



**Huayang**

Your dreams, made affordable®

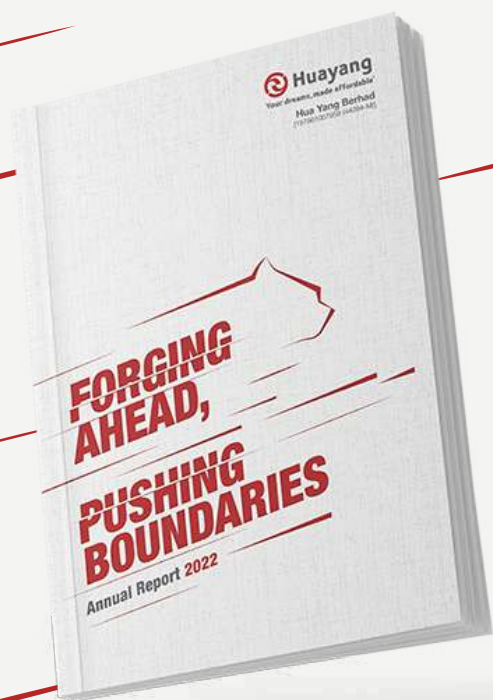
**Hua Yang Berhad**

[197801007059 (44094-M)]

**FORGING  
FORGING  
AHEAD,**

**PUSHING  
PUSHING  
BOUNDARIES**

**Annual Report 2022**



Hua Yang is forging ahead and focusing on business growth as it continues to push boundaries in the property development market.

The theme captures the essence of Hua Yang's commitment in delivering on its promise of building quality, affordable housing across the nation. The moving cheetah symbolises precision and speed; and most importantly represents flexibility and adaptability – two important attributes to have to deliver value. Adaptability ensures that we can see possibilities by turning challenges into solutions. While flexibility is an important tool in problem-solving that can drive valuable and constructive performance.

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Hua Yang Berhad has come a long way from its first eight four-storey shops at Jalan Gopeng, Ipoh. Today, the Group consistently delivers quality, affordable, integrated townships, high-rise residential projects and commercial lots across the nation.

With over 21,394 properties worth RM5.187 billion completed across the nation, the Group has honed and refined its skills in identifying areas within established and thriving districts to successfully introduce its concept of affordable lifestyle accommodation. Hua Yang currently has developments in Klang Valley, Johor, Perak, Negeri Sembilan, and Penang and is recognised as one of nation's leading property developers in the affordable home segment. This is a testament to the Group's dedicated workforce and the close rapport Hua Yang has built with its customers.

Through this journey, the Group's vision has remained the same — to be steadfast in its commitment to make dreams of affordable home ownership a reality. Looking ahead, the Group aims to stay ahead of the curve by embracing a digitalised transformation, migrating its operations online, and allowing Hua Yang to increase productivity and efficiency. Regardless of the future ahead, the Group will continue on a steady path, to create value and drive excellence in all it does.

## **OUR VISION**

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Provide affordable housing for a developing nation

## **OUR MISSION**

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- Empower Malaysians to achieve their dream homes
- Protect and enhance the interest of our stakeholders
- Ensure quality in our products and performance

# DREAMS

Core values are the bedrock of our organisation and tell people who we are as a company. Hua Yang's core values are represented by the acronym DREAMS and these values are what drives us ahead as we forge ahead as a team to work towards our vision.

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Pushing boundaries is necessary to innovate and we are guided by our **DREAMS** values in everything that we do. Being **Dependable** means, we build trust and ensure homeowners that we will perform to the best of our abilities. We are **Reliable** and **Efficient** in driving organisational productivity which is a cornerstone to effective management. Building **Affordable** housing has and always will be our pioneering vision and we are **Motivated** to constantly innovate to add value to our developments. We push boundaries in **Sustainable** development, ensuring we benefit customers, society and the environment.

