



EDGENTA

PROPERTY & FACILITY SOLUTIONS

Infinite Workplace Solutions

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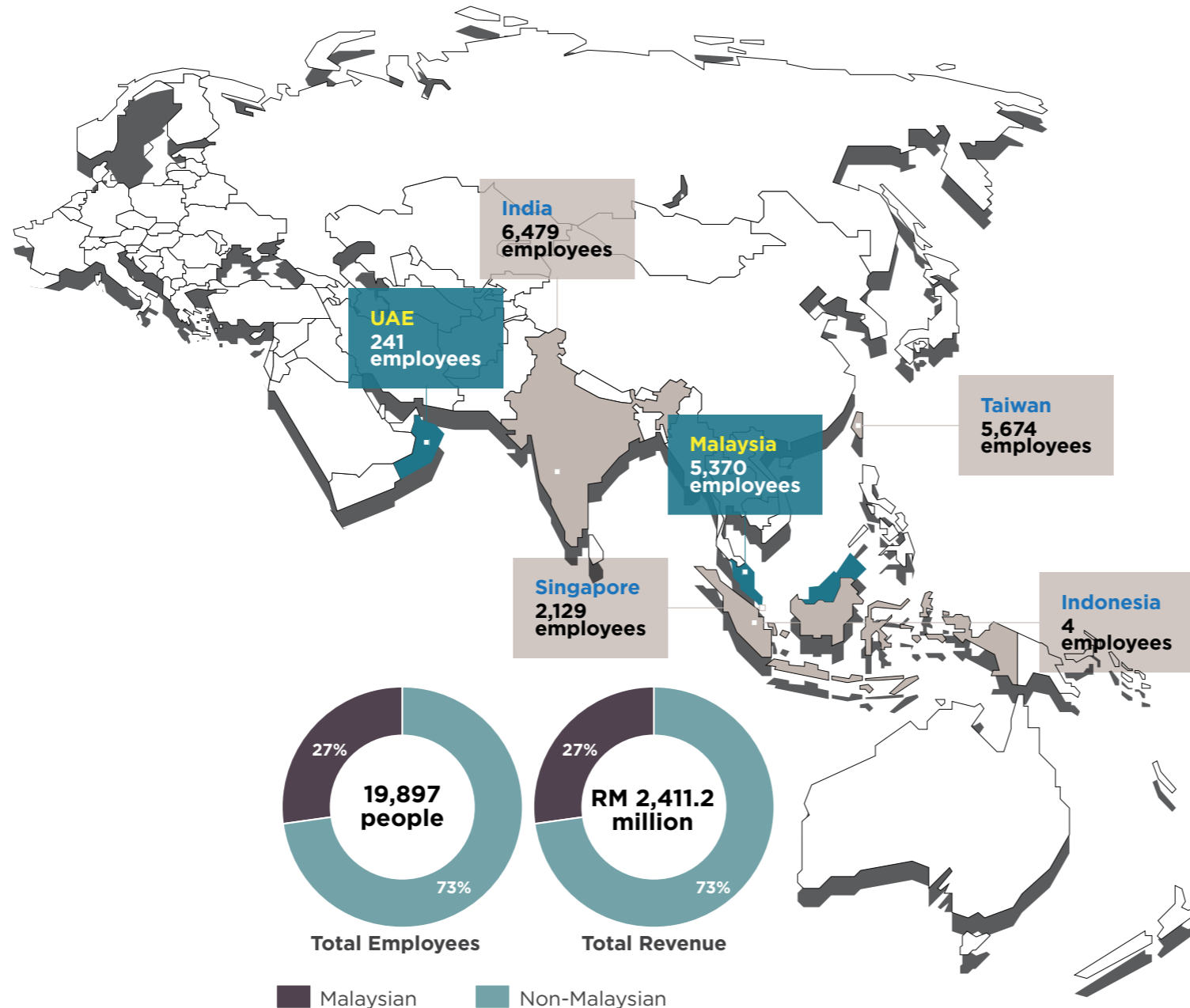


WE ARE EDGENTA

UEM Edgenta is the region's leading Asset Management & Infrastructure Solutions company. We promise the Edgenta Way of delivering quality services to our clients by going beyond standards and offering technology-based solutions as a promise of efficiency, anchored upon a mindset to ensure safety across our operations for the benefit of all our stakeholders.

Our expertise covers Healthcare Support and Property & Facility Solutions within our Asset Management segment, and Infrastructure Services, along with Asset Consultancy within Infrastructure Solutions. We offer our clients a full suite of services throughout their asset life cycle, which includes consultancy, procurement and construction planning, operations and maintenance, as well as optimisation, rehabilitation and upgrades.

