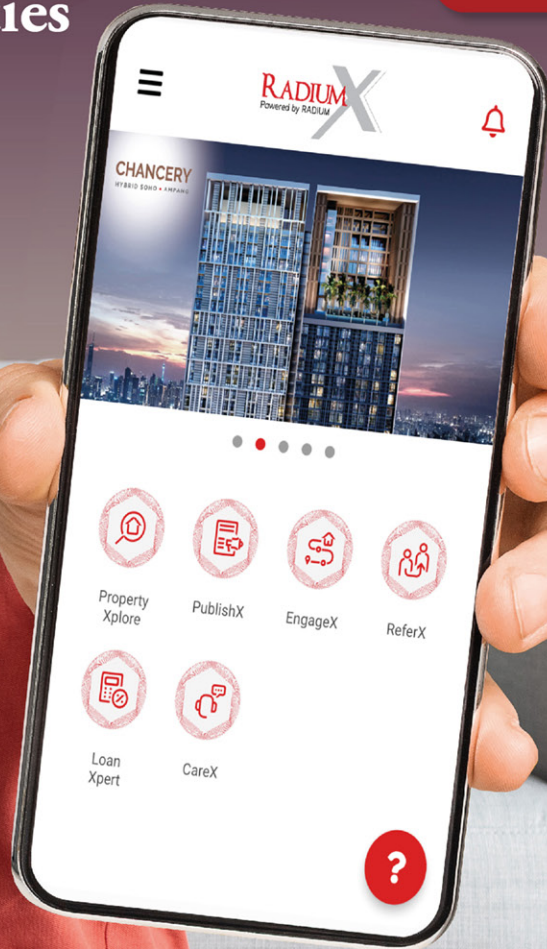


# RADIUM

Building Good. Illuminating Lives

Issue 5, Oct - Dec 2024

## Radium's Journey Into Digitalisation Unveils New Possibilities



A portrait of Datuk Gary Gan, a middle-aged man with dark hair, wearing a black suit, white shirt, and blue tie. He is standing with his arms crossed, looking slightly to the right of the camera. The background is a blurred indoor setting with warm lighting.

# A Foreword by Datuk Gary Gan

## Exploring Radium's Digital Evolution and the vision for RadiumX.

At Radium, we've always believed that bold ideas and fresh approaches are the foundation of meaningful progress. The property development industry, steeped in tradition, is ready for reinvention—and we're excited to be at the forefront of this transformation. As part of our journey into the future, I'm thrilled to introduce RadiumX, our recently launched app that redefines how we connect and build communities for the future.

## Together, we are shaping the future of tomorrow.

Innovation and digitalisation have always been at the core of Radium's strategy, as part of Radium's 'Rule of 8' (specifically, 'Build Different'). With RadiumX, we are taking this commitment further by creating a platform that is not just an app but a catalyst for empowering lives and fostering vibrant communities.

RadiumX is built on four key pillars: empowerment, innovation, community, and a future-focused vision. It simplifies daily living by integrating property management tools and essential services, putting control directly into the hands of our users. At the same time, it fosters connections within neighbourhoods, transforming properties into thriving communities where bonds flourish, and shared interests come to life.

What sets RadiumX apart is its future-focused approach. By incorporating sustainability into every decision, the app not only reduces costs and paper waste but also ensures that every feature meets the evolving needs of our users. It's about shaping a better future—one that is both mindful and innovative.

RadiumX is more than a digital innovation—it's a bold step toward embracing the future. As a cornerstone of Radium's vision, RadiumX integrates technology and humanity to create smarter, greener, and more meaningful connections, redefining property development and enhancing lives.

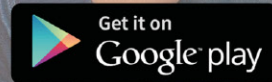
We invite you to experience RadiumX and join us in shaping a transformative future. Each feature and module is designed to enrich lives, foster stronger communities, and pave the way for a brighter, more connected tomorrow.

