Enhancing connectivity, enriching lives.

ANNUAL REPORT 2011
Enhancing connectivity, enriching lives.

Gemuda believes in the empowerment of communities. We create powerful platforms of opportunities, and expand them to reflect our values of innovation and excellence.

With an aspiration to enhance your connectivity with the rest of the world, we provide our clients with the capacity to build stronger relationships and partnerships. We also enrich lives, building lifestyle-changing infrastructure and properties that yield long-term sustainability and access to miles of convenience. This is expressed in our commitment to design and build cityscape-transforming developments, such as the nation’s largest public infrastructure project, the Klang Valley Mass Rapid Transit (KVMRT).

By pushing boundaries and innovating solutions, we provide a holistic business and communal environment that continuously evolve with the times. We take our stakeholders, employees and customers on a journey which promises to be a valuable investment that will propel us to a successful future together.

Vision & Mission

We deliver innovative world-class infrastructure and homes for our customers through our core businesses in infrastructure development and construction, operation and maintenance of public infrastructure concessions, and large-scale urban township development.

Values

Innovation - in our concepts, services, products and delivery system to provide viable solutions for our clients and customers;

Responsible conduct - towards all our stakeholders, including our customers, employees, shareholders and the community and environment in which we operate;

Constant improvement - on our efficiency and relevance amidst the changing needs of our customers and markets;

Taking the long view - in our business policies and actions to ensure that we have a sustainable future.
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On the Regional Front

QATAR
- Airport: New Doha International Airport
- Highway: Dukhan Highway

BAHRAIN
- Bridge: Sitra Causeway Bridges
MALAYSIA
Mass Rapid Transit:
• Klang Valley Mass Rapid Transit (Sungai Buloh – Kajang Line)
Railway:
• Electrified Double Track Project (Ipoh – Padang Besar)
Expressway and Highway:
• Shah Alam Expressway
• Damansara-Puchong Highway
• SPRINT Highway
World’s 1st Dual Purpose Tunnel:
• SMART (Stormwater Management and Road Tunnel)
Dam:
• Sungai Selangor Dam
Water Treatment and Supply:
• Sungai Selangor Water Supply
  Scheme Phase 1
• Sungai Selangor Water Supply
  Scheme Phase 3
Property Development:
• Kota Kemuning
• Bandar Botanic
• Valencia
• Horizon Hills
• Jade Hills
• Madge Mansions
• The Robertson

LAOS
Hydropower Dam:
• Nam Theun 1

VIETNAM
Property Development:
• Gamuda City, Hanoi
• Celadon City, Ho Chi Minh City

TAIWAN
Metro Tunnel:
• Kaohsiung Metropolitan Mass Rapid Transit

INDIA
Expressway and Highway:
• Panagarh-Palsit Highway and Durgapur Expressway
The country’s largest infrastructure project, the Klang Valley Mass Rapid Transit will significantly improve public transport connectivity between the populated suburbs and key employment areas in the Klang Valley.
Performance Review

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Prospects for Financial Year 2012  11
## Five-Year Financial Highlights

### RM'000

<table>
<thead>
<tr>
<th></th>
<th>2007</th>
<th>2008</th>
<th>2009</th>
<th>2010</th>
<th>2011</th>
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<tbody>
<tr>
<td>Revenue</td>
<td>1,516,359</td>
<td>2,403,660</td>
<td>2,727,302</td>
<td>2,455,143</td>
<td>2,673,208</td>
</tr>
<tr>
<td>Profit Before Tax</td>
<td>276,561</td>
<td>470,814</td>
<td>282,157</td>
<td>412,260</td>
<td>544,524</td>
</tr>
<tr>
<td>Profit Attributed to Shareholders</td>
<td>185,428</td>
<td>325,078</td>
<td>193,689</td>
<td>322,918</td>
<td>425,411</td>
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<tr>
<td>Total Assets</td>
<td>5,038,482</td>
<td>5,774,301</td>
<td>5,878,459</td>
<td>6,733,561</td>
<td>7,551,298</td>
</tr>
<tr>
<td>Shareholders’ Equity</td>
<td>2,945,950</td>
<td>3,051,582</td>
<td>3,161,011</td>
<td>3,440,176</td>
<td>3,686,565</td>
</tr>
<tr>
<td>Total Number of Shares</td>
<td>981,528</td>
<td>2,005,016</td>
<td>2,009,257</td>
<td>2,025,888</td>
<td>2,064,824</td>
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### Sen per Share