EDGENTA'S Workplace Solutions is Borderless



Present in
6 COUNTRIES



Listed on the Main Market of
BURSA MALAYSIA
Securities Berhad
Since 2 January 1964



Market Capitalisation of
RM 2.1 BILLION
As of 21 May 2020



Shareholders' Fund of
RM1.5 BILLION
As at 30 June 2020



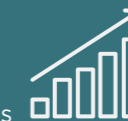
Over
20,000 EMPLOYEES
Serving our customers worldwide



Combined experience of more than
80 YEARS
in Asset Management & Infrastructure Solutions



One of the region's largest Asset Management & Infrastructure Solutions entities with group assets of
RM 2.7 BILLION
As of 30 June 2020



Manage
OVER 300 BUILDINGS
across Malaysia and the United Arab Emirates



NEW AGE SOLUTIONS
**TO FUTURE-PROOF
YOUR WORKPLACE**

**SMART
CONNECT**
AN EDGENTA SOLUTION

For most businesses, the physical workplace remains the epicentre for processes, productions and transactions. Sustaining operations in today's challenging climate require new workplace strategies.

Critical to business resilience is a workplace with coherent health, uninterrupted productivity, assured security, heightened space and energy efficiency.

UEM Edgenta is well-positioned to holistically address such challenges through partnering and performance-based approaches supported by our best-in-class technology solutions.

INFINITE WORKPLACE SOLUTIONS FOR EVERY STAGE OF YOUR BUSINESS CYCLE

KLCC managed since 2020

At Edgenta Property & Facility Solutions (Edgenta PFS), we employ a people-centric approach to deliver world-class services focused on occupants' well-being and user experience, backed by technology and data-based asset management.

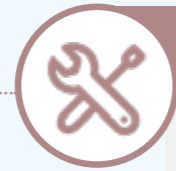
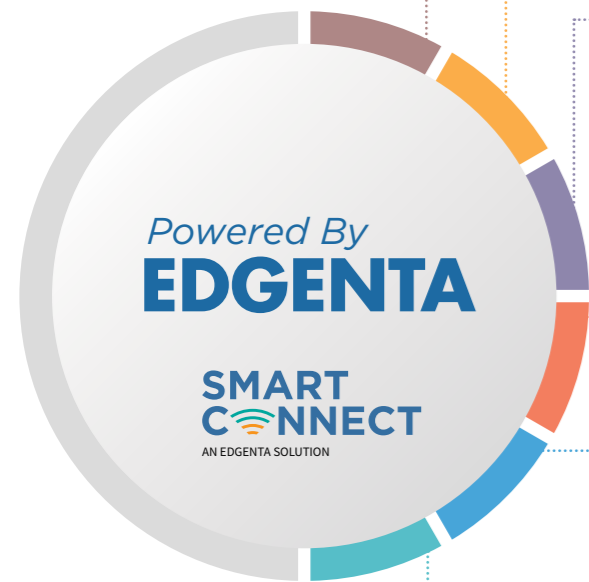
Through Edgenta SmartConnect technology platform, you can experience the convergence of human, big data analytics, AI and IoT solutions.

We connect people and assets to enable seamless delivery of enhanced service levels that is efficient and convenient.

From energy and hygiene management to F&B catering services, we take care of your non-core workplace needs and you get to enjoy peace of mind to focus on your business needs.

Perdana Putra building managed since 2011

WORKPLACE PRINCIPLES catered to address your business needs



Facility Management Ecosystem Digitalisation

We ride on the convergence of cloud computing, mobile devices and large scale data management with real-time machine learning to offer the market digitalised contracting and service delivery models.



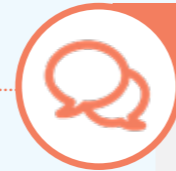
Outsourcing Non-Core Functions

We enrich the workplace experience with value-added services which provides convenience. In addition to traditional facility maintenance works, we can also assume other non-core organisational functions for businesses to improve their productivity and remain focused on what matters most to them.



Heightened Security and Safety

We provide a heightened sense of safety amongst employees by deploying seamless data-driven tools such as real-time location CCTV analytics. This enables smart tracking of customers, hinders crowding of spaces and allows quick tracking of people during emergencies.



Community Engagement

Through the use of digital platforms, we motivate and foster better engagements between stakeholders.



Space Optimisation

We use analytics for quick interpretations of occupancy, to facilitate in space reconfiguration and interior refurbishment decisions.