## BOARD OF DIRECTORS

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**TAN SRI DATO' SERI DR. TING CHEW PEH**  
Chairman / Independent Non-Executive Director

**HO WEN YAN**  
Chief Executive Officer / Executive Director

**DATO' TAN BING HUA**  
Senior Independent Non-Executive Director

**CHEW PO SIM**  
Non-Independent Non-Executive Director

**CHEW HOE SOON**  
Non-Independent Non-Executive Director

**Y.A.M. TENGKU DATO' RAHIMAH BINTI  
AL-MARHUM SULTAN MAHMUD**  
Independent Non-Executive Director

**HO WEN FAN**  
Alternate Director to Chew Po Sim

## AUDIT COMMITTEE

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**CHAIRMAN**  
**DATO' TAN BING HUA**  
Senior Independent Non-Executive Director

**MEMBERS**  
**TAN SRI DATO' SERI DR. TING CHEW PEH**  
Independent Non-Executive Director

**CHEW HOE SOON**  
Non-Independent Non-Executive Director

## REMUNERATION COMMITTEE

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**CHAIRMAN**  
**DATO' TAN BING HUA**  
Senior Independent Non-Executive Director

**MEMBERS**  
**TAN SRI DATO' SERI DR. TING CHEW PEH**  
Independent Non-Executive Director

**CHEW HOE SOON**  
Non-Independent Non-Executive Director

**Y.A.M. TENGKU DATO' RAHIMAH BINTI  
AL-MARHUM SULTAN MAHMUD**  
Independent Non-Executive Director

## NOMINATION COMMITTEE

---

**CHAIRMAN**  
**TAN SRI DATO' SERI DR. TING CHEW PEH**  
Independent Non-Executive Director

**MEMBERS**  
**DATO' TAN BING HUA**  
Senior Independent Non-Executive Director

**CHEW HOE SOON**  
Non-Independent Non-Executive Director

## COMPANY SECRETARIES

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**LEONG OI WAH**  
(MAICSA 7023802)

**TAN HWAI LUN**  
(MIA 24085)

**LAM CHO WAI**  
(MIA 37324)

## REGISTERED OFFICE

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C-21, Jalan Medan Selayang 1  
Medan Selayang  
68100 Batu Caves, Selangor Darul Ehsan  
Tel : 03-6188 4488  
E-mail : kl@huayang.com.my

## OFFICE IN MALAYSIA

---

**HEAD OFFICE**  
C-21, Jalan Medan Selayang 1  
Medan Selayang  
68100 Batu Caves, Selangor Darul Ehsan  
Tel : 03-6188 4488  
E-mail : kl@huayang.com.my  
Website : www.huayang.com.my

# CORPORATE INFORMATION (CONT'D)

## OFFICE IN MALAYSIA

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### IPOH BRANCH

123A, Jalan Raja Permaisuri Bainun (Jalan Kampar)  
30250 Ipoh, Perak Darul Ridzuan.  
Tel : 05-254 3812  
E-mail : ipoh@huayang.com.my

### JOHOR BRANCH

53 & 55, Jalan Besi, Taman Sri Putri,  
81300 Skudai, Johor Darul Takzim.  
Tel : 07-559 1388  
E-mail : jb@huayang.com.my

### PENANG BRANCH

Unit 3-07 & 3-08,  
Medan Perniagaan Pauh Jaya, Jalan Baru,  
13700 Perai, Pulau Pinang.  
Tel : 04-386 6138  
E-mail : pg@huayang.com.my

## AUDITORS

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### TGS TW PLT

**202106000004 (LLP0026851-LCA & AF002345)**  
Chartered Accountants  
E-5-4, Megan Avenue 1  
189, Jalan Tun Razak  
50400 Kuala Lumpur

## PRINCIPAL BANKERS

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**Al Rajhi Banking & Investment Corporation (Malaysia)  
Berhad**  
**AmBank Islamic Berhad**  
**Bangkok Bank Berhad**  
**Malayan Banking Berhad**  
**OCBC Bank (Malaysia) Berhad**  
**Public Bank Berhad**  
**RHB Bank Berhad**

## SHARE REGISTRAR

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### Boardroom Corporate Services Sdn Bhd

11th Floor, Menara Symphony  
No. 5, Jalan Prof. Khoo Kay Kim, Seksyen 13  
46200 Petaling Jaya, Selangor Darul Ehsan.  
Tel : 03-7890 4700  
Fax : 03-7890 4670