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<th>2008</th>
<th>2009</th>
<th>2010</th>
<th>2011</th>
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<tr>
<td>Group Earnings Per Share (sen)</td>
<td>11*</td>
<td>16</td>
<td>10</td>
<td>16</td>
<td>21</td>
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<tr>
<td>Net Tangible Assets Per Share (sen)</td>
<td>150*</td>
<td>152</td>
<td>157</td>
<td>170</td>
<td>179</td>
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* Comparatives have been restated to take into effect the bonus issue exercise on the basis of one (1) new ordinary share for every one (1) existing share held which was completed on 25 October 2007.
Revenue (RM’000)  

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<thead>
<tr>
<th>Year</th>
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<th>08</th>
<th>09</th>
<th>10</th>
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</tbody>
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Profit Before Tax (RM’000)  

<table>
<thead>
<tr>
<th>Year</th>
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<th>08</th>
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</table>

Group Earnings Per Share (sen)  

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<tr>
<th>Year</th>
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<th>08</th>
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<tbody>
<tr>
<td></td>
<td>11*</td>
<td>16</td>
<td>10</td>
<td>16</td>
<td>21</td>
</tr>
</tbody>
</table>

Shareholders’ Equity (RM’000)  

<table>
<thead>
<tr>
<th>Year</th>
<th>07</th>
<th>08</th>
<th>09</th>
<th>10</th>
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<td>3,686,565</td>
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To our shareholders, customers, employees, partners, suppliers and friends,

On behalf of the Board of Directors, it gives me great pleasure to present the 21st Annual Report and Audited Financial Statements of Gamuda Berhad for the financial year ended 31 July 2011 (financial year 2011).

Major developed economies faced different challenges during the second half of 2010 and into 2011. Due to its very sluggish economic growth, the US was forced to embark on its second round of quantitative easing which ended in mid-2011. Europe, on the other hand, faced its own economic turmoil with several weaker members of the European Union experiencing debt crises, triggering fears of sovereign debt defaults and a collapse of the European Union. This forced its central bank to set up unprecedented amounts of rescue funds to bail out its defaulting members.

Major Asian economies, however, achieved robust economic growths, led by its two powerhouses China and India. In contrast with the West, Asian central banks were forced to tighten monetary policy to keep inflation in check. This resulted in higher interest rates in most Asian countries and strengthening currencies over the course of the year.

Malaysia also experienced a relatively strong year in 2011 after achieving a 7.2% GDP growth in 2010. The economy started the year 2011 on a strong footing, expanding 4.9% during the Jan-Mar period before moderating to 4.0% during the Apr-June period. The Government expects the second half of the year to be stronger and forecasts GDP to expand between 5% and 6% for the full year. This is premised on a gradually strengthening global economy, as well as a normalisation of global trade and rebound in exports following the severe supply disruptions in Q2 after the Fukushima nuclear accident.
In line with the relatively strong Asian recovery, our Group also performed strongly in financial year 2011. We achieved record levels of pretax and net earnings surpassing our previous records last achieved in financial year 2008. Net profit totalled RM425.4 million, up 32% over last year. Turnover growth was however smaller than that of the previous year, expanding 9% to a total of RM2.7 billion. The Board paid out net of tax dividends totalling 11.25 sen a share, up 25% over the payout in financial year 2010.

All our three core divisions performed well, although earnings growth was driven primarily by our construction and properties divisions. Our construction division chalked up higher margins with revenues dominated by works on the Electrified Double Track Project (EDTP). Our properties division achieved another record-breaking year in terms of new sales, unbilled sales, revenues and profits. Our expressways division maintained a good level of profitability, and contributed a significant amount of cash flows for our Group. During financial year 2011, the respective pretax profit contributions from the construction, properties and infrastructure concessions divisions totalled 26%, 28% and 46% respectively.

