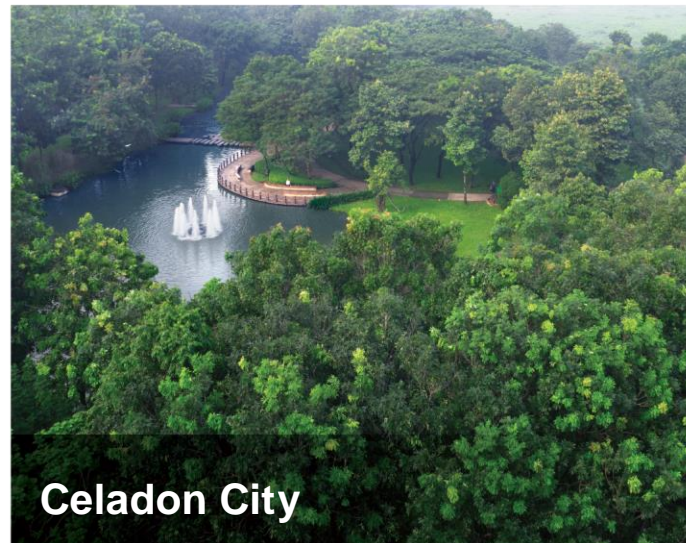
GAMUDA LAND

GAMUDA GREEN PLAN

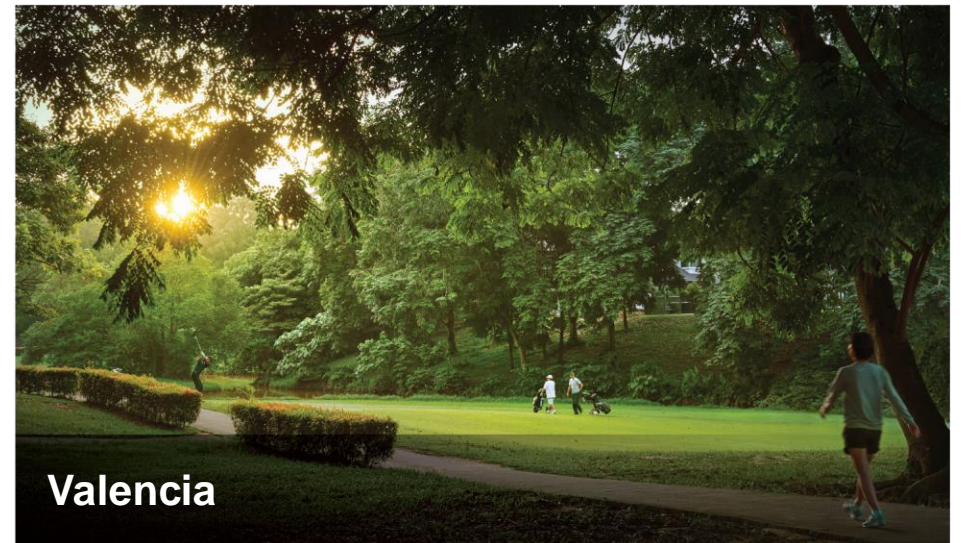
Jade Hills



Kota Kemuning



Celadon City



Valencia



GAMUDA LAND

GAMUDA GREEN PLAN

Rehabilitation of Yen So Park, Gamuda City

Transforming one of Hanoi's most polluted and inhospitable areas into a thriving green lung featuring picturesque parkland of scenic lakes, lush greenery and abundant flora and fauna through the development of an effective Sewage Treatment Plant for Hanoi and the rejuvenation of the 102-acre Yen So Park.



GAMUDA LAND

GAMUDA GREEN PLAN

Transforming a monoculture land into a biodiverse parkland, Gamuda Gardens

From its humble beginnings as an abandoned rubber plantation and waste dumping ground, this 810-acre township has been mindfully transformed into a vast biodiverse ecosystem through the creation of a 50-acre park. Together with the lush greenery and undulating lawns, the green lung is now a social and recreational hub for the community.



GAMUDA LAND

GAMUDA GREEN PLAN

Wetlands Arboretum, Gamuda Cove

Developed in partnership with Forest Research Institute Malaysia (FRIM) and University Malaya, it is home to over 300 carefully curated native species of flora and fauna that are endangered.

