

PD WATERFRONT DEVELOPMENT HIGH-END PROPERTIES IN PORT DICKSON BY TSR CAPITAL AND GLOBE VENTURE

KUALA LUMPUR, 27th May 2017 – TSR Ocean Park Sdn. Bhd. and Globe Venture Holdings Inc. have signed a Memorandum of Understanding (MOU) for the PD Waterfront Development in Port Dickson, Negeri Sembilan. The sea fronting land with the size of over 60 acres will be jointly developed into a mixed-use waterfront development with an estimated Gross Development Value of RM2.3 billion. This project will consist of residential buildings, luxury hotels & water chalets, convention centre and commercials projects which will focus on the tourism and services industry.



At MOU Signing Ceremony seated from left YB Dato' Haji Tun Hairudin Bin Abu Bakar (Negeri Sembilan Tourism Exco), Dato' Wan Abd Razak Bin Ismail (Chief Operating Officer of TSR Ocean Park Sdn. Bhd.), Back Joo Sun (Vice Chairman of Globe Venture Holdings Inc) and Tan Sri Dato' Lim Kang Yew (Deputy Chairman of TSR Capital Berhad).

TSR Ocean Park Sdn. Bhd. ("TSROP") is a wholly-owned subsidiary of TSR Capital Berhad which was listed under the Main Board of Bursa Malaysia Securities Berhad since year 2002. TSROP is the developer responsible for taking this high impact project that has rejuvenated the Port Dickson as a tourist hotspot. PD Waterfront is an esplanade development at Port Dickson's town center, facing the sea of Pulau Arang.

This Development will set PD Waterfront to be a world class integrated waterfront lifestyle hub, featuring a holistic blend of commercial, residential, hospitality and recreational facilities embodied in one strategic location, just 45 minutes away from Kuala Lumpur International Airport (KLIA). Inspired by the Aker Brygge waterfront development in Oslo, this integrated community is complemented by the seamlessly linked boardwalks and well-shaded elevated links, interwoven to maximise the access to the beautiful waterfront view.