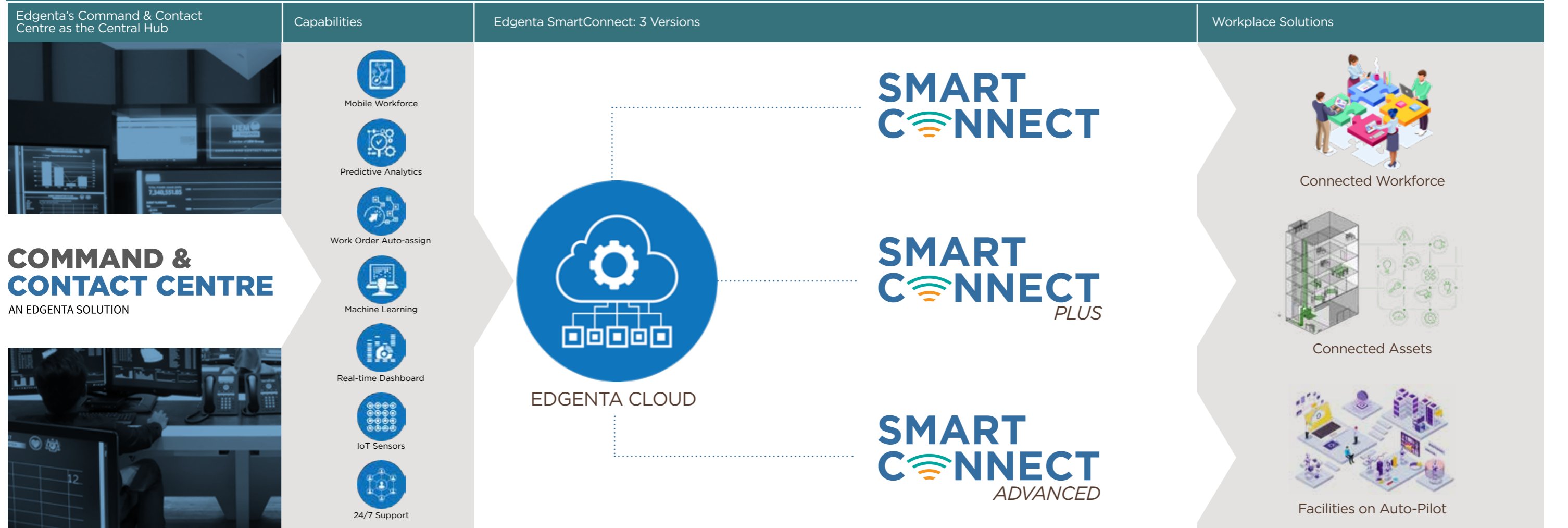
Occupant Well-being

We ensure that assets and buildings meet good health and hygiene practices, optimal lighting performance and healthy indoor air quality readings for the well-being of occupants through continual asset performance monitoring and optimisation efforts.

The Edgenta PFS Way encompasses *Infinite Workplace Solutions* to enhance your workplace experience through the convergence of AI and IoT technologies.

EDGENTA SmartConnect

Your workplace experience is enhanced through the seamless convergence of AI and IoT technologies. SmartConnect, Powered by Edgenta.



SMART WORKPLACE SOLUTIONS

Experience seamless delivery at your fingertips

With a data-driven approach to Facilities Management via the Edgenta SmartConnect platform, your workplace will be taken care of at enhanced delivery speed with real-time management reporting.



- Hard services:
 - Civil and architectural
 - Air-conditioning and mechanical ventilation
 - Mechanical, electrical and plumbing
 - High and low voltage systems
 - Fire fighting and detection system
- Soft Services:
 - Janitorial
 - Landscaping
 - Security management
 - Pest control
- Performance-based contracting
- Real-time dashboard reporting
- Facility Management on-demand
- Mobile workforce
- 24/7 helpdesk

Operations & Maintenance Management



Business and Hospitality Services

- Concierge
- Mail room
- Porterage
- Business centre services
- F&B catering
- Interior renovation and fit-out works
- Visitor management
- Space management and workplace optimisation
- Despatch services
- Outsourcing management

IoT Technology Deployment

- Predictive and condition-based maintenance
- Smart systems specialist support-CMMS/CAFM
- IoT sensorisation
- Building Automation System (BAS) optimisation
- Cloud-based enterprise system implementation
- Integrated facilities management platform service
- Real-time performance dashboards
- Customer portals and purpose-built apps
- Mobile workforce and vendor tracking
- CCTV analytics



ASSET PERFORMANCE AND OPTIMISATION

Boost your business assets' fitness score

A multi-disciplinary approach in building and facility auditing where you will have a detailed and holistic assessment of your asset and energy performance.

To enable data-driven decision making, we provide comprehensive inspection services on building fabric and engineering systems to ascertain asset condition.