Pillar 4

Enhancing sustainability via digitisation

90% of Gamuda Land's landed terrace homes are built using the Next-Gen Digital IBS, with 40% time savings and 55% reduction of manual (foreign) workers.



GAMUDA LAND

GAMUDA GREEN PLAN

A town must stand the test of time

When we make a town,
we think not only of what was there before us.
We think also of what is yet to come.
It is trying to do things better today
for a better tomorrow.

It's about using digitalisation
to deliver smart home systems,
and drive sustainable construction
using digital IBS in a robotic factory.
It means better precision and better quality homes.
It also means we'll have less worry of repairs
and maintenance in the future.

This is how we look at the details.
And how we plan for tomorrow.
To make the town work
for the people who call it home.



GAMUDA LAND

GAMUDA GREEN PLAN

Next-Gen Digital Industrialised Building System (IBS)

Gamuda's Next-Gen Digital Industrialised Building System (IBS) is an end-to-end digital IBS solutions provider, pioneering digital IBS adoption in Malaysia with the country's first digital IBS facility. Automation, robotic construction and digital IBS on a cloud-based BIM platform is re-shaping the industry with greater creative agility, precision, speed and consistently high quality of finish.

Gamuda's Next-Gen Digital IBS is able to easily build a wide range of products, be it affordable homes, Luxurious landed homes, high rise buildings and even public facilities like schools and hospitals. Every component is produced at our controlled factory environment and fully tested, meaning quality is assured through this safer and more sustainable construction method with minimal wastage.



GAMUDA LAND
GAMUDA GREEN PLAN

40% shorter construction timeframes

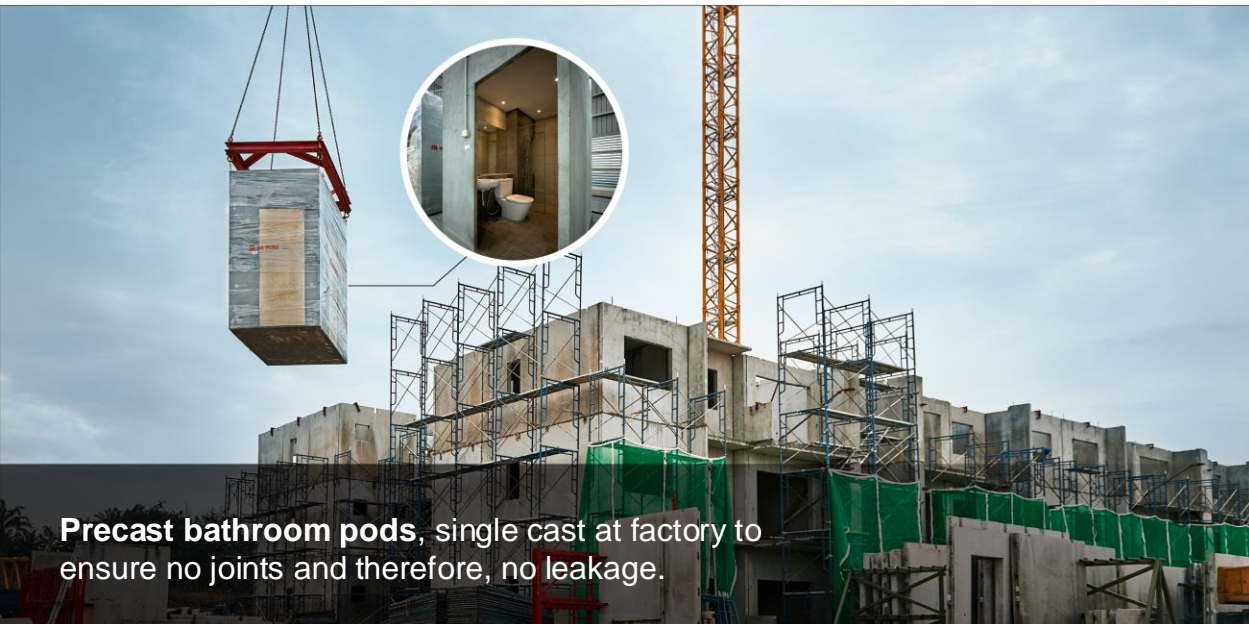
Next-Gen Digital IBS runs efficiently on a BIM platform which dictates the robotic operations. It reduces construction time frames by up to 40%. Construction output can be as high as 10,000 houses per year, equivalent to 40 houses a day, with a sustainable digital ecosystem.