**DATUK GARY GAN**  
GROUP MANAGING DIRECTOR

# Introducing RadiumX: Building Communities for the Future



SCAN & DOWNLOAD IT NOW



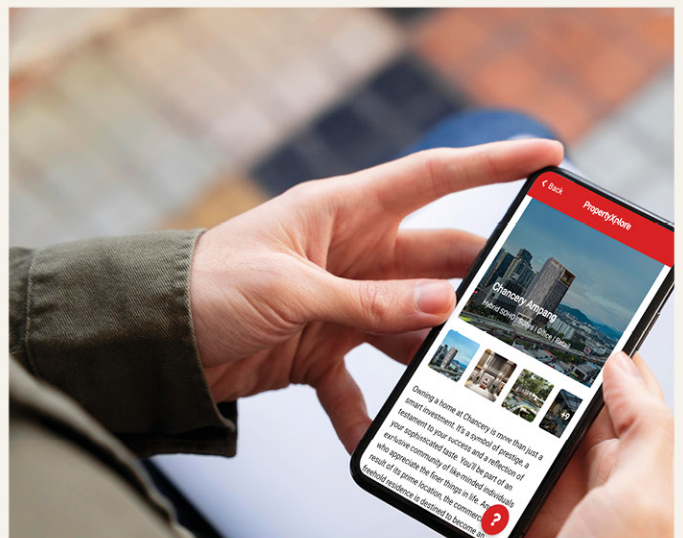
## RadiumX – One App, Endless Possibilities

RadiumX app combines convenience, community, and innovation to enrich your everyday life. Download now to begin a new, empowered way of living.

Radium Development Berhad is proud to introduce RadiumX, an innovative app designed to revolutionise how we connect with homes, communities, and opportunities. Built on the pillars of empowerment, innovation, community, and a forward-thinking vision, RadiumX transforms daily interactions and redefines the way we engage with our surroundings.

RadiumX innovates to bring communities together, seamlessly enhancing lifestyles for a better tomorrow. Property Xplore offers a comprehensive view of Radium's property offerings, making it easier to find your ideal home, while PublishX keeps you informed with the latest Radium news and updates. ReferX is a referral programme that rewards users when they introduce Radium's properties to their family and friends. With regular enhancements, we continue to grow and improve RadiumX, creating a platform that fosters a unified sense of community engagement.

RadiumX embodies Radium's steadfast commitment to innovation and sustainability. By seamlessly integrating technology with humanity, RadiumX paves the way for a smarter, greener, and more connected future. Every feature and every update are thoughtfully designed to enrich lives, strengthen communities, and create meaningful connections, all in a single platform.



Join us in shaping a brighter tomorrow. Download RadiumX today and experience a world where smarter connections and stronger communities come together—one tap, one choice, and one future at a time.

# Celebrating Excellence at Awards

Participating in competitions allows us to benchmark ourselves against industry standards and continuously strive for improvement. A heartfelt thank you to our incredible team for their dedication and hard work in making this possible. We believe this is just the beginning – 2025 promises even greater opportunities for us to excel and achieve new milestones. The best is yet to come!



## Golden Eagle Award EMINENT EAGLES 2024

Radium Development Berhad



Propertyguru Asia Awards Malaysia, in Partnership with Iproperty.com.my · Best Multigenerational Living High-rise Development · Radium Adesa



## Malaysia-China SUPERB BRAND AWARD 2024

Radium Development Berhad



## 2024年马中华彰品牌奖颁奖典礼 MALAM ANUGERAH MALAYSIA-CHINA SUPERB BRAND 2024

6th December 2024



## top 2024 EMPLOYER AWARD BY JOBSTORE.COM

## Top Employer AWARD 2024 BY JOBSTORE.COM

Radium Development Berhad



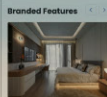
# Strategic Land Acquisitions Powering Radium's Growth

## Radium buys Selangor land for RM45mil

Radium to acquire 13 acres of land in Cheras for RM458 mil



According to Radium, the land is within a transit-oriented



Bayan 2, Puchong Legends offers 3-10-11 — branded homes.

Radium Development buys 13-acre land in Cheras for RM458m



## Radium ambil alih tanah pertama di Kuala Lumpur bernilai RM45j

Radium unit acquires 5.26-ha land in Cheras for RM458mil

銳鼎4500萬買地 建4.7億綜合產業

RM45 juta di Ampang bagi tujuan pembangunan bercampur

Radium Development's unit buys Ampang land for RM470mi mixed-use project

By Faizah Kamarudin - December 4, 2024 @ 2:05pm



Radium group managing director Datuk Gary Gan Kah Siong said the acquisition represents a cornerstone in its growth strategy. NSTP/FILEPIC

Radium Development buys land in Cheras for RM458m for mixed development project

Radium to develop mixed-used RM470 mln GDV Ampang project

Location  
**Ampang, Selangor**

Size  
**2.56 acres of land**

Gross Development Value  
**RM470mil**

Location  
**Cheras, Kuala Lumpur**

Size  
**13 acres of land**

Gross Development Value  
**RM2.54bil**

Radium has expanded its footprint beyond Kuala Lumpur with the acquisition of a 2.56-acre development land in Bandar Ampang, Selangor. This marks Radium's first project outside the capital city, and is aligned with its strategy to develop transit-oriented developments (TODs) in high-demand urban areas.