- Non-destructive testing
- Asset lifecycle cost modelling
- Risk-based prioritisation of asset rectification and replacement works

Building Condition Assessment



Energy Audit

Our energy managers analyse consumption trends to establish baseline, detect sources of wastage and determine viable energy conservation and generation measures.

- Preliminary audit
- Detailed / investment-grade audit

Indoor Air Quality Audit

We take measurements with varying degrees and propose solutions for a safer and healthier indoor environment.

- Thermal comfort assessment
- Air contaminant level testing
- Noise audit



ISO 31000

We adopt a risk-based approach in our auditing methodology to promote business continuity

ENERGY EFFICIENT WORKPLACE

Save on energy spend

Leave your energy management needs to us as your trusted and competent outsourced solutions partner. As an independent party, we provide impartial and personalised specialist advice for accelerated problem troubleshooting and resolution.

EMEER 2008

Regulations make it mandatory for facilities consuming 3 million kWh for 6 consecutive months to engage the services of an Energy Manager



Remote Monitoring and Management

A structured, data-driven energy management programme that allows continuous analytical reviews. We deploy IoT solutions to remotely monitor multi-site portfolios and systematically intervening only when it's inevitable.

- Digital power meter and sensor installation
- Real-time energy performance dashboard reporting

We consistently conduct series of campaigns and outreach initiatives to instil desirable occupant behaviours in conserving energy.

Awareness Drive

- Safety toolbox talks
- On ground communication and engagement initiatives



Energy Conservation Programmes

We identify, coordinate and implement viable zero cost and capex programmes to conserve and generate energy including:

- De-lamping
- Lighting zoning
- Chiller retrofit
- Solar PV installation
- Energy performance contracting

EMBRACING THE NEW NORMAL

Your business, uninterrupted

As we embrace the new normal, workplaces are seeing periods of low building occupancy. Some facilities are left vacant, while others are partly occupied with teams alternating between working from home and from the office. For each shutdown or restart cycle, you can count on us to safeguard the health and safety interests of your people and assets.



Equipment Restart / Mothballing

We adopt global best practices in all our procedures.

- Backup and data protection
- Assessments of remote access connections
- Configuring systems to unoccupied or low occupancy modes

Social Distancing Measures

Acclimatising people to the new norm requires constant and visible reminders. We help minimise cross-traffic and promote hand hygiene through:

- Signages and floor markers installation
- Protective barrier installation
- Workspace layout reconfiguration
- Pervasive hand hygiene stations setup



Drive-In / On-Site COVID-19 Screening

We offer corporate on-site screenings, drive-ins and booth setups for mass administration of COVID-19 tests. Our tests are recognised by the Ministry of Health and a doctor's clearance letter shall be provided

- Polymerase Chain Reaction
- Rapid Test Kit

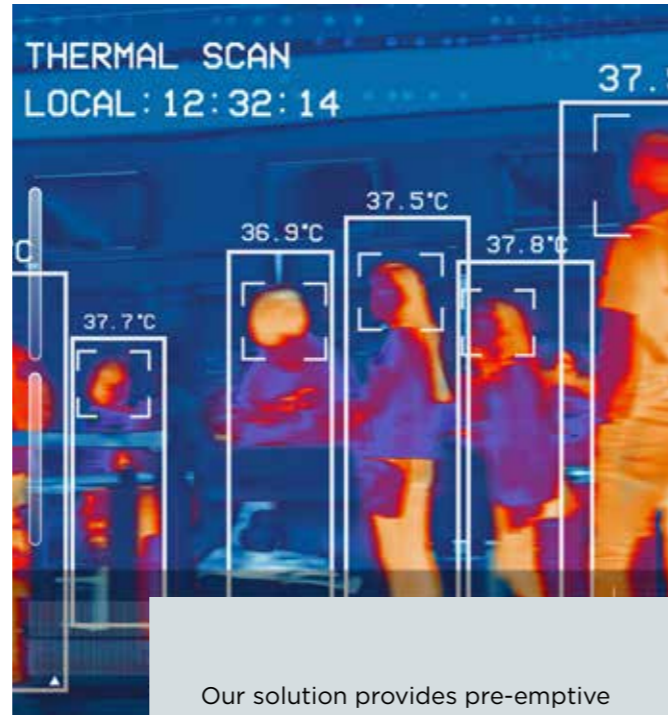
HEALTH AND HYGIENE SOLUTIONS

Your workplace Health and Hygiene assured

Be assured of your workplace's health and hygiene. Drive your business continuity and productivity with a peace of mind.