The **BIM system** directs robotic operations, utilising a cloud-based BIM model for accurate clash analysis.



Leveraging today's digital design tools and robotic manufacturing, Digital IBS means **fast construction and superior quality finish.**



Precast bathroom pods, single cast at factory to ensure no joints and therefore, no leakage.



Green construction - 40% reduction in total embodied carbon from structural efficiency of materials used plus near zero construction waste.



GAMUDA LAND
GAMUDA GREEN PLAN

Modular building designs and better quality homes

Gamuda's Next-Gen Digital IBS creates better precision and improves quality of homes.

GAMUDA LAND

GAMUDA GREEN PLAN



Flexible design

Next-Gen Digital IBS allows flexibility in design be it landed or high-rise.

A scenic landscape featuring a calm lake in the foreground, reflecting the sky and surrounding greenery. The middle ground is filled with lush trees and rolling hills. In the background, misty mountains are visible under a bright, hazy sky. The text "OUR DEVELOPMENTS" is centered over the image in a large, white, sans-serif font.

OUR DEVELOPMENTS



GAMUDA LAND

MALAYSIA

SILICON ISLAND

A 2,300-acre island located at the south of Penang Island, Silicon Island is a thoughtfully master-planned development designed to be a Low Carbon Smart City. Consisting of industrial, commercial and residential components, Silicon Island will be a key enabler towards fulfilling the Penang State's vision of value creation that encompasses economic growth, environmental sustainability, social wellbeing and tourism appeal.


GAMUDA LAND

MALAYSIA



Tree lined bicycle lanes and canals connecting neighbourhoods island-wide.

GAMUDA LAND MALAYSIA

An architectural rendering of a modern Global Business Services (GBS) campus. The scene is set in a lush, park-like environment. In the background, several multi-story office buildings with glass facades and green roofs are visible. The buildings are surrounded by trees and greenery. In the foreground, a body of water is filled with people enjoying recreational activities: some are kayaking, others are on a small boat, and a woman is taking a photo of two swans. A paved path winds through the park, with people walking, cycling, and sitting on a bench. The overall atmosphere is vibrant and community-oriented.

A Global Business Services (GBS) campus in a highly connected park-like environment to supplement the Green Tech Park.

A wide-angle architectural rendering of a coastal park at sunset. The scene is filled with lush greenery, including tall trees on the left and palm trees along the beach. In the foreground, a woman is riding a bicycle on a paved path. To the right, a sandy beach is populated with people: some are sitting on lounge chairs under a red umbrella, while others are playing in the sand. The ocean is calm, reflecting the golden light of the setting sun, with a small sailboat visible in the distance. In the background, modern high-rise buildings are visible against the colorful sky.

GAMUDA LAND

MALAYSIA

A 3km stretch of new sandy public beaches will be an integral part of Silicon Island.

GAMUDA LAND

MALAYSIA

GAMUDA
COVE

NATURE SANCTUARY, SMART CITY

1,530-acre township in Southern Klang Valley, close to Cyberjaya and KLIA,
generating an estimated total of RM 24.1 billion in GDV.



