

BEACON ON THE HILL

RM3.25BIL RESORT TOWNSHIP DEVELOPEMENTS AT LANGKAWI

KUALA LUMPUR, 16th March 2017 – TSR Capital Berhad, Terusan Al-Maju Sdn Bhd and Globe Venture Holdings Inc. have signed a Memorandum of Understanding (MOU) to jointly develop approximately 76 acres of super prime land fronting the Blue Andaman Sea. This Development will set to become a first-class tourist destination and attraction. Located just beside St Regis Langkawi, this Development shall be developed to be the best integrated premier Tourist Development with complete and comprehensive facilities and amenities. This place will become an Oasis of fulfilment for those who seek to have the best. The projected Gross Development Value of this Premier Resort is RM3.25 billion.



The MOU exchange was witnessed by Menteri Besar Kedah Darul Aman, Yang Amat Berhormat Dato' Seri Diraja Ahmad Bashah Bin Md. Hanipah.



"As the land owner of the "Beacon Langkawi Development" project, the Company hope that the project will improve the income of Langkawi by raising the standards of the facilities and services to meet the demands and requirements of luxury tourism", said Kolonel Ab Halim, Chief Executive Officer of Terusan Al-Maju Sdn Bhd.



"Beacon Langkawi Development" will be a family centre for leisure and entertainment in collaboration with well-known operator. The entire development shall be network in eco green, friendly, easy and soothing access in lush park setting. The best of Urban Town Planning, Architectural Design and Resort Management will be incorporated. It will be an international resort township that Malaysians will be proud of.



"The Group is determined to expand its operation to provide comprehensive services and at the same time help contributing to the growth of Malaysian economy, TSR intends to develop "Beacon on the Hill" into a high-end mix properties development that consists of residential, resorts & hotels, commercials and corporate buildings tailor to tourism and services industry", said Tengku Ab Hadi, Executive Director of TSR Capital Berhad.

Dato' Seri Diraja Ahmad Bashah bin Md. Hanipah, Menteri Besar Kedah Darul Aman is very confident that all parties of this joint venture will benefit from this project and the development is in line with the Northern Corridor Economic Region "NCER", 2nd Phase and will help Kedah to achieve regional market leadership.

In the Langkawi Tourism Blueprint 2.0, a five-year comprehensive masterplan by Langkawi Development Authority ("Lada") from 2016 until 2020 will propel Langkawi into a world class destination. An important part of this Blueprint emphasises on the promotion of high-end tourism. The development of Beacon Langkawi is strategically design to meet this part of the Blueprint.



"We welcome this "Beacon Langkawi Development" project in supporting the objectives of and spur the growth of Langkawi. Kedah will embark on a transformational leap to make Langkawi into the next level of high end luxury tourism. We assure all investors that in return for your ventures and confidence in us, we will support you by giving you a great business environment and a multilingual quality workforce besides getting timely approvals by the State Authorities and Local Government so that Kedah State aspiration will be achieved," said Dato' Seri Diraja Ahmad Bashah.



The management team of TSR Capital Berhad and Terusan Al-Maju Sdn Bhd allowing with Dato' Seri Diraja Ahmad Bashah bin Md. Hanipah, Menteri Besar Kedah Darul Aman in the middle of this photo.



Tan Sri Dato' Lim Kang Yew introducing the masterplan of "Beacon on the hill" project to Dato' Seri Diraja Ahmad Bashah bin Md. Hanipah, Menteri Besar Kedah Darul Aman