BUILDINGS WITH OPTIMISED IAQ:

- ▼ Absenteeism 40%
- ▲ Productivity 5%



Thermal Scanning System

Our solution provides pre-emptive measures against the spread of infections. It automates screening for unencumbered access and maintains social distancing.

- Contactless scanning
- Real-time simultaneous readings
- Facial recognition

IAQ Monitoring System

View the indoor air quality (IAQ) performance of your building portfolio in real-time. With live dashboards, corrective measures can be taken based on actionable insights.

- Real-time readings of air quality factors
- Automated alerts



Sanitisation & Disinfection

We implement measures to eliminate and prevent viral transmission at the workplace:

- High touch point decontamination
- Disinfection with antimicrobial spray
- Hand sanitisation station
- Social distancing markers

HEALTH AND HYGIENE SOLUTIONS

Solidify health and safety at your workplace

Be assured of your workplace's health and hygiene. Drive your business continuity and productivity with a peace of mind.



The physical and mental well-being of employees in the workplace is often overlooked, which is why occupational health is extremely important to prevent work-related illnesses and injuries by encouraging safe practices, monitoring the health of employees and supporting the management of absences.

- Bootcamps
- Emotional well-being, ergonomics & physical fitness management

Occupational Health



Pandemics are not new, but COVID-19 definitely caught the world by surprise. Discover how you can better manage a pandemic with recommendations for best practices in Pandemic Management today.

- Emergency Response & Preparedness (ERP) plan for pandemics
- Guidebook for returning to the office
- Safeguard certification
- Pandemic drill

Pandemic Management

Environment is one of the most vital areas of HSE practices. However, the term can imply that it only takes place outdoors, which is far from the case. Be in the know about practices and procedures that ensure the safety and well-being of everyone in the immediate area.

- Waste management
- Environmental gap analysis
- Environmental management system manual

Environmental Services



HSE SOLUTIONS To Suit Your Business Needs

Find out how your business can enhance HSE in the workplace with packages tailored to suit your needs.

- ✓ Flexible packages – from basic to advanced
- ✓ Solid operational experience
- ✓ Established partnerships with trusted Safety Providers
- ✓ Experienced team of HSE professionals
- ✓ Personal training facilities at two (2) locations
 - Leaders and Managers
 - Bootcamp for practical training



Fundamentals

- Meets the minimum regulatory compliance requirements
- Basic Risk Assessment tools offered – HIRARC
- Essential regulatory Standard Operating Procedures (SOPs)
- Development of Key Performance Indicator (KPIs) – Leading and Lagging Indicators

Comprehensive

A minimum of one (1) year commitment with the Fundamentals package plus:

- Eight (8) HSE Management System Manuals
- Critical works Standard Operating Procedures (SOPs)
- Hazard Effect Register (HER)
- Soft campaign materials and tools
- Site Audits
- Digitalising Key Performance Indicators (KPIs)

Advance

A minimum of one (1) year commitment with the Comprehensive package plus:

- HSE Operational Manuals
- 29 Standard Operating Procedures covering different areas and scopes
- Risk Assessment via Bowtie tools



HSE Pandemic Management Options

Our experience and expertise allow us to provide you with effective and efficient solutions to navigate today's challenges.

HSE Base

- Meets the minimum regulatory compliance requirements
- Development of Pandemic Management System
- Pandemic Guidebook

HSE Essential

Base Package plus:

- General Site Inspection
- Risk Assessment

HSE Plus

Essential Package plus:

- Emergency Response Plan & Preparedness
- Health Monitoring on terminal case

OUR NEW NORMAL HSE INITIATIVES at Edgenta HQ



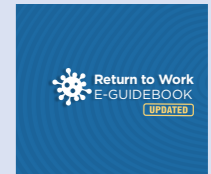
Applying floor markers for safe distancing



Placing signages for employees to comply with guidelines



Encouraging virtual meetings with external stakeholders instead of physical meetings



Guidebook in preparation for new norms



Effective contactless visitor management for external stakeholders visiting our offices



Creating educational content on COVID-19 through videos



The presence of thermal scanners at the entry of our office



Business travel controls (road and air)



Emotional well-being assessments



Readiness of face masks and disinfectant tools at all levels of our office





**BUREAU
VERITAS**

**Edgenta's Headquarters
in Bangsar South is the
1st corporate building in
Malaysia* to be Safeguard
certified by Bureau Veritas**

**Certified for complying with the
implementation of hygiene excellence
and safety controls in the country as
at November 2020*



Edgenta PFS presents you a business suite of Infinite Workspace Solutions to meet your expectations at every point of your business cycle.

Talk to us to learn more on better ways to enhance your assets and solidify your experience in facilities management.

Ask us how ?

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