GAMUDA LAND MALAYSIA



Mindful infrastructure masterplan for low carbon city

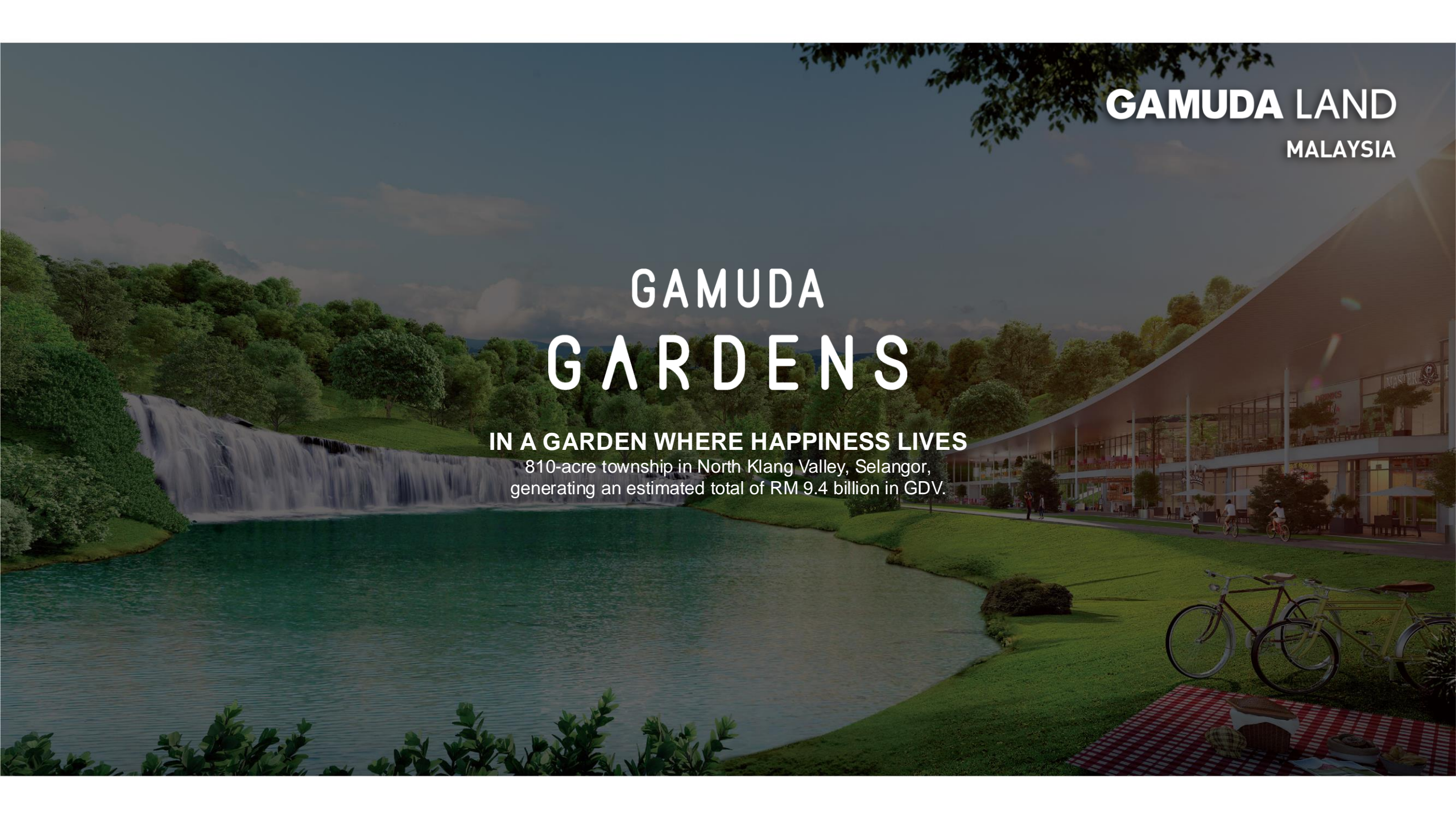
Malaysia's first and only e-tram, a form of sustainable transportation mode for intracity transport at Gamuda Cove.

GAMUDA LAND
MALAYSIA

GAMUDA GARDENS

IN A GARDEN WHERE HAPPINESS LIVES

810-acre township in North Klang Valley, Selangor,
generating an estimated total of RM 9.4 billion in GDV.



A scenic view of Gamuda Gardens. In the foreground, a stone wall with the text 'GAMUDA GARDENS' is visible. A bridge with a metal railing spans across a body of water. Three people are riding bicycles on the bridge. In the background, a large waterfall is visible, surrounded by lush greenery and trees. The sky is overcast.