## STOCK EXCHANGE LISTING

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### Main Market of Bursa Malaysia Securities Berhad

Listed on : 29th November 2002  
Stock name : HuaYang  
Stock code : 5062  
Sector and Subsector : Property

## SHARIAH COMPLIANCE LISTING

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Shariah Advisory Council of the Securities Commission  
Malaysia listing on 27<sup>th</sup> May 2022

## ☰ CORPORATE STRUCTURE

**100%**

AGRO-MOD INDUSTRIES  
SDN BHD

**100%**

BISON HOLDINGS  
SDN BHD

**100%**

CELESTIAL SOLAR FARM  
SDN BHD

**100%**

DAYA NIAGA  
SDN BHD

**100%**

G LAND DEVELOPMENT  
SDN BHD

**100%**

GRANDEUR PARK  
SDN BHD

**100%**

GRAND VIEW REALTY  
SDN BHD

**100%**

JOHANJANA CORPORATION  
SDN BHD

# HUA YANG BERHAD

**100%**

HUAYANG VENTURES  
SDN BHD

**70%**

KAJANG HEIGHTS  
DEVELOPMENT  
SDN BHD

**100%**

PEMBINAAN HUA YANG  
SDN BHD

**100%**

PRISMA PELANGI  
SDN BHD

**100%**

PROP PARK  
SDN BHD

**100%**

SUNNY MODE  
SDN BHD

**100%**

TINGGIAN DEVELOPMENT  
SENDIRIAN BERHAD

**100%**

YOON LIAN REALTY  
SENDIRIAN BERHAD



# ≡ 5 YEAR GROUP FINANCIAL HIGHLIGHTS

Financial Year Ended 31 March	2018 <sup>^</sup> RM' 000	2019 RM' 000	2020 RM' 000	2021 RM' 000	2022 RM' 000
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## A Key data of Operating Results:

Revenue	227,357	272,520	279,614	159,560	<b>120,188</b>
Profit/(Loss) Before Tax	8,625	(13,812)	(64,275)	(49,176)	<b>7,710</b>
Profit/(Loss) After Tax	2,162	(22,470)	(73,214)	(52,482)	<b>1,433</b>
Profit/(Loss) Attributable To Equity Holders of the Company	2,162	(22,230)	(73,133)	(52,400)	<b>1,526</b>

## B Key data of Financial Position:

Total Assets	1,207,180	1,196,123	1,069,327	972,737	<b>883,932</b>
Total Borrowings	441,820	403,082	319,524	292,259	<b>253,086</b>
Equity Attributable to Owners of the Company	590,965	562,565	488,409	440,006	<b>430,372</b>
Total Equity	590,965	585,143	510,906	462,421	<b>456,953</b>

## C Financial Indicators:

Return on Equity (%)	0%	-4%	-14%	-11%	<b>0%</b>
Return on Total Assets (%)	0%	-2%	-7%	-5%	<b>0%</b>
Earnings/(Loss) Per Share (sen)	0.61	(6.32)	(20.78)	(14.89)	<b>0.43</b>
Net Assets Per Share (RM)	1.68	1.60	1.39	1.25	<b>1.22</b>
Net Gearing Ratio	0.72	0.65	0.55	0.48	<b>0.51</b>

<sup>^</sup> Restated following the first-time adoption of MRFSS framework.

# OUR JOURNEY

## IPOH

Hua Yang Berhad was incorporated on 28 December 1978 under a private limited company, Heng Po Sdn Bhd. First project in Ipoh comprising 8 units of 4-storey shops at Jalan Gopeng, Ipoh. The project was completed in September 1981.



## JOHOR BAHRU

The Group expanded to the Southern region with an acquisition of 477 acres of freehold land in Johor Bahru for a township development, launched in March 2001.



## SELANGOR

Acquisition of 17.89 acres of land in Seri Kembangan to develop One South, a mixed development flagship project. The 1st phase of One South was launched at the start of 2010.



