

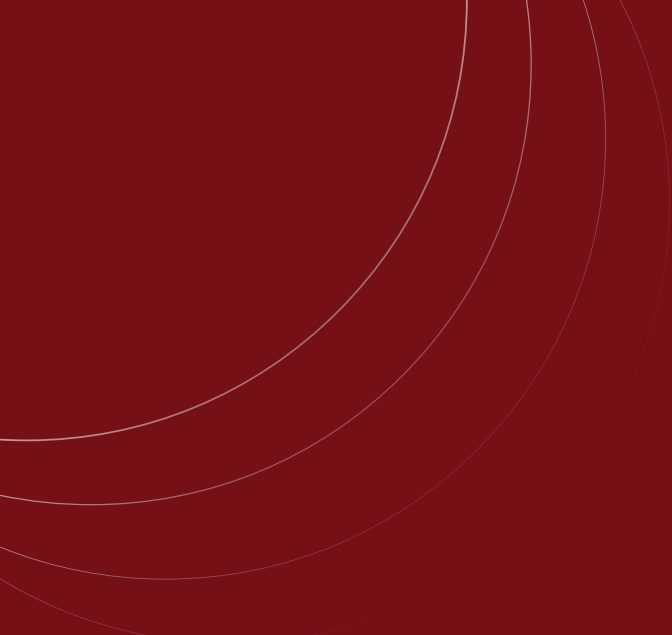


INTEGRATED FACILITIES MANAGEMENT SOLUTIONS

Delivering Sustainable,
Compliant & Technology-Enabled
Facilities Management Services
Across Malaysia

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01

About
Us

About Us

Established in 2012, Encorp Facilities Management Sdn Bhd (EFM), a wholly owned subsidiary of Encorp Berhad, provides integrated facilities management solutions across Malaysia.

EFM is committed to delivering reliable, compliant and performance-driven services that enhance asset value, improve operational efficiency and support long-term sustainability.

Backed by a skilled leadership team and experienced technical personnel, EFM adopts a structured, technology-enabled approach focused on preventive maintenance, regulatory compliance, transparency and cost efficiency.

We go beyond maintenance creating smarter, safer and more sustainable built environments.