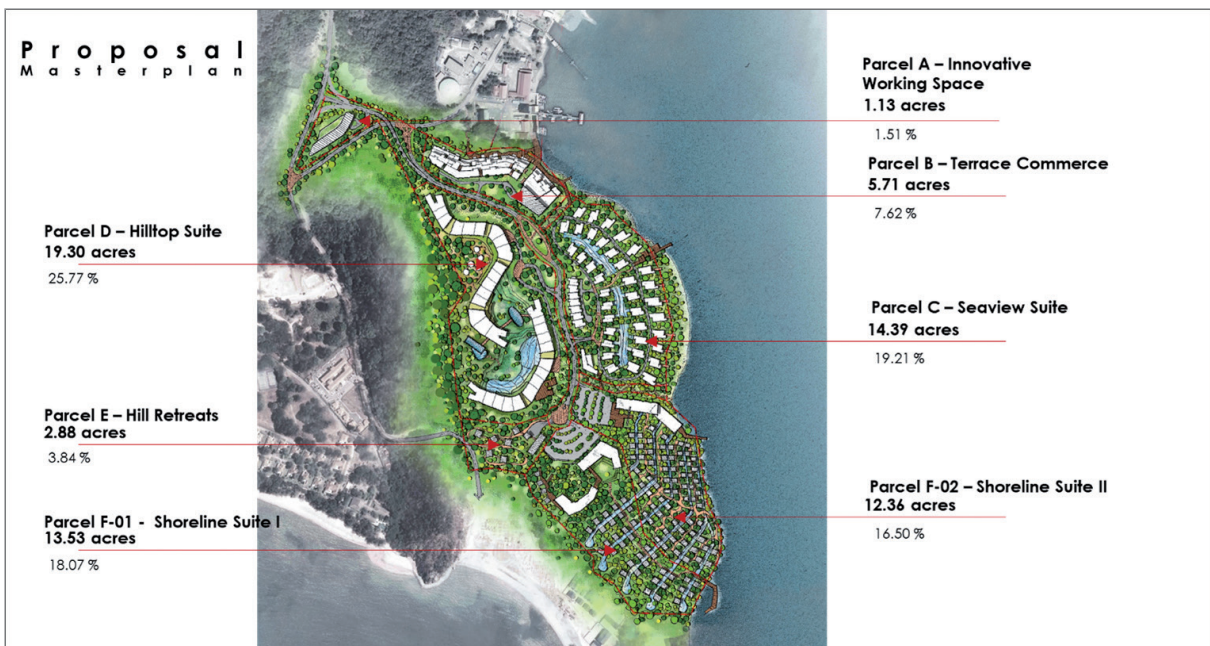
At MOU Signing Ceremony seated from left Back Joo Sun – Vice Chairman of Globe Venture Holdings Inc, Kolonel Ab Halim – Chief Executive Officer of Terusan Al-Maju Sdn Bhd and Tengku Ab Hadi – Executive Director of TSR Capital Berhad.



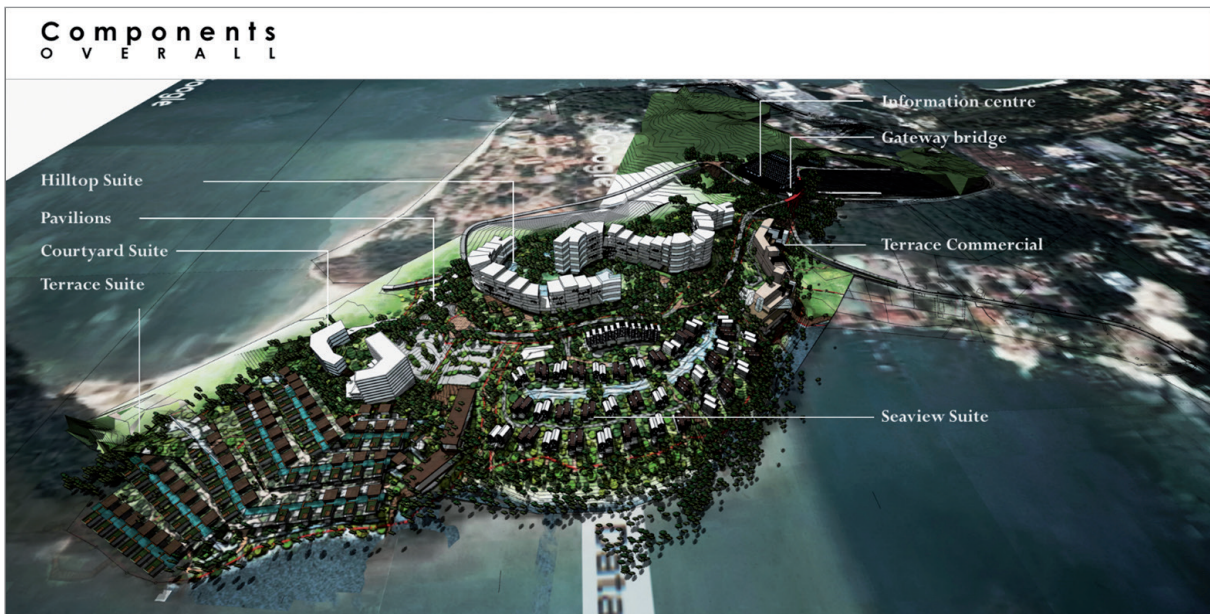
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Masterplan of "Beacon on the Hill" Development



Masterplan proposal of Langkawi "Beacon on the Hill" Development by parcel.



Overview of Langkawi "Beacon on the Hill" development.