## 1978



## IPOH

Acquisition of 838 acres of land in Bandar Universiti Seri Iskandar, Hua Yang's first integrated township in Perak consisting of residential and commercial units that was launched in year 2001.

## 1993



## 2002

Hua Yang was listed on Bursa Malaysia Main Board on 29 November.

\*Image for illustration only

## 2007



## 2008

## SELANGOR

In October, the Group launched its first high-rise development in Klang Valley, Symphony Heights Serviced Apartments, which was successfully completed in November 2012.

## OUR JOURNEY (CONT'D)



### PENANG

The Group ventured into a new market by acquiring 4.9 acres of land in Bukit Mertajam, Penang. Hua Yang further strengthened its presence in Penang via the acquisition of 9.5 acres of land in Taman Juru and 8.59 acres of land in Seberang Prai.



### PERAK

The Group launched its new project in Bandar Universiti Seri Iskandar, Perak. Sakura comprises of 410 single-storey terrace houses spread across 25 acres of land is targeted to complete in Q4, 2023.



### PERAK

The Group launched the 1½ storey terrace houses at Bandar Universiti Seri Iskandar. It comprises of 335 units on a 24 acres of land.

## 2010

### NEGERI SEMBILAN

At the beginning of 2010, the Group launched Senawang Link, an integrated commercial and industrial development project in Seremban.

## 2015



### PENANG

The Group launched its first project in Seberang Perai, Penang. Meritus Residensi, a 44-storey tower with 480 units of serviced apartments and 15 retail shops were completed in January, 2020.

## 2019



### PENANG

Completion and hand over of the Group's maiden project in Penang, Meritus Residensi.

Launched Phase 1 Aston Acacia in Bukit Mertajam, comprises of 311 units of serviced apartments.

## 2020

## 2021



## OUR PRESENCE ACROSS MALAYSIA

### KLANG VALLEY SERI KEMBANGAN

Making waves in Klang Valley is Astetica Residences, the latest lifestyle serviced apartments located in the heart of Seri Kembangan. 34-storeys and 35-storeys in height, these towering residential masterpieces offer exquisite homes with comprehensive sky facilities and a range of practical layouts and built-up sizes suitable for large families, newly-weds and young adults alike. Astetica Residences was completed with CCC and vacant possession in March 2021.



### JOHOR BAHRU TAMAN DENAI ALAM

Launched in October 2017, OVAL @ Elemenca at Taman Denai Alam comprises 108 cluster houses and 4 link bungalows. At the 73 acres township, Elemenca is richly designed with treelined avenues, recreational gardens and green pockets. With access and exit to at least six major routes and highways, Elemenca is excellently connected to surrounding areas, whereby one can easily reach major towns like Pasir Gudang, the Masai town centre, and Johor Bahru city centre.



### PENANG BUKIT MERTAJAM, MAINLAND PENANG

Aston Acacia is a modern tropical development, strategically located in the heart of Bukit Mertajam town. Based on the concept of living high, Aston Acacia offers a balance of life, work and play with comprehensive modern facilities. Aston Acacia is situated close to a host of amenities as well as educational institutions and within proximity to the breathtaking Cherok Tokun Nature Park. The 2 towers of 33-storey serviced apartments are built on freehold land and comprise 622 units with built-ups ranging from 701 sq.ft. to 1,206 sq.ft. The units come in several variants offering two to four bedrooms with two to three bathrooms depending on the unit size. Tower B was open for registration in April 2022.



## OUR PRESENCE ACROSS MALAYSIA (CONT'D)

### PERAK BANDAR UNIVERSITI SERI ISKANDAR

Strategically located in the dynamic bustling town of Bandar Universiti Seri Iskandar, Perak, Sakura a 410 units residential development with 5 phases, spread across 25 acres of land. Sakura presents practical living spaces with each unit measuring 22' x 65' with a built-up size of 814 sq.ft. Boasting 3 bedrooms and 2 bathrooms centred on offering residents a relaxing living space, complete with high ceilings for added comfort.