GAMUDA LAND
MALAYSIA

GAMUDA
GARDENS

Homes in Gamuda Gardens are built around a 50-acre central park which encompasses five cascading lakes and two majestic waterfalls.

GAMUDA LAND
MALAYSIA

GARDENS PARK

Gardens Park is a freehold sister development, adjacent to Gamuda Gardens. The 532-acre development features freehold landed homes-in-a-park that's mindfully designed for starter families.

GAMUDA
GARDENS

horizon hills
one with nature

A TOWNSHIP THAT IS ONE WITH NATURE
1,228-acre freehold gated residential development in Iskandar Puteri, Johor generating an estimated total of RM 7.1 billion in GDV.

GAMUDA LAND
MALAYSIA

JADE HILLS

PREMIER GREEN LUNG OF KAJANG
338-acre township in Kajang, generating an estimated total of RM 2.4 billion in GDV.

twentyfive7
KOTA KEMUNING

A VIBRANT COSMOPOLITAN VIBE TOWN
257-acre township in Kota Kemuning, generating an estimated total of RM 4.3 billion in GDV.

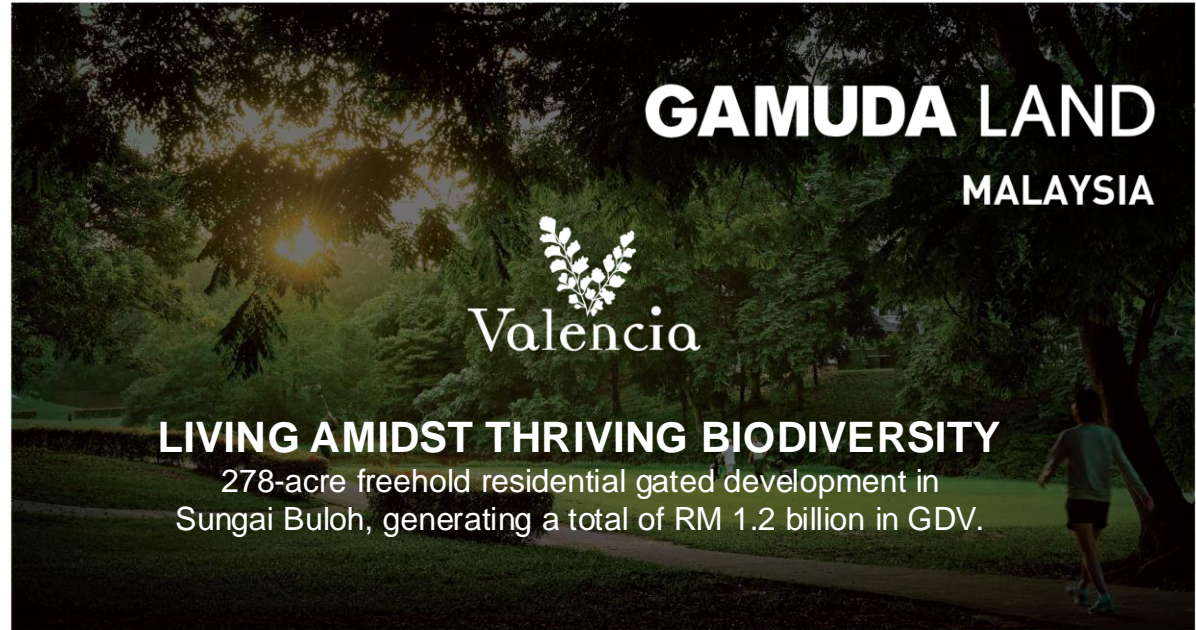
Kundang Estates

MODERN COUNTRYSIDE LIVING
89-acre boutique residential enclave in Sungai Buloh North, Selangor, generating an estimated total of RM 360 million in GDV.




KOTA KEMUNING

WHERE PEOPLE AND NATURE COME TOGETHER
1,854-acre award winning township in Selangor, generating a total of RM 3.7 billion in GDV.



GAMUDA LAND
MALAYSIA


Valencia

LIVING AMIDST THRIVING BIODIVERSITY
278-acre freehold residential gated development in Sungai Buloh, generating a total of RM 1.2 billion in GDV.