Engineering and Construction

Meanwhile, our construction team continues to work tirelessly towards securing the underground works for Klang Valley Mass Rapid Transit. This multi-billion Ringgit project, which was first discussed with the Government in 2009, involves the construction of a comprehensive metro network to serve a population of 6 million living and travelling within a 20km radius of Kuala Lumpur’s city centre. We are pleased to report that the Government approved this project in late 2010 and since then, major progress has been achieved in the planning and execution of this mammoth project.

The Klang Valley Mass Rapid Transit project, set to be the largest ever in the country’s history, will be largely operational by 2020 and fully completed by 2030. The most critical and high traffic segments of the entire three-line network will be completed and fully operational by 2020. This will involve the construction of the entire first line, the Sungai Buloh-Kajang line (SBK line), as well as all city centre segments of the second and third lines. The less critical and lower-demand stretches in the suburban districts will be completed by 2030. Ground breaking for the SBK line was achieved in July this year.

The MMC-Gamuda Joint Venture has been appointed the Project Delivery Partner (PDP) for this project. As PDP, the JV is mandated with leading the implementation of the project on behalf of the government. Together with MRT Corp. (the project owner), and SPAD (the transport commission), we will be collectively responsible for ensuring the project is implemented within the approved and agreed completion timelines and project cost. We are indeed honoured and grateful to the Government for allowing us to play this central role in this massive infrastructure project.

In addition to the PDP role, the MMC-Gamuda JV also intends to participate as a design and build contractor in the construction of the underground tunnels within the city centre. As agreed by the Government, the JV will be allowed to bid for the tunnelling works under a Swiss Challenge mechanism. Under this mechanism, the JV will compete against local and foreign contractors who have been pre-qualified for the tunnelling works, and will be given the right to match the price of any lowest qualified bidder to secure the project.

The next few months will indeed be exciting months for Gamuda. The company expects awards of various contract packages for both the elevated and underground works to take place all through 2012. Construction works
will begin in early 2012 and build up strong momentum over the next few years until the anticipated completion in late 2016 for the SBK line and 2020 for the subsequent two lines.

**Property Development**

The property development division achieved a record-breaking performance in financial year 2011. Underpinning this strong performance was a robust property sector, low interest rates, strong economic recovery, and the maturity of several of our township developments. As a result, this division achieved new property sales totalling RM1.3 billion, well above the RM1 billion target set by the Board during the year. The RM1.3 billion new sales represent a growth of 60% year-on-year, driving our unbilled sales to a record RM1 billion at end of the financial year.

All ongoing developments performed well, with our Bandar Botanic development in Klang achieving surprisingly strong sales. Contributing to its outstanding success is the maturity of the township, and its position as one of the leading and fastest-growing developments in Klang. Gamuda’s other two newer developments, Jade Hills and Horizon Hills, also both achieved commendable performances over the year.

In Vietnam, significant progress has been achieved in the company’s projects in Hanoi and Ho Chi Minh City. In Hanoi, the Government has commenced the handing over of several parcels of land earmarked for the residential development of Gamuda City. Armed with a sizeable land bank, our Gamuda City team is now working towards its maiden launch of residential units in early 2012. Similarly, our Celadon City project in Ho Chi Minh City was soft launched in May this year amidst a sluggish market. The response thus far has been lukewarm, but is expected to improve steadily in the coming months.

**Infrastructure Concessions**

In the water concession division, unfortunately, very little progress has been achieved in the Federal Government’s efforts to consolidate the water assets in Selangor. However, on the debt side, the Government has secured agreement with all the water bondholders to swap their existing bonds with new Federal Government bonds. This has removed the risk of bond defaults and paves the way for both the Federal and State Governments to work towards yet another attempt to break the consolidation deadlock.

Our expressways continued to achieve gradual growth in revenues and profitability in the financial year 2011 despite the uncertainties surrounding the scheduled toll hikes at some of the expressways.
Gamuda anticipates an exciting year ahead with growth likely to be driven by both the construction and properties divisions. Financial year 2012 will see the commencement of works on the Klang Valley Mass Rapid Transit project. As the single largest project ever implemented in the country, our company expects this project to invigorate the entire construction sector as well as generate significant multiplier effects across the broader economy. As this project is expected to take several years to complete, it will sustain high activity levels across all construction-related sectors in the coming few years. The MMCGamuda JV, through its PDP and anticipated contracting role, is expected to benefit accordingly. Needless to say, our company expects to be able to secure a meaningful role in this project and to strengthen our construction order book accordingly.