### PERAK BANDAR UNIVERSITI SERI ISKANDAR

A new flagship project located in Bandar Universiti Seri Iskandar, Perak's integrated education township. Centaurea comprises of 335 units of 1½ storey terrace houses spanning across 24 acres of land.

Each unit of Centaurea measures 20' x 65' and 22' x 60' with a built-up size of 1,200 sq.ft. Offering 4 bedrooms and 3 bathrooms, spacious living hall and car porch, high ceiling and comes with high-speed internet (Fibre-Optic).



















### JOHOR BAHRU TAMAN DENAI ALAM

Be welcomed home by luxuriant greens living in LINEA @ Elemence at Taman Denai Alam. LINEA, a perfect home enclaved within a 73 acres freehold integrated township that consists of residential and commercial precincts, interlaced with nature and 1.45 acres recreational park.













LINEA comprises of an exclusive 52 units of double terrace houses, infusing natural surroundings for multi-generational households. Each unit of LINEA measures 18' x 65' with built-up sizes from 1,609 sq.ft. It offers practical layouts with sizable 4 bedrooms and 3 bathrooms with luxury and spaciousness catered for growing families that seek a modern lifestyle with "Work from Home" living concept.



# HIGHLIGHTS OF 2021 - 2022

<p><b>APRIL</b></p> <p>2021</p>	<p>15<sup>th</sup> Apr</p> 	<p>26<sup>th</sup> Apr - 2<sup>nd</sup> May</p> 	<p><b>MAY</b></p> <p>2021</p>	<p>1<sup>st</sup> May - 7<sup>th</sup> May</p> 
	<p>Townhall</p>	<p>Roadshow @ Mydin Taman Rinting (Elemence)</p>		<p>Roadshow @ Lotus's Seberang Jaya (Aston Acacia)</p>
<p>9<sup>th</sup> July</p> 	<p><b>SEPTEMBER</b></p> <p>2021</p>	<p>1<sup>st</sup> Sept</p> 	<p>14<sup>th</sup> -15<sup>th</sup> Sept</p> 	<p>30<sup>th</sup> Sept - 1<sup>st</sup> Oct</p> 
<p>Knowledge Sharing Season 6</p>		<p>Malaysia Day Savings Promotion - Oval @ Elemence</p>	<p>Training: Managing Virtual Team Course Group 1</p>	<p>Training: Managing Virtual Team Course Group 2</p>
<p>24<sup>th</sup> Dec - 26<sup>th</sup> Dec</p> 	<p>25<sup>th</sup> Nov - 28<sup>th</sup> Nov</p> 	<p>24<sup>th</sup> Dec - 26<sup>th</sup> Dec</p> 	<p>27<sup>th</sup> Dec 2021 - 23<sup>rd</sup> Jan 2022</p> 	<p>30<sup>th</sup> Dec 2021 - 2<sup>nd</sup> Jan 2022</p> 
<p>Roadshow @ D Mall Seri Iskandar (Centaurea)</p>	<p>Roadshow @ Queensbay Mall (Aston Acacia)</p>	<p>Roadshow @ D Mall Seri Iskandar (Centaurea)</p>	<p>Roadshow @ Lotus's Eco Tropics (Elemence)</p>	<p>Roadshow @ Queensbay Mall (Aston Acacia)</p>
<p>8<sup>th</sup> Feb</p> 	<p>9<sup>th</sup> Feb</p> 	<p>11<sup>th</sup> Feb</p> 	<p>11<sup>th</sup> Feb - 13<sup>th</sup> Feb</p> 	<p><b>MARCH</b></p> <p>2022</p>
<p>CNY Luncheon - PENANG</p>	<p>CNY Luncheon - IPOH</p>	<p>CNY Luncheon - HQ &amp; Johor</p>	<p>Roadshow @ D Mall Seri Iskandar (Centaurea)</p>	