BANDAR BOTANIC

A GREEN MASTERPLAN IN KLANG
1,242-acre freehold mixed development township in Klang, generating a total of RM 4.5 billion in GDV.

MADGE MANSIONS
MADGE ROAD

THE EPITOME OF LUXURY LIVING
A residential development along the prestigious Embassy Row in Kuala Lumpur.

GAMUDA LAND MALAYSIA

THE ROBERTSON

A GOOD INVESTMENT BEGINS WITH A GOOD ADDRESS
Located at the center of Malaysia's capital with excellent connectivity.

BUKIT BANTAYAN RESIDENCES
KOTA KINABALU

HIGHLAND RETREAT INSPIRED LIVING
Nestled in the Inanam Mountains with breathtaking vistas of Kota Kinabalu and the South China Sea.

HIGHPARK SUITES
PETALING JAYA

PRIME FREEHOLD RESIDENCES IN PETALING JAYA
Freehold vertical residential community in Petaling Jaya, Selangor.

GAMUDA LAND
UNITED KINGDOM

WOOLWICH

A purpose-built student accommodation (PBSA) in the Royal Arsenal regeneration zone, offering 299 beds with a mix of studio and cluster rooms.



GAMUDA LAND
UNITED KINGDOM

75

London Wall

Gamuda Land, in partnership with Castleforge, has acquired 75 London Wall (formerly known as Winchester House), Deutsche Bank's London headquarters, for a landmark re-development project. The plan involves transforming the 320,000 sq. ft. Building into top-tier ESG-certified office space, enhancing it into a BREEAM Outstanding-rated development.

GAMUDA LAND

UNITED KINGDOM

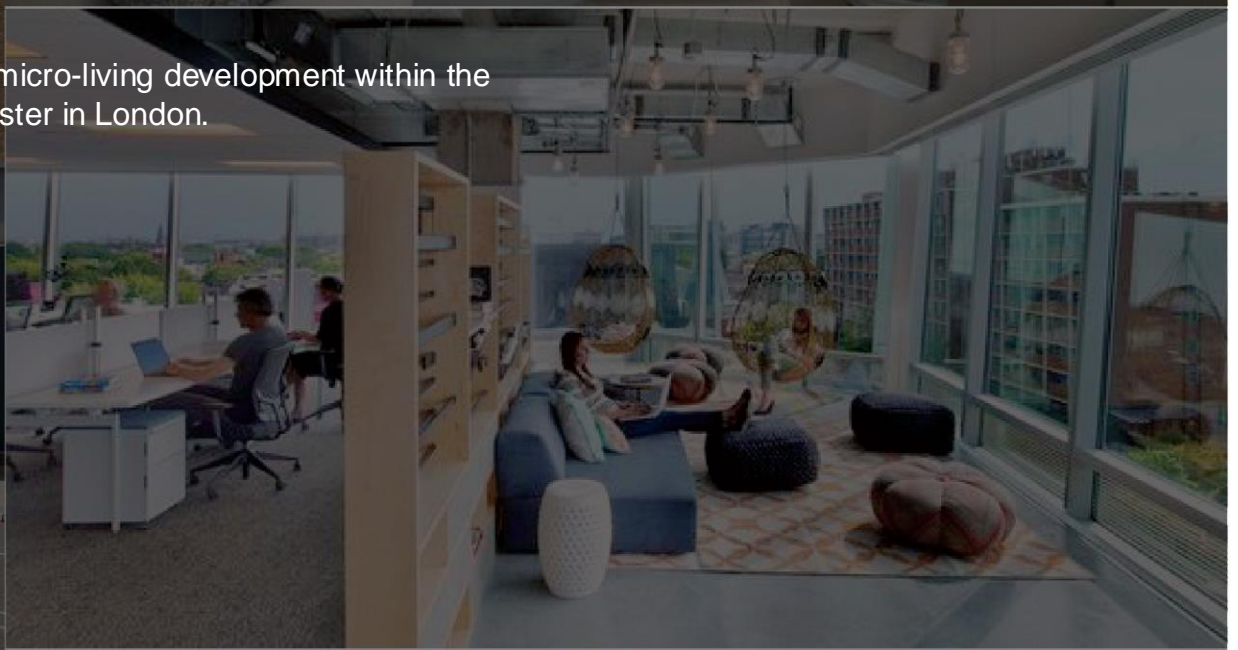


As part of an exciting placemaking strategy, this development will feature homes, together with offices and a retail space centred around a new public courtyard, adding to the local vibrancy and urban renewal of West Hampstead.