The property division is also expected to expand further with the maiden launches of both Gamuda City and Celedon City developments in the coming months. Coupled with strong sales from the domestic market, the property division could be headed for yet another record-breaking year. Meanwhile, the current record levels of unbilled sales will translate into another year of strong financial performance.

Key risks for the Group include an unexpected economic downturn, significant changes in the Government spending policies, raw material price pressures, and unexpected delays in the roll-out of the Klang Valley Mass Rapid Transit project, unsuccessful bidding for the Klang Valley Mass Rapid Transit packages, unfavourable interest rate movements, and unexpected measures to curb the property market. In Vietnam, our property businesses will remain sensitive to the overall economic climate, and the market response to our product offerings.

Financials for the Group remain strong with minimal net gearing levels. With strong operational cashflows expected to sustain into the coming year, the Group’s strong financials are expected to remain intact in the coming year.

On behalf of the Board of Directors, I would like to record our deepest appreciation to all management and staff for all their hard work during the past year, as well as for their continued dedication and unwavering loyalty. I would also like to pay tribute to all our overseas-based employees for their sacrifices and commitment over the last several years. Our sincere thanks and appreciation also go out to clients, investors, bankers, customers, and suppliers for their continued support, as well as the various local and overseas authorities and regulators for their invaluable guidance and assistance. Last, but not least, my thanks goes to my fellow Board members for their invaluable contributions, advice and guidance.
The first of three lines of the Klang Valley Mass Rapid Transit project, the Sungai Buloh – Kajang Line, is expected to commence construction in early 2012 with anticipated completion in late 2016.
Operations Review

Core Business 14 - 15
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Core Business

Making up the core business activities of the group are Engineering and Construction, Infrastructure Concessions and Property Development.
Segmental Performance - Profit Before Tax

26%  Engineering and Construction

28%  Property Development

46%  Infrastructure Concessions
On-site flash butt welding works at the Kabah area in Section N3 of EDTP
The Electrified Double Track Project (EDTP) charted further progress during the year and is now about 65% completed. All major civil works packages are currently at advanced stages of completion.
The division achieved a significantly stronger performance than last year. For financial year 2011, revenue totalled RM1.8 billion, up 3% from the previous year. Pretax profit expanded 79% to RM143.3 million, resulting in the division contributing 26% to overall Group pretax profit. Pretax margin for the division rose strongly to 8% for financial year 2011 compared to 4% during the previous year. At the end of the financial year 2011, the division’s unbilled construction order book stands at RM2.6 billion, sufficient to last through the next two years.

The outlook for the construction sector and the division looks bright given that the country’s largest infrastructure project ever is set to take off in the next few months. The project, the Klang Valley Mass Rapid Transit consists of three new lines, most of which is planned to be completed by 2020. The first of the three lines runs from Sungai Buloh to Kajang (the SBK line) over a distance of 51km including a 9.5km stretch which runs underground beneath the city. The remaining two lines are being finalised by the Government and is expected to be unveiled to the public in early 2012. Construction of the second and third lines is targeted to commence in 2013 and will be implemented in two phases — the most critical, high-demand stretches in and around the city centre are scheduled to be completed by 2020 under the first phase whilst completion of the less critical, suburban elevated routes is scheduled for completion by 2030 under the second phase.

The division is working towards playing two distinct roles in the Klang Valley Mass Rapid Transit project. The first role is that of a Project Delivery Partner (PDP) for the entire project. In this respect, the government has appointed the MMC-Gamuda JV [a 50:50 joint venture with MMC Corporation Berhad] as PDP vide a Letter of Award dated 28 January 2011. As PDP, the JV is mandated to lead the implementation and the delivery of the fully commissioned project to the Government.