Our Integrated Facilities Management Services



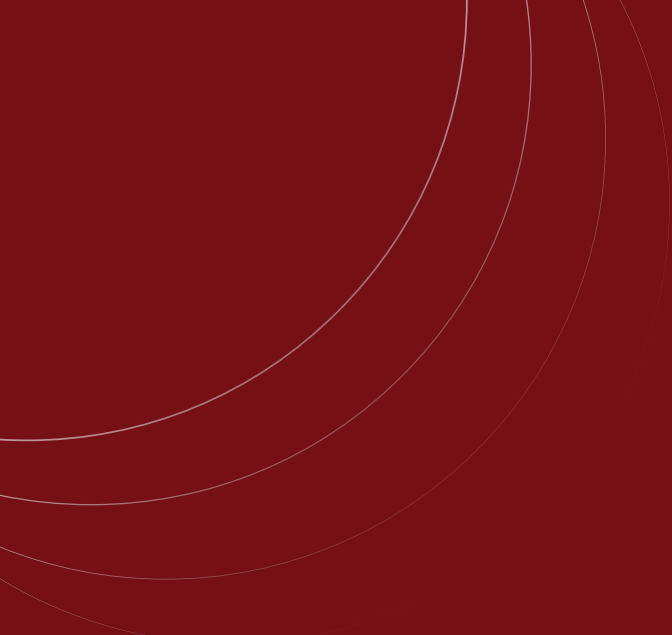
Hard Facilities
Management



Soft Facilities
Management



Sustainability &
Energy
Management

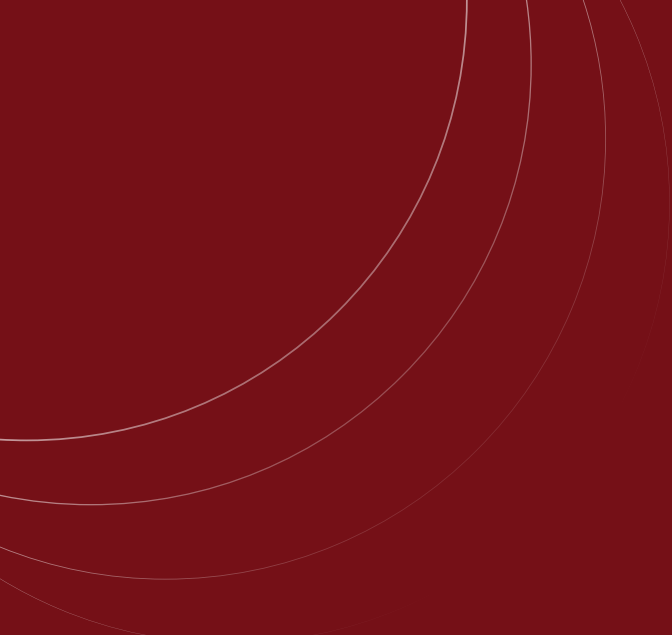


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Corporate Information

Corporate Information

➡ Company Name	Encorp Facilities Management Sdn Bhd <i>(a wholly owned subsidiary of Encorp Berhad)</i>
➡ Registration No	20120109820 (989965-P)
➡ Incorporation Date	9 May 2012
➡ Principal Nature of Business	Facilities Management Service Provider
➡ Registered & Business Address	No.42-3, Jalan PJU 5/22, Pusat Perdagangan Kota Damansara, Kota Damansara PJU 5, 47810 Petaling Jaya, Selangor Darul Ehsan
➡ Company Secretary	Siti Masitah binti Ibrahim LS0010549 SSM PC No.202408000444
➡ Shareholder	Encorp Berhad
➡ Paid Up Capital	RM750,000
➡ Board of Directors	Noor Effendy bin Othman Ts. Nurul Nisaaq binti Ahmad Shah



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Board of Directors

Board of Directors

Noor Effendy bin Othman holds a Bachelor of Science in Electrical Engineering from Purdue University of United States and is a registered Property Manager with the Board of Valuers, Appraisers, Estate Agents and Property Managers Malaysia (BOVAEP). He is also a Graduate Engineer with the Board of Engineers Malaysia (BEM).

With over 33 years of experience in property development, project management and facilities management, he has held senior leadership positions across the property and infrastructure sectors. His previous roles include positions at AMCORP, Putrajaya Holdings, Iskandar Investment Berhad, PRIMA Corporation Malaysia, Knight Frank Malaysia, Damansara Assets Sdn Bhd and PDC Premier Holdings Sdn Bhd. As a Board member of the Company, he provides strategic direction and governance oversight while supporting operational excellence, business growth and long-term value creation.



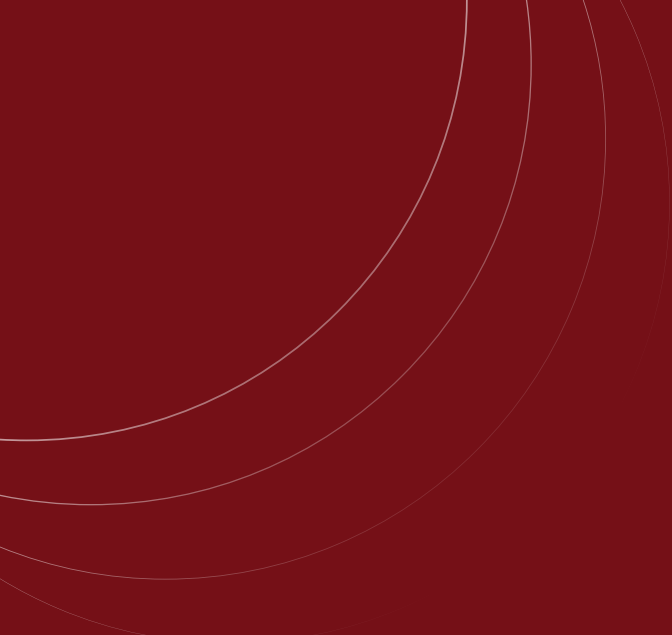
Noor Effendy bin Othman
Director

Ts. Nurul Nisaaq binti Ahmad Shah holds a Master of Engineering (Electrical Power) from Universiti Teknologi Malaysia and is a registered Professional Technologist with the Malaysia Board of Technologists (MBOT). She is also a licensed Property Manager with the Board of Valuers, Appraisers, Estate Agents and Property Managers Malaysia (BOVAEP).

With extensive experience in facilities management for commercial and strata developments, she specialises in facilities operations, asset maintenance, defect management and ESG compliance. As a Board member of the Company, she drives operational excellence, service quality, regulatory compliance and sustainable asset performance across the Company's managed properties.



Ts. Nurul Nisaaq binti
Ahmad Shah
Director



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Key Management

Key Management

Mohd Fadzil bin Mustafa is a Civil Engineering graduate from Universiti Teknologi Malaysia and a registered Engineer with the Board of Engineers Malaysia (BEM). He is also a licensed Property Manager with the Board of Valuers, Appraisers, Estate Agents and Property Managers Malaysia (BOVAEP).