# HIGHLIGHTS OF 2021 - 2022 (CONT'D)

<p><b>JUNE</b> 2021</p>	<p>11th Jun</p> 	<p>21th Jun</p> 	<p><b>JULY</b> 2021</p>	<p>1st Jul - 31th Dec</p> 
	<p>Knowledge Sharing Season 5</p>	<p>Rebranding of Bandar U Seri Iskandar™</p>		<p>Northern Sales Campaign 2021 - Fantastic 8 Savings (Aston Acacia) - Bandar U Idamanku (Centaurea Phase1)</p>
<p>29th Sept</p> 	<p><b>OCTOBER</b> 2021</p>	<p>1st Oct - 31st Dec</p> 	<p>14th Oct</p> 	<p><b>DECEMBER</b> 2021</p>
<p>Annual General Meeting</p>		<p>BROWSE &amp; BUY SAFELY - Huayang We Care</p>	<p>Pre-launch of Centaurea</p>	
<p><b>JANUARY</b> 2022</p>	<p>1st Jan - 31st Mar</p> 	<p>1st Jan - 31st Mar</p> 	<p>21th Jan - 23th Jan</p> 	<p><b>FEBRUARY</b> 2022</p>
	<p>Northern Sales Campaign 2021 (extension) - Fantastic 8 Savings (Aston Acacia) - Bandar U (Centaurea Phase 2)</p>	<p>Special Deal Savings Promotion - Oval @ Elemente</p>	<p>Roadshow @ D Mall Seri Iskandar (Centaurea)</p>	
<p>18th Mar - 20th Mar</p> 	<p>30th Mar</p> 	<p><b>APRIL</b> 2022</p>	<p>1st Apr</p> 	
<p>Roadshow @ D Mall Seri Iskandar (Centaurea)</p>	<p>Sakura Phase 1 - Completed with CCC and vacant possession</p>		<p>TPH Link Parcel 2 @ Taman Pulau Hijauan - Completed with CCC and vacant possession</p>	

# OUR NEWSBOARD

## Hua Yang Offers Savings Up To RM115,000 Promotion

10/10/2022 10:00 AM

**RM115,000** in savings up to RM115,000 promotion. This is the best time to purchase a home in Bukit Mertajam. The promotion is valid until 31/10/2022. For more details, visit [www.huyang.com.my](#).

## Trending News

### CELEBRATE A GOLDEN DEVELOPMENT AT PRAM

**CELEBRATE A GOLDEN DEVELOPMENT AT PRAM** - A new residential development in the heart of the city. The project is a prime location for investors and homebuyers alike. For more details, visit [www.huyang.com.my](#).

## Hua Yang launches with Fantastic 8 Savings in Penang

The Property.com.my Team

**THE BEST HIGH-RISE DEAL IN BUKIT MERTAJAM IS HERE!**

## Trending News

### Is it possible to buy your Dream Home during MCO?

# SAVE UP TO RM115,000!

**FANTASTIC REBATE**

10% Rebate

RM10,000\*

**FANTASTIC RELIEF**

0 payment

RM500\*

**FANTASTIC FREEBIE**

FREE SPA & LOAN

RM1,500\*

**Hua Yang offers best deal with savings up to RM115,000 in Bukit Mertajam**

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## Trending News

### CELEBRATE A GOLDEN DEVELOPMENT AT PRAM

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## Hua Yang launches with Fantastic 8 Savings in Penang

The Property.com.my Team

**THE BEST HIGH-RISE DEAL IN BUKIT MERTAJAM IS HERE!**

## Hua Yang Eases Buyers' Entry For Artee Asiale

10/10/2022 10:00 AM

**RM115,000** in savings up to RM115,000 promotion. This is the best time to purchase a home in Bukit Mertajam. The promotion is valid until 31/10/2022. For more details, visit [www.huyang.com.my](#).

## Hua Yang 20th Anniversary With Maybank Islamic's HomeKEY

The Property.com.my Team

**THE BEST HIGH-RISE DEAL IN BUKIT MERTAJAM IS HERE!**

## Hua Yang 20th Anniversary With Maybank Islamic's HomeKEY

The Property.com.my Team

**THE BEST HIGH-RISE DEAL IN BUKIT MERTAJAM IS HERE!**



# OUR NEWSBOARD (CONT'D)



**Centaurea: Fasa 2 Dibuka Untuk Pendaftaran Atas Sambutan Yang Menggalakkan**

30 September | 2020 | 10:00 AM

Berlaku 2 Siri Iklan baru oleh pengarahannya Hua Yang Berhad telah sebuah perbandingan pendidikan berapada yang terletak di lokasi yang strategik di Daerah Perak Tengah, kira-kira 33km dari Bandaraya Ipoh.