GAMUDA LAND
UNITED KINGDOM

35A COMMERCIAL ROAD
ALDGATE

Delivering community-focused micro-living development within the Aldgate Cluster in London.



GAMUDA LAND
AUSTRALIA

FAREHAM

A low-density exclusive apartment and co-working spaces near St Kilda Beach with a retail component amidst stunning bay views, featuring biophilic and community-based designs.



THE CANOPY

ON NORMANBY

LIVING CONNECTED TO NATURE

Featuring biophilic design principles for the creation of a green and community-focused mixed-use development in South Melbourne.



GAMUDA LAND

AUSTRALIA

661

CHAPEL ST

MELBOURNE

THE ART OF REDEFINED LIVING

Timeless panoramas that offers unobstructed views of Melbourne and the iconic Yarra River.



GEM

RESIDENCES

FIRST CONDO TO EMULATE A CLUB LIFESTYLE

Luxury residential club condominium in Toa Payoh, Singapore.



GAMUDA LAND
SINGAPORE



OLÁ

THE EXECUTIVE CONDOMINIUM

Spanish themed executive condominium in Mountbatten, Singapore.

The logo for Gamuda City, featuring the words "GAMUDA" and "CITY" in a stylized, white, sans-serif font. The letters are slightly spaced out, and the "CITY" part is positioned directly below "GAMUDA".

GAMUDA CITY

TRANSFORMATION OF SOUTH HANOI

1,235-acre mega lifestyle city in Hanoi, Vietnam,
generating an estimated total of RM 13.7 billion in GDV.

The logo for Gamuda Land Vietnam, consisting of the words "GAMUDA LAND" and "VIETNAM" in a white, sans-serif font. "GAMUDA LAND" is on the top line and "VIETNAM" is on the bottom line.

GAMUDA LAND VIETNAM



AN URBAN SANCTUARY WITHIN A DEVELOPING CITY

203-acre self contained township surrounded by lush greenery
within Ho Chi Minh City, generating an estimated total of
RM 5.6 billion in GDV.

GAMUDA LAND
VIETNAM



EATON PARK

Eaton Park is a premier mixed-use development located in District 2, right next to the bustling CBD of Ho Chi Minh City. This prime location offers the perfect blend of urban convenience and serene green living, making Eaton Park a rare gem in the heart of the city. Eaton Park's nature-inspired design, modern architecture, and sustainability-driven approach set it apart, creating a balanced living environment for those seeking serenity and modernity. The project is estimated with a GDV of RM 5.1 billion.