With over 24 years of experience in construction, infrastructure and facilities management, he has successfully delivered high-rise, township, public and international projects. As Head of Company, he provides strategic leadership to drive operational excellence, business performance and sustainable growth while strengthening the Company's position as a trusted facilities management service provider.



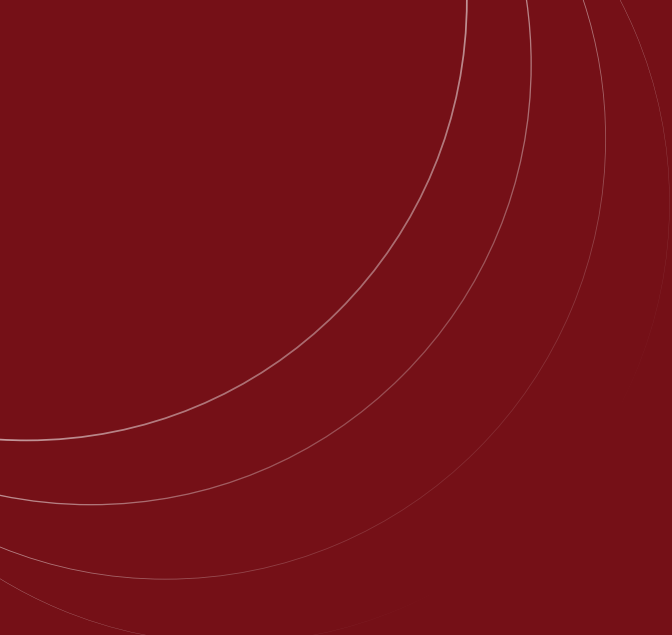
Mohd Fadzil bin Mustafa
Head of Company

Irman bin Khamis is a certified Chargeman A0, A4, BO and 11kV Substation Handling (Limited) registered with the Energy Commission of Malaysia (Suruhanjaya Tenaga) with recognised expertise in electrical systems management, power infrastructure and building services operations.

With over 20 years of experience in electrical engineering installations, building services and facilities management, he specialises in the operation and maintenance of high-voltage electrical systems for commercial developments. As Facility Manager, HT Chargeman (BO), he leads operations, ensuring effective asset management, safety compliance, technical reliability and operational excellence to support the delivery of the Company's facilities management services and enhance overall service standards.



Irman bin Khamis
Facility Manager
HT Chargeman (BO)



05

Track Records

Track Records

**Client**

ENCORP STRAND MALL SDN BHD

Project

Facilities Management Services
at Strand Mall, Kota Damansara,
Selangor

Contract Commencement

May 2022 | Present

**Client**

MUST EHSAN DEVELOPMENT SDN BHD

Project

Facilities Management Services
at Warna Avenue, Kota Damansara,
Selangor

Contract Commencement

2019 | Present

**Client**

ENCORP BERHAD

Project

Facilities Management Services at Encorp Berhad
Headquarters, Kota Damansara, Selangor

Contract Commencement

2019 | Present

Track Records

**Client**

ENCORP ISKANDAR DEVELOPMENT SDN BHD

Project

Facilities Management Services at Encorp Marina Puteri Harbour Iskandar Puteri, Johor

Contract Commencement

Jan 2018 - Dec 2018

**Client**

FEDERAL LAND DEVELOPMENT AUTHORITY (FELDA)

Project

Comprehensive Facilities Management Services at Menara FELDA Platinum Park, Kuala Lumpur

Contract Commencement

1st Jan 2016 - 31st Dec 2018

**Client**

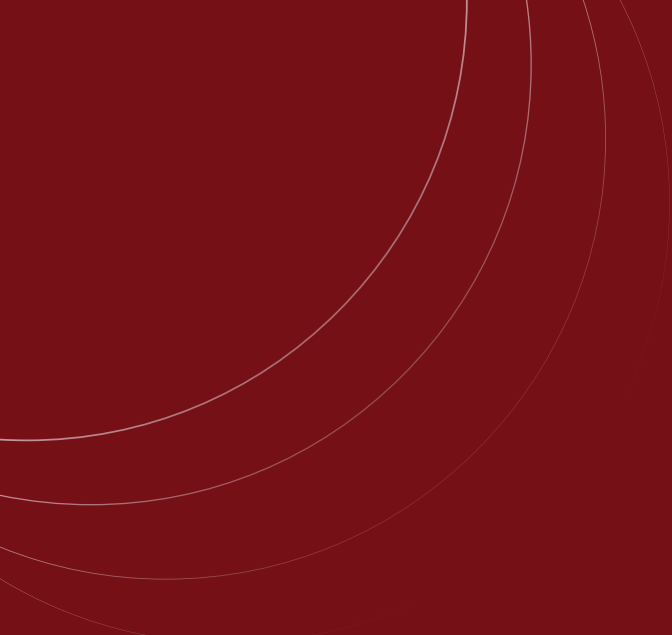
MUST EHSAN DEVELOPMENT SDN BHD

Project

Facilities Management Services at Encorp Strand Residences, Kota Damansara, Selangor

Contract Commencement

1st Dec 2016 - 30th Nov 2017



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Our Commitment

Our Commitment

Vision

- A trusted real estate solutions provider, shaping sustainable developments through accountable stewardship, with honour and enduring value at our core.