Perbandingan ini terdiri daripada 777 ekar luas tanah sempurna denggi pelbagai kemudahan asas komuniti dengan berhadapan, kedai pejabat, masjid, tempat rekreasi dan riadah, Ecosolok, tangki simpanan air dan sebagainya. Sebanyak 4,095 unit rumah jenis rumah berkembar dan rumah banglo serta 375 unit pejabat dan premis komersial telah siap dibina. Pembangunan yang dibawakan diperbandingkan ini memamerkan hange mampu milik dan paling menguntungkan pembeli sama ada untuk pendirian atau pelaburan.



Pada awal tahun 2020, Hua Yang Berhad telah melancarkan projek Sakura, sebanyak 410 unit rumah jenis satu tingkat habis dijual dalam tempoh masa satu tahun setengah. Dengan sambutan yang menggalakkan dan permintaan yang tinggi terhadap rumah rampung milik, Hua Yang akan meneruskan pembinaan rumah rampung milik untuk mendorong rakyat memulakan haurat satu keluarga satu badaran.

Pelancaran baru Centaurea yang terdiri terdiri daripada 335 unit rumah jenis 11 tingkat, dengan keluasan tanah 20' x 65' dan 22' x 60'. Pembangunan projek perumahan silau 24 ekar ini memamerkan hange mampu milik, memamerkan gaya hidup yang sempurna dan keindahan hidup bersama dengan keluarga.

- Keluasan tanah 1,200 kaki persegi
- 4 Bilik Tidur dan 3 Bilik Air
- Harga mampu milik, dari RM237,500\*
- Tiada kos tambahan untuk tanah tambahan
- Ruang tamu & ruang makan yang luas
- Kemudahan dengan Akses Internet Laju (Fiber Optic)
- Rumah berkualiti tinggi dan terjamin (Glasar daripada CDB, Malaysia)

**Aston Acacia & Maybank Islamic's HouzKEY make it easy to purchase your dream home**

The iProperty.com.my News Team  
13 Sep 2020

**13 SEPTEMBER, PENANG** – Hua Yang Berhad has always taken pride in understanding their customers' needs. Through extensive market research, they have incorporated the most valued features of a home in all their developments while maintaining competitively priced products. Hua Yang also readily teams up with financial institutions to offer comprehensive promotion and savings packages to homebuyers.

A fine example of this case would be how purchasers of Aston Acacia, Hua Yang's residential project in Bukit Mertajam, Penang can look forward to full 100% financing with only a three-month fully refundable deposit via Maybank Islamic's HouzKEY homeownership financing solution. This partnership means that HouzKEY home financing solution is made available for first and second home (Malaysian buyers) in owning their dream home at Aston Acacia. With HouzKEY, they can enjoy zero payment during construction and lowest monthly payment as well as other facilities, said Selly Lye, Managing Director of Maybank's Real Estate Ventures.

The pandemic has caused financial inaccessibility for many; however, with Maybank Islamic's HouzKEY, buyers will be able to purchase their dream home securely. Hua Yang's CEO Ho Wen Yan said the homeownership financing solution was put in place to assist future homeowners with a flexible financing plan that would not require any down payment. "We understand the financial limitations people may be facing now. Maybank Islamic's HouzKEY homeownership plan means those interested in Aston Acacia will get the chance to own their dream home in a safe and secure manner," he said.

Aston Acacia is a mixed-use development in the desirable Bukit Mertajam area and offers the perfect balance of life, work and play. With a wide range of facilities such as a 50-metre swimming pool, kids play area, gymnasium, squash court, sauna and games room, Aston Acacia ensures a host of superb amenities so that your daily needs are always met.