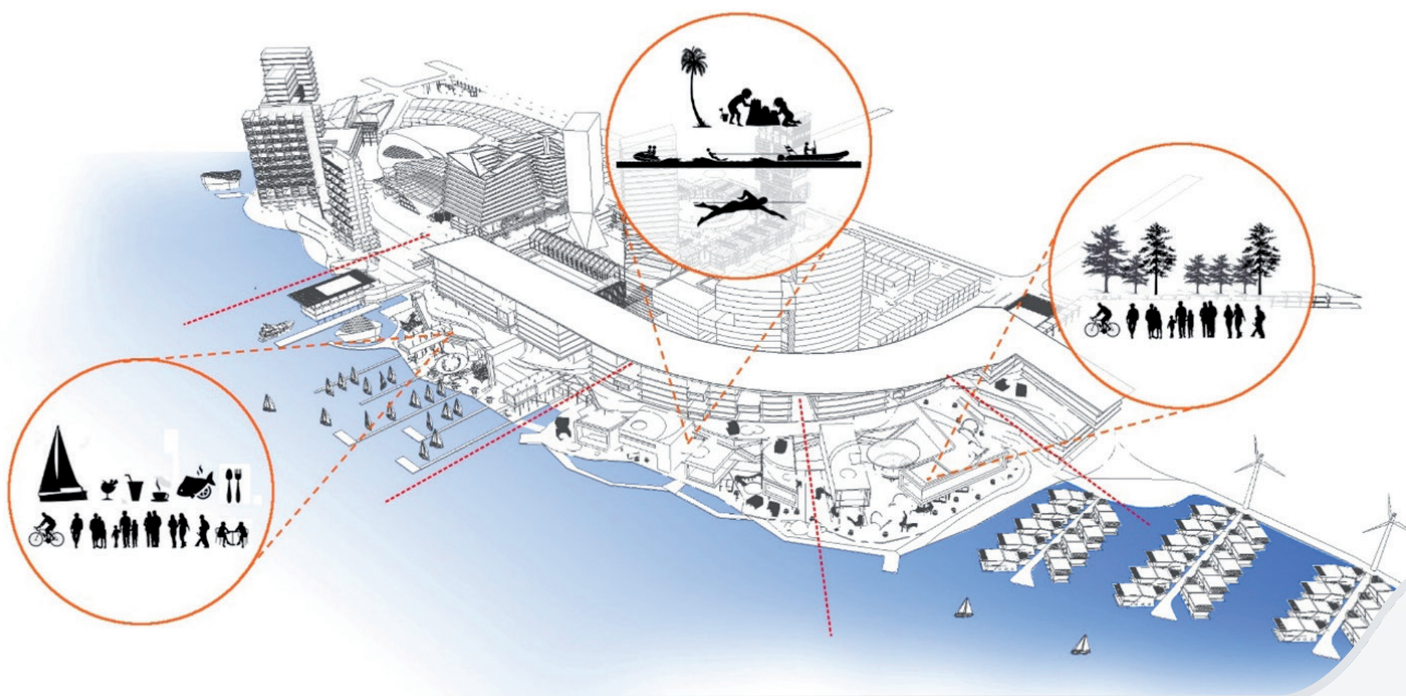
View of the project development site

Located in the historical 1st Mile Jalan Pantai, PD Waterfront has attracted many local residents and has boosted tourism visits in the district. This has proven that there is tremendous potential to place Port Dickson onto the world stage in its quest to become an international tourist destination. This project is expected to be completed in several phases over the next eight years.

Dato' Wan Abd Razak Bin Ismail, Chief Operating Officer of TSR Ocean Park Sdn. Bhd. and Mr Back Joo Sun, Vice Chairman of Globe Venture Holdings Incorporation also signed the Memorandum of Agreement (MOA) to jointly develop a water chalet resort at PD Waterfront.

The integrated township will be divided into 3 zones; Commercial Resorts zone which consist of Iconic Bazaar, Marina Waterfront, Beach & Spa Resorts and Water Chalet Resorts at the Eastern side of PD Waterfront; Residential Resorts zone which consist of D'Wharf Hotel & Serviced Residence, Richmond Condotel, Convention Hall, Villa Residence, and Boutique Hotels at the Western side of PD Waterfront; and Supporting Commercial zone which consist of Retail and Gallery Outlets at the Northern side of PD Waterfront.

Currently PD Waterfront is a popular spot for family activities, festivals, entertainment events, dining and shopping. The commercial and retail outlets in operation include Maybank, Domino's, Pizza Hut, Starbucks Coffee, McDonald's, Kenny Rogers Roasters, PappaRich, Boutique Hotels and many more. These outlets are all located along the seafront boulevard, a perfect place for a nice walk along the waterfront promenade.





"As the land owner of the "PD Waterfront Development" project, the Company hope that the project will improve the income of the populations of Negeri Sembilan by raising the standards of the facilities and services to meet the demands and requirements of luxury tourism. To realise the potential of this development, we have invited here with us the international investors who are not only interested but are here to participate in our development", said Dato' Wan Abd Razak.



"The signing of this document formally establishes a new strategic partnership between our organizations. This partnership will allow GVHI to better promote the development goals we aspire to, and the work we do to meet them. We will do our utmost in assisting TSR to be positioned as internationally recognized top-tier developer. We look forward to exploring new way to further develop this co-operative initiative and also joining hands with TSR Ocean Park Sdn. Bhd. to transform this strategic location into a world class tourism destination and prominent holiday retreat hub", said Mr. Bright Kim - CEO of Globe Venture Holdings Inc.



"One of our development strategies, the State of Negeri Sembilan had envisioned Malaysia Vision Valley (MVV) which leverages on urban and more developed areas in Seremban and Port Dickson where more than 70% of the population are living. MVV envisage a comprehensive development plan to identify drivers for growth, economically and socially, and at the same time, protect the environment. Upgrading of infrastructures and a network of new highways will be implemented. The strategy has the support of the Federal Govt and we hope this strategic alliance which is expected to generate about 2.3 billion GDV will therefore greatly contribute to the success of the MVV", said YB Dato' Haji Tun Hairudin Bin Abu Bakar, Negeri Sembilan Tourism Exco.

With the direct access to a stunning beachfront, the Beach will transform into the perfect family getaway destination when there is a whole array of incredibly exciting beach activities for every age. Featuring an open concept ocean pool which will be effortlessly integrated into its landscape, it will provide endless opportunities for family fun throughout the year. For a quiet and peaceful environment, luxury sea-view resort provides the perfect place for ultimate relaxation.

TSR Ocean Park Sdn. Bhd. and Globe Venture Holdings Inc. will establish a developer and investor or venture partner cooperation in relation to the Mixed Development tailor to tourism and services industry through the MOU. The Parties plan to establish their general understanding and agreement and framework as a basis of future collaboration and co-operation.

Both parties also interested to jointly develop the proposed water chalet resort through the MOA. The Parties intend to cooperate, pool resources and utilise the Parties' strength to design, build, sales and manage the Chalet Development.