The second role is that of main contractor for the underground works in the city centre. This works package for the underground stretch will be opened for tender by the fourth quarter of 2011 and the final awards are expected by the second quarter of 2012. The MMC-Gamuda JV believes that its chances of securing this job are high.
The ongoing Electrified Double Track Project (EDTP) made further progress during the year and is now about 65% completed. All major civil works packages are now at advanced stages of completion. The systems, electrification and signalling works are expected to commence by the middle of 2012. The completion date for this project has been extended for a second time to Nov 2014 following the granting of a second Extension of Time by the Government.

Major construction material costs have held steady over the year and appear set to remain at current levels into 2012. This augurs well for the EDTP project as it mitigates material price risks in the coming months.

Domestic Projects

1. The almost completed trainset depot in Section N1 at Padang Besar
2. Rail installation works at the Chemor Yard in Section N8
3. External formwork and lining works in progress at the open cut area of the Berapit Tunnel in Padang Rengas
4. Piling and pile cap works in progress for the new Prai Swing Bridge in Prai, Penang
Overseas Projects

Gulf States

We have almost fully completed all our projects in the Gulf States. In Qatar, works on the New Doha International Airport (NDIA) are close to achieving substantial completion. Sectional handover of completed segments such as the East and West runways have been completed. Demobilisation works have also commenced and excess manpower have been redeployed back to Malaysia and Vietnam. In Bahrain, the Sitra Bridge works have been completed and our project team has also been redeployed.

1. New Doha International Airport (NDIA) staff posing for a group photograph as the project nears completion. In the background are the airfield facilities and the passenger terminal building of the airport.
2. The Free Trade Zone (FTZ) tunnel at NDIA that leads from the passenger terminal building (in the distance) to the FTZ area, a zone designated for future developments.
3. An aerial view of the almost-completed NDIA that is envisioned to become a major international gateway to the Middle East region.
“Works on the New Doha International Airport (NDIA) are close to achieving substantial completion.”

4. An aerial view of the completed Sitra Causeway northern marine bridge that leads to the Umm Al Hassam junction, overlooking the city skyline of Manama, the capital of Bahrain. Inset: An aerial view of the Umm Al Hassam junction.
1. Construction works for the Sewage Treatment Plant (STP) progressed well during the year and is in the advanced stage of completion. Once fully operational, the STP will be capable of treating nearly half of Hanoi’s household sewerage.

2. A Sequencing Batch Reactor (SBR) tank in the STP is aerated by air diffusers, a crucial process in the treatment of wastewater.

3. The STP in Gamuda City is equipped with a processing capacity of 200,000m³ of water per day, and is regarded as one of the biggest STPs in Vietnam. The picture depicts the gas holding tanks in the STP.

4. A panoramic view of the mega structures in the STP at Gamuda City.
“Construction works on the Sewage Treatment Plant is now at the 90% completion state, while the park in Gamuda City has made magnificent progress.”

**Vietnam**

Construction works on the Sewage Treatment Plant in Hanoi made good progress during the year. It is now at the 90% completion stage and substantial completion is expected by the middle of 2012. All civil works are now virtually completed and ongoing works comprise mainly mechanical and electrical works. The final handover of the project is targeted for late 2012.

**Laos**

We continue to review developments on the Nam Theun I project. Construction work will proceed after finalisation of a new tariff structure with the Electricity Generation Authority of Thailand.

5. The meticulously designed and landscaped Festive Retail Waterfront in Gamuda City is among the signature features in the largest world-class integrated township in Hanoi
6. Majestic sculptures of dragons and snakes adorn the Parterre Garden in Yen So Park, Gamuda City
7. The architecture of the Traditional Village set within the Traditional Park of Yen So Park is imbued with a strong element of Vietnamese ethnic culture
Enhancement works in progress at the TTDI interchange for a new underpass, which will enable smooth northbound traffic from TTDI to Bandar Utama. The upgrading will allow uninterrupted traffic flow at the TTDI interchange and intersection (traffic lights junction), which currently serves an estimated 110,000 vehicles per day.
Our expressways division continued to register steady growth in revenue and profits in financial year 2011. The LDP saw its average weekday tollable traffic rise 1.1% to 475,000 vehicles per day. Likewise, our SPRINT highway accomplished a 7.5% increase in average weekday tollable traffic.
Infrastructure

Concessions

Water Supply

The protracted negotiations to consolidate Selangor’s water industry continue to be deadlocked. Subsequent to Syarikat Pengeluar Air Sungai Selangor Sdn Bhd’s (SPLASH) attempt to break the deadlock by making a bold offer to acquire the assets and liabilities of the entire industry for RM10.75 billion in 2010, the Federal Government had indicated that fresh offers would be made to resolve the issue, but to date, there has been no further offer forthcoming.