If you are thinking of purchasing a property in Bukit Mertajam without the financial burden, HouzKEY is the perfect solution as it offers:

- 100% home financing with no down payment\*
- No payment during construction period\*
- Lowest monthly payments with the best rates\*

In line with Government's Home Ownership Campaign (HOC 2021), this makes it the perfect time to purchase your dream home in Aston Acacia.

\*Terms & conditions apply.

**ASTON ACACIA: PHASE 2 TO OPEN FOR REGISTRATION DUE TO COMMENCING BUILDING**

Residential Project in Bukit Mertajam, Penang. The project has a total area of 1,200 sq ft. The project is a mixed-use development with a total area of 1,200 sq ft. The project is a mixed-use development with a total area of 1,200 sq ft.

- Full 100% Financing
- No Payment During Construction
- Lowest Monthly Payment

Interested buyers should contact Hua Yang Berhad at 011-111-1111 or visit the project website at [www.astonacacia.com.my](http://www.astonacacia.com.my).

**LINEA 3 KLIMBER: NEW HOME OPTIMA NEW EXISTING DEVELOPMENT FOR HOMEOWNERS**

The Linea 3 Klimber is a new home optima new existing development for homeowners. The project is a mixed-use development with a total area of 1,200 sq ft. The project is a mixed-use development with a total area of 1,200 sq ft.

- Full 100% Financing
- No Payment During Construction
- Lowest Monthly Payment

Interested buyers should contact Hua Yang Berhad at 011-111-1111 or visit the project website at [www.linea3.com.my](http://www.linea3.com.my).

## ≡ BOARD OF DIRECTORS



**HO WEN FAN**  
**Alternate Director**

**Y.A.M. TENGGU  
DATO' RAHIMAH  
BINTI AL-MARHUM  
SULTAN MAHMUD**  
**Independent Non-  
Executive Director**  
- Member of Remuneration  
Committee

**DATO' TAN BING HUA**  
**Senior Independent  
Non-Executive Director**  
- Chairman of Audit Committee  
and Remuneration Committee  
- Member of Nomination Committee

**TAN SRI DATO' SERI  
DR. TING CHEW PEH**  
**Chairman / Independent  
Non-Executive Director**  
- Chairman of Nomination  
Committee  
- Member of Audit Committee  
and Remuneration Committee

## ≡ BOARD OF DIRECTORS (CONT'D)



**HO WEN YAN**  
**Chief Executive Officer /**  
**Executive Director**

**CHEW HOE SOON**  
**Non-Independent**  
**Non-Executive Director**  
- Member of Audit Committee,  
Remuneration Committee  
and Nomination Committee

**CHEW PO SIM**  
**Non-Independent**  
**Non-Executive Director**



**TAN SRI DATO' SERI DR. TING CHEW PEH  
AGED 79, MALAYSIAN, MALE**

**CHAIRMAN / INDEPENDENT  
NON-EXECUTIVE DIRECTOR**

- Chairman of Nomination Committee
- Member of Audit Committee and Remuneration Committee

Tan Sri Dato' Seri Dr. Ting Chew Peh was appointed to the Board of Hua Yang Berhad ("Hua Yang") on 1 June 2000 and was made the Chairman of the Board. He has a Bachelor of Arts Degree from University of Malaya and a Master of Science Degree from University of London. He also holds a Doctorate in Philosophy, which he obtained from University of Warwick.

Tan Sri Dato' Seri Dr. Ting started his career as a lecturer in the Faculty of Social Sciences and Humanities at Universiti Kebangsaan Malaysia in 1974 until 1980. He was then appointed as an Associate Professor at the Faculty until 1987.

In 1987, Tan Sri Dato' Seri Dr. Ting ventured into politics with his election as a Member of Parliament for the Gopeng constituency, which he held until the 2008 general elections. He previously served as a Parliamentary Secretary of the Ministry of Health (1988 – 1989), Deputy Minister in the Prime Minister's Department (1989 – 1990), Minister of Housing and Local Government (1990 – 1999) and Secretary-General of Malaysian Chinese Association (MCA) (1990 – 2005). He served as Independent Director on the Board of Puncak Niaga Holdings Berhad from July 2000 and retired in May 2018.

He currently sits on the Boards of Johan Holdings