The MOU & MOA signing was witnessed by YB Dato' Haji Tun Hairudin and Tan Sri Dato' Lim Kang Yew, Deputy Chairman of TSR Capital Berhad at D'Wharf Hotel & Serviced Residence at PD Waterfront. Luxury living fronting to a vast seaview, D'Wharf consist of 227 units with 15 levels as hotel & serviced residence, 5 commercial floors and 2 blocks. D'Wharf Hotel & Serviced Residence is expected to open for booking from June 2017 onwards. 85% of the units were fully sold.



TSR will officially launch Condotel by August this year together with their 28 units of the 2 & 3 storey commercial shop lots at PD Waterfront. The Condotel will consist of 365 units with 2 new blocks facing the seafront which were pending for authority to approved.



After the signing ceremony, YB Dato' Haji Tun Hairudin had launched the new masterplan for PD Waterfront that will transform Port Dickson onto the international tourist destination with ultimate oceanfront experience.



Tan Sri Dato' Lim Kang Yew (Deputy Chairman of TSR Capital Berhad) was presenting the development layout and plan to YB Dato' Haji Tun Hairudin.



Presentation of Token of Appreciation to YB Dato' Haji Tun Hairudin – Negeri Sembilan Tourism Exco.



Master Layout Plan of PD Waterfront Development.

About TSR Capital Berhad

TSR Capital was listed under the Main Board of Bursa Malaysia Securities Berhad since year 2002 with its principal nature of business on construction, civil engineering and property development and property investment. TSR has formed a well-structured organization and has developed and retained a group of highly dynamic, well-equipped, experienced, trained and innovative technical teams and management staff of various professional disciplines.

About Globe Venture Holdings Inc.

Globe Venture Holdings Inc. is a company incorporated in the State of Nevada, United States of America. It is a wholly owned subsidiary of Terafox Corp. Terafox Corp. is SEC Reporting Public Company and is listed on USA OTCQB Markets. Globe Venture Holdings Inc. is a leading global provider of institutional and private client wealth management solutions, including asset management, investment processing and investment operations

PD Waterfront MOU Signing Event Press Publication Links

MALAYSIA MEDIA PUBLICATION

1. NST - <https://www.nst.com.my/business/2017/05/241416/tsr-teams-globe-venture-develop-pd-waterfront>
2. The Edge Markets - <http://www.theedgemarkets.com/article/tsr-capital-plans-mixed-development-port-dickson-usbased-globe-ventures>
3. The Star - <http://www.thestar.com.my/business/business-news/2017/05/22/tsr-capital-enters-mou-to-develop-high-end-properties-at-pd-waterfront/>
4. From Deal Street Asia - <https://www.dealstreetasia.com/stories/us-asset-manager-globe-ventures-invest-port-dickson-mix-development-73135/>
5. SinChew daily - <http://www.sinchew.com.my/node/1645609/%E6%9E%97%E5%8F%B6%E8%B5%84%E6%9C%AC%E5%92%8C%E7%BE%8Eterafox%E6%8B%9F%E8%81%94%E6%89%8B%E5%BC%80%E5%8F%91%E6%A3%AE%E5%B7%9E23%E4%BA%BF%E6%88%BF%E4%BA%A7>

CHINA MEDIA PUBLICATION

1. 波德申海洋城PD Waterfront项目签约拟建成国际海岛旅游度假区
<http://finance.huanqiu.com/roll/2017-05/10719584.html>
2. 波德申海洋城PD Waterfront项目签约拟建成国际海岛旅游度假区
南方财富网 <http://www.southmoney.com/caijing/gongsixinwen/201705/1313196.html>
3. 波德申海洋城PD Waterfront项目签约拟建成国际海岛旅游度假区
光明网http://e.gmw.cn/2017-05/23/content_24566938.htm
4. 波德申海洋城PD Waterfront项目签约拟建成国际海岛旅游度假区
财经新闻_财经频道 - 海外网<http://finance.haiwainet.cn/n/2017/0523/c352345-30928892.html>
5. 波德申海洋城PD Waterfront项目签约拟建成国际海岛旅游度假区
<http://industry.caijing.com.cn/20170523/4275422.shtml>
6. 波德申海洋城拟建成国际海岛旅游度假区
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7. 波德申海洋城拟建成国际海岛旅游度假区
消费日报贴近民生服务百姓 <http://www.xfrb.com.cn/html/zixun/shenghuoxiaofei/zonghexinwen/107123.html>
8. 波德申海洋城PD Waterfront项目签约拟建成国际海岛旅游度假区
香港卫视经济在线<http://www.hkstv.tv/?mod=index&do=programplay&id=32652&tpl=phone&from=singlemessage&isappinstalled=0>