Meanwhile Acqua SPV Berhad, a wholly-owned subsidiary of Pengurusan Aset Air Berhad (PAAB), has successfully acquired all Selangor water industry bonds worth RM6.5 billion, including SPLASH’s bonds in exchange for new Federal bonds. This bond swap has removed the risks of potential bond defaults as the redemption obligations of several bond issuers had become due. Renewed efforts at resolving the consolidation deadlock are expected in the months ahead.

Tolled Highways

Our highways division continued to deliver steady growth in revenue and profits in financial year 2011. The LDP saw its average weekday tollable traffic rise 1.1% to 475,000 vehicles per day despite a slight dip in traffic recorded at its southern section following the opening of Section 1B of the South Klang Valley Expressway. LDP’s scheduled toll hike which was due on 1 January this year has been deferred by the Government until further notice. Compensation is expected in due course in line with the terms of its Concession Agreement.

Likewise, our SPRINT highway achieved a 7.5% increase in average weekday tollable traffic. Among the three separate links which make up SPRINT, both the Penchala and Kerinchi Links achieved higher-than-average growth rates. All three links of SPRINT have had their respective scheduled toll hikes deferred by the Government until further notice, and the Government has been compensating SPRINT in accordance with the provisions of the Concession Agreement.

The RM133 million upgrading project at the Taman Tun Dr. Ismail (TTDI) interchange is expected to be completed in early 2012. Upon completion of this project, motorists from TTDI heading towards Bandar Utama and beyond will enjoy an uninterrupted drive using the new underpass. Likewise, motorists travelling at the at-grade TTDI interchange will also experience smoother traffic flow with the consequent reduced phases of the traffic lights at the location.

Works on another major enhancement project called LDP 5 are also progressing smoothly. These works involve relieving traffic congestion in the southern, central and northern stretches of the LDP.
1. Ongoing construction works for a two-lane flyover from Puchong towards Putrajaya, under Package 5A for the LDP 5 enhancement project.

2. Road widening works in progress to provide a dedicated four-lane slip road and the construction of a new two-lane flyover from Persiaran Surian, Mutiara Damansara and Kota Damansara towards Kepong. This is under Package 5B for the LDP 5 enhancement project.

3. A Gamuda Water staff operating the lime silo at the Rasa Water Treatment Plant.

4. SMART maintenance staff carrying out routine maintenance check at one of the watertight doors along the tunnel.

“The RM133 million upgrading project at the Taman Tun Dr Ismail (TTDI) interchange is expected to be completed in early 2012.”
A breathtaking view of sunrise at the award-winning 18-hole championship golf course in Horizon Hills, located in the heart of Nusajaya.
Financial year 2011 saw the division’s new property sales touch RM1.3 billion for the first time, rising 60% year-on-year, and well surpassed the RM1.0 billion target set by management.
Property Development

“The domestic property market enjoyed another strong year, while our developments in Vietnam achieved further progress.”

Financial year 2011 was another record-breaking year for the division. New property sales topped RM1.3 billion for the first time, up 60% year-on-year, and well exceeded the RM1.0 billion target set by management. Consequently, unbilled sales rose to a record RM1 billion, and this is set to drive revenue and earnings growth in the years ahead.

Pretax profit for the division rose by 70% on a revenue increase of 34%. Pretax margins for the division rose to 21% from 17% the year before. All ongoing projects performed well, but one deserves special mention – our Klang-based Bandar Botanic development which achieved outstanding sales.

The domestic market enjoyed another strong year amidst a backdrop of accommodative monetary policy, availability of attractive financing packages and strong consumer confidence. The Government’s decision to implement the Klang Valley Mass Rapid Transit project also helped underpin interest in the property market. Concerns over the building up of a property bubble prompted the Government to introduce a cap on the loan-to-value ratio for a buyer’s third property onwards, and this has helped reduce some of the speculative element in the market.