Located 350 metres from Cempaka LRT Station and accessible via major highways, the site is planned for a mixed-use development comprising 1,128 residential units, including 340 affordable Service Apartment Mampu Milik (SAMM) units, and commercial spaces, with a projected Gross Development Value (GDV) of RM470 million.

This RM470 million acquisition strengthens Radium's position in Klang Valley and reinforces its commitment to delivering sustainable urban living spaces tailored to modern needs.

Radium strengthened its position in Kuala Lumpur's property market with the acquisition of 13 acres of transit-oriented development (TOD) zoned land in Cheras for RM458 million. Strategically located just 100 metres from MRT Taman Pertama station, the land offers significant potential for an integrated urban development.

The project, with a projected Gross Development Value (GDV) of RM2.54 billion, boosted Radium's Kuala Lumpur landbank by over 60%, from 20.77 acres to approximately 34 acres. The planned mixed-use development, featuring serviced apartments and commercial spaces, aligns with evolving urban lifestyle trends and diversifies Radium's portfolio.

The acquisition supports long-term growth and enhances Radium's competitive position in the market.

# One Team, One Goal : Radium's Team-Building Adventure



Baton Toss Activity



Radium Team Members



Radium Team Members



Ping Pong Cage Activity



Spaghetti Tower



Tone And Communication

A strong team is not built within office walls but cultivated through moments of connection, laughter and shared experiences.

Over two incredible weekends in October and November, a total of 70 Radium staffers convened in the serene setting of Bilut Hills, Raub, Pahang, for two fun-filled days of bonding activities and learning sessions in Radium's first-ever team-building retreat.

Through games that tested our skills designed to build and strengthen trust within our teams, we grew not only personally but professionally too. During the session, we honed our teamwork, communication skills, leadership skills, and how to work under pressure. The team-building sessions saw us not only growing

stronger as a team but also celebrating our diverse talents, recognising our collective strength while embracing shared goals.

Our fearless leader, Radium's Group Managing Director, Datuk Gary Gan, said: "The team-building sessions were designed as both a way to let off some steam and to rejuvenate at the end of a very successful year for the group, as well as to come together and get to know each other better in a relaxed environment.

"The sessions created stronger bonds and understanding among staff across different departments, while affirming the importance of teamwork and cooperation as we work towards our shared goals."

# Certify Sustainability, Inspire Change



From left to right: Mr. Chai Woon Hou (Radium Development Berhad Executive Director), Datuk Gary Gan (Radium Development Berhad Group Managing Director), Ir. Ashwin Thuraiajah (GreenRE Sdn Bhd Executive Director) and Mr. Colin Timothy Santhakumar (GreenRE Sdn Bhd Senior Assessor).



Radium has reaffirmed its commitment to sustainable urban development through a partnership with GreenRE Sdn Bhd. The collaboration, formalised via a Memorandum of Understanding (MoU), is a pivotal step in integrating green building practices into Radium's projects, aligning with Malaysia's goal of carbon neutrality by 2050.

In line with its ethos of 'Building Good' by building sustainably, Radium is proud of three of its developments earning Provisional GreenRE certifications. Chancery Ampang, KL and Radium Arena @ Old Klang Road have both attained Gold Certification, while Radium Adesa @ Desa East received Silver Certification. These achievements highlight the Group's efforts to incorporate energy-efficient designs and environmentally friendly practices into its developments.

Radium's Group Managing Director, Datuk Gary Gan, said: "Our partnership with GreenRE reflects our unwavering commitment

to building sustainable communities and contributing to Malaysia's green agenda. By certifying our developments with GreenRE, we are reducing environmental impact and providing long-term benefits to our customers and stakeholders through greener, healthier spaces and enhanced value propositions."

Through this partnership, Radium will leverage GreenRE's expertise to incorporate green principles into its developments while meeting strict environmental standards.

This partnership provides tangible benefits to stakeholders, including energy-efficient living spaces for homeowners, green financing opportunities for end financiers, and a greener urban landscape for the public.

By embracing sustainable practices, Radium continues to lead the way in creating developments that balance environmental responsibility with community needs, setting new benchmarks for Malaysia's property sector.



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