Mission

- To deliver sustainable real estate developments through accountable stewardship and honour, creating enduring value for stakeholders.

Core Values

E	<i>Enduring Sustainable Value</i>	We create long term value for customers, communities and stakeholders
N	<i>Networked Integration</i>	We operate as one connected enterprise across the full value chain
C	<i>Customer Centric Solutions</i>	We deliver solutions shaped by real customer and community needs
O	<i>Operational Excellence</i>	We execute with dicipline, consistency and end-to-end ownership
R	<i>Responsible and Innovative Development</i>	We develop with integrity, sustainability and good governance
P	<i>Performance Accountability</i>	We uphold outcome based accountability underpinned by strong governance

Competitive Edge



➤ Proven Track Record in Complex Assets

Our experience covers:



01  Large commercial buildings	02  Serviced residences & strata developments	03  Retail complexes with high footfall	04  Government linked properties
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➤ Measurable Cost & Energy Savings

Our energy optimisation initiatives have delivered significant results to our clients. We implement structured:



01  Chiller load optimisation	02  Smart scheduling aligned with tenant operating hours	03  AHU efficiency optimisation
04  Preventive maintenance programmes	05  Building management system (BMS) optimisation	06  LED lighting retrofits and smart lighting controls
07  Power quality monitoring and energy audits		

Competitive Edge



ESG & Sustainability

We position ourselves as an ESG-driven Facilities Management provider in Malaysia through:



01  Energy efficiency programmes	02  Waste reduction initiatives	03  Zero-waste technology partnerships
04  Digital monitoring for resource optimisation	05  Green building support	06  Sustainable procurement practices
07  Water conservation initiatives		

Competitive Edge



➤ Skilled Technical Workforce

Our team includes:



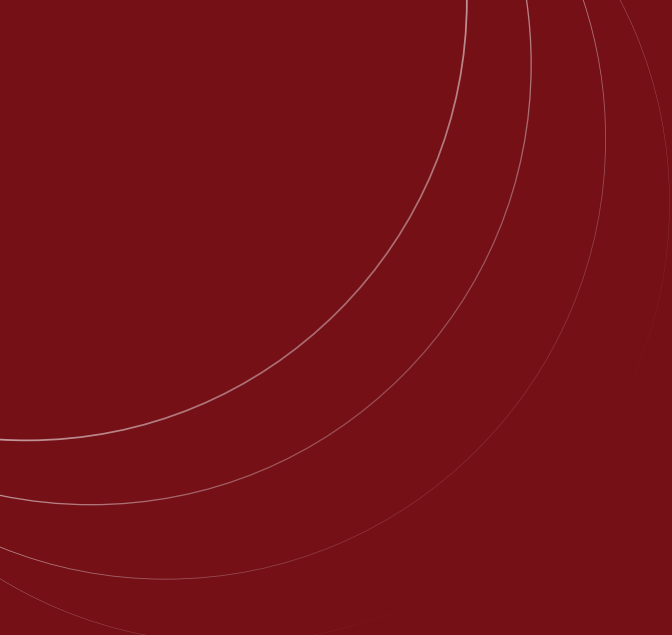
01  Licensed property management professionals	02  Electrical & Mechanical specialists	03  Certified high tension chargemen	04  HVAC technicians
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➤ Strong Governance & Compliance

Backed by the corporate governance standards of Encorp Berhad, we operate with:



01  ISO 9001: 2015 quality management system	02  ESG-aligned operational reporting	03  CIDB G7 contractor capability
04  Structured SOPs and audit readiness	05  CIDB 3-Star Score	06  Registered with Ministry of Finance (Bumiputera Status)
07  Corporate Member of the Malaysian Association of Facilities Management		



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Our Key Partners

Our Key Partners

➤ Technology & Digital Partners



➤ Sustainability and ESG Partners



Our Key Partners

📍 Clients and other Partners

01



02



03



04



05



06





ENCORP FACILITIES MANAGEMENT SDN BHD
201201019820 (989965-P)

42-3, Jalan PJU 5/22, Encorp Strand, Pusat Perdagangan Kota Damansara,
Kota Damansara PJU 5, 47810 Petaling Jaya, Malaysia.

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