GAMUDA LAND
VIETNAM

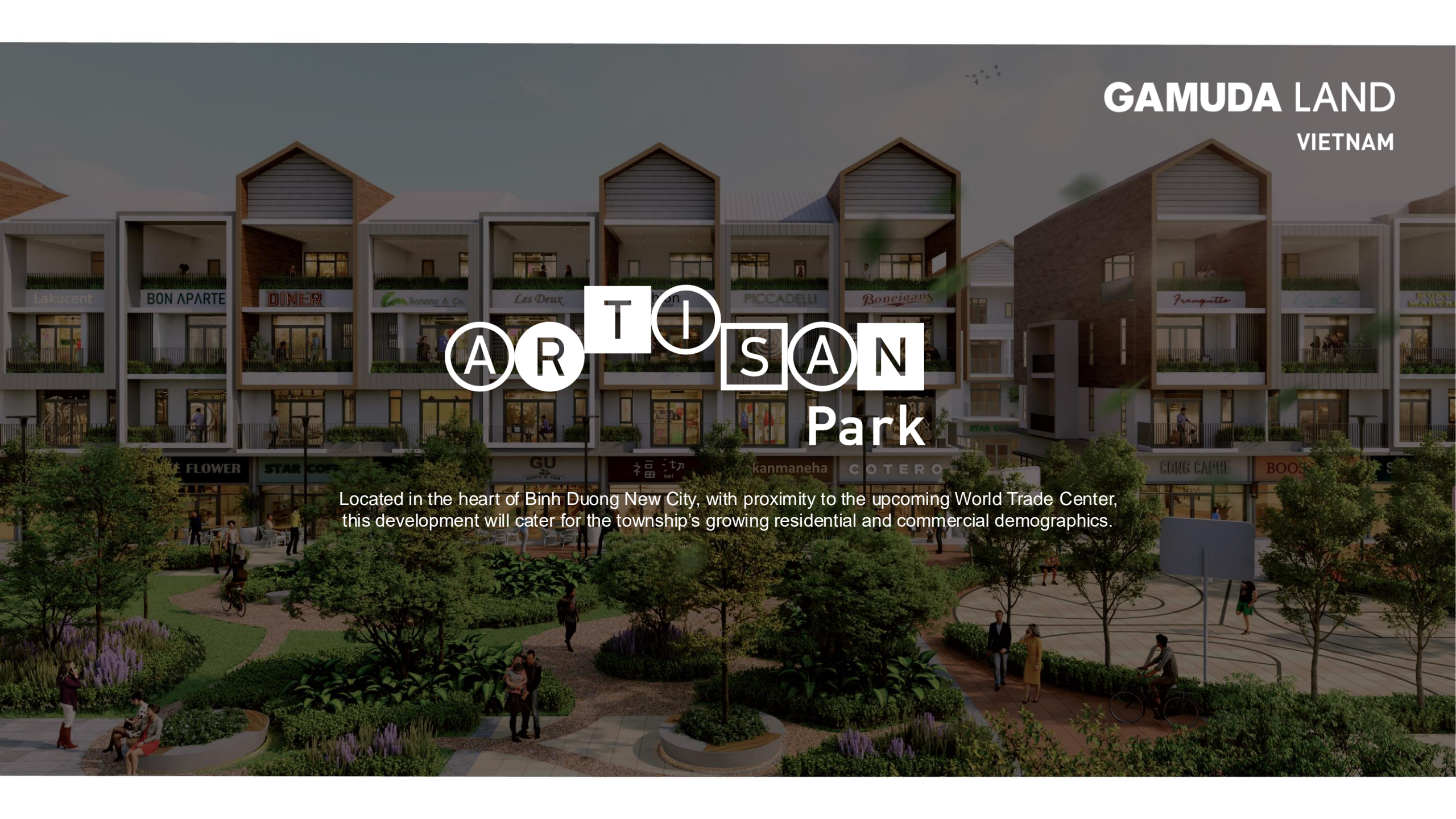


High-end apartment located amongst other global conglomerates in Thu Duc City, Ho Chi Minh City, designed with green spaces inspired by forest canopies.

GAMUDA LAND
VIETNAM

ARTISAN
Park

Located in the heart of Binh Duong New City, with proximity to the upcoming World Trade Center, this development will cater for the township's growing residential and commercial demographics.



GAMUDA LAND
VIETNAM



THE MEADOW

A low-rise residential development comprising 212 townhouses and villas across 12 acres in Binh Chanh District, the Western corridor of Ho Chi Minh City. It will generate an estimated total of RM 385 million in GDV.

GAMUDA LAND
VIETNAM

Springville

A 45-acre township strategically situated within the growth area of Nhon Trach District, Dong Nai Province, generating an estimated total of RM 1,845 million in GDV.

GAMUDA LAND
VIETNAM

HAI PHONG

Our latest acquisition in Hai Phong is located in the Le Chan district, just 1.5 hours from Hanoi with an estimated gross development value (GDV) of RM 970 million

An aerial photograph of a lush green golf course. In the foreground, a calm lake reflects the surrounding trees and sky. The middle ground shows well-maintained golf courses with various greenery and sand traps. In the background, rolling hills and mountains are visible under a bright, slightly hazy sky with wispy clouds. The overall scene is peaceful and scenic.

*Sincere*TM
Responsible
Original