The property market in Vietnam continued to be generally sluggish on the back of the Government’s monetary tightening measures, curbs on property lending, downward pressure on its currency and a cooling economy. Buyers remained generally cautious with activity limited to the mass market and affordable segments. A 9% devaluation of the Dong in early 2011 has taken off the downward pressure on the Dong, and the government expects inflation to subside towards the end of the year.

Financial year 2011 also saw our two developments in Vietnam achieve further progress. In Hanoi, the Government has commenced the handing over of several parcels of land earmarked for the residential development of Gamuda City. This has enabled our team to better plan and work towards its maiden launch of landed residential units in early 2012. Notwithstanding the sluggish market, we expect a good response to our maiden launch given the market’s clear preference for landed units and the limited competition in Hanoi.

In Ho Chi Minh City, our Celadon City development was soft launched in May this year amidst a sluggish market. The response thus far has been lukewarm, but is expected to improve in the coming months. Unfazed by the modest take-up rates, we intend to proceed with the construction of the residential blocks and the infrastructure facilities and amenities within the township.

In the medium term, we remain highly confident of our property township projects in Vietnam. The country’s rapid urbanisation, coupled with its highly favourable demographics, low property ownership levels, and the lack of comparable product offerings will position our developments strongly in the next several years to come.

The balance Gross Development Value from the division’s portfolio of seven projects in Malaysia and two projects in Vietnam totals RM21 billion over the next 15 years. As two of its Malaysian developments are expected to be completed over the next two years, the division remains on the lookout for opportunities to replenish its domestic development landbank.
1. A sensitive selection of plants and waterscape at the Floating Deck in Madge Mansions create a soft, inviting ambience for weary urban souls.

2. The Gateway Precinct in Horizon Hills comprises 2.5-storey freehold semi-detached residences decked in luxurious landscaping inspired by the timeless elegance of Suzhou.

3. Residents of Bandar Botanic enjoy a variety of resort living features, such as the Botanic Resort Club.

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**Bandar Botanic, Klang**

This wholly-owned premium mixed township is among the market leaders in Klang. Setting it apart from the competition are its scenic waterfront homes, its botanical-style concept offerings, and 170 acres of landscaped parks surrounding its signature Central Lake. Other key attractions include its gated and guarded security and its exclusive Botanic Resort Club. Fully matured with a vibrant commercial hub, secondary market prices for properties in the township have appreciated sharply over the last few years. The recent opening of the second phase of GM Klang [a comprehensive one-stop wholesale city] has further strengthened the township’s appeal as a shopper’s destination.

Bandar Botanic has a remaining Gross Development Value of RM1.2 billion over the next 4 years.

**Horizon Hills, Johor**

This rapidly-maturing, 1,200-acre premium freehold development is situated in the heart of thriving Iskandar Malaysia. Undertaken via a 50:50 joint venture with the UEM group, this development is now in its sixth year of development. Featuring a ‘get close-to-nature’ concept, this low-density residential township comprises 13 separate precincts of which 3 have been launched — The Gateway, The Golf and The Hills. Foreign buyers from neighbouring Singapore continue to be strong supporters of the development, attracted by its location, attractive pricing, development concept, the championship 18-hole designer golf course with signature clubhouse and breathtaking landscapes.

Horizon Hills has a remaining Gross Development Value of RM3.7 billion over the next 15 years.
Jade Hills, Kajang

This wholly-owned, 4-year old development has seen sales increase every consecutive year since its launch. Rapidly rising to prominence in its Chinese-dominated catchment, this 338-acre contemporary Oriental-themed township leads the division’s green efforts by featuring roof gardens and eco-friendly fittings in each home. This development is poised to achieve even greater success in the years to come. Accessibility will be significantly enhanced once the soon-to-be constructed Sungai Buloh-Kajang KVMRT line is completed in 2016, putting this development within a 45 minute reach of Kuala Lumpur.

Jade Hills has a remaining Gross Development Value of RM1.3 billion over the next 7 years.

Kota Kemuning, Shah Alam

This nearly-completed, self-contained township undoubtedly remains one of the division’s most successful flagship developments. Developed over the last 10 years, this matured township remains highly sought after. Recent additions to its product offerings include Biz Suites. These office suites, ranging up to 1,110 sq ft, are targeted at young professionals and entrepreneurs. The township’s award-winning Kota Permai Golf and Country Club continues to be one of the country’s leading golf clubs. Coupled with its wide range of amenities, superior infrastructure, easy accessibility and a thriving commercial hub, this development continues to be a clear market leader in its vicinity, commanding a significant price premium over its competitors.

Kota Kemuning has a remaining Gross Development Value of RM150 million over the next 2 years.

Madge Mansions, Kuala Lumpur

Located within the city’s exclusive and prestigious Embassy District, this condominium-mansion is designed to offer the ultimate in luxurious condominium living. This wholly-owned, low-density development was recently launched and is targeted at captains of industry, discerning professionals, and senior level managers who appreciate the art of fine living. Innovatively designed, each of the 52 palatial units with built-up spaces of up to 8,300 sq ft offers layouts cleverly crafted to offer maximum flexibility for various occasions, whether they be discreet daily unions or lively yearly reunions. A first of its kind in-house butler service, aptly named ‘At Your Service’ will be offered to residents to cater to every conceivable need and preference.

Madge Mansions has a Gross Development Value of RM300 million over the next 4 years.

Valencia, Sungai Buloh

With its landbank fully exhausted, this 10-year old wholly-owned boutique development recently sold out its final residential phase comprising three-storey link houses set within the Garden precinct. As testimony to its highly sought after status, sales conducted by ballot earlier this year were completely sold out within two hours. Boasting a residents-only golf course, and a state-of-the-art high level security system, and proven to be a highly popular residential choice for expatriates, Valencia appears set to retain its coveted position as one of the most prestigious residential enclaves in the northern Klang Valley.

Valencia has a remaining Gross Development Value of RM80 million over the next 2 years.

1. Among the distinctive features of the exclusive homes in Jade Hills are its spectacular view of sprawling greens seen from one’s exquisite garden at the rooftop.
2. The picturesque landscaped Central Park adds to the healthy, idyllic living for residents in Kota Kemuning.
3. The Village Square is known as the ‘heart and soul’ of Valencia. A quaint focal point with specialty shops, services and a charming clock tower, it is the perfect meeting place for residents to relax and unwind.
Gamuda City, Hanoi

Positioned as the division’s flagship development in Vietnam, this wholly-owned development is gearing up for its maiden launch in early 2012. Planned to be rolled out over the next 10 years, this 453-acre integrated mixed township is envisaged to create a new, modern and vibrant urban district in south Hanoi. Residential components are planned to be wholly-developed by the Group whilst the commercial, retail and office components are planned to be co-developed with leading regional developers. With its residential product mix highly skewed towards a range of landed properties, this development is expected to be well received by the market which has demonstrated a clear preference for landed properties.

Gamuda City has a Gross Development Value of RM9 billion over the next 10 years.

Celadon City, Ho Chi Minh City

This recently-launched development is 60% owned by the Group. Located just 9km west of the city centre, this 200-acre township aims to offer affordable condominium living to the mass market. Key features of the development include a 40-acre fully landscaped park, which is poised to be the largest green park in the city when completed. Other components of the development include small office buildings, retail mall, sports complex, international schools, medical centre and a cultural and entertainment centre. Sales gallery and show houses for the first phase have been completed. The unique strengths are well differentiated from the market. This is evidenced by the entry of a prominent regional mall operator, AEON. It will further attract more investors as well as homebuyers to the development.

Celadon City has a Gross Development Value of RM5 billion over the next 7 years.

The Robertson, Kuala Lumpur

This wholly-owned development will be the division’s first foray into a high-rise mixed commercial development in Kuala Lumpur. Located within the bustling neighbourhoods of Jalan Pudu and Bukit Bintang, this 2.94-acre development will comprise retail, commercial and serviced suites. The masterplan for the development is pending approval and construction work is expected to commence in early 2013.

This project has a Gross Development Value of RM730 million over the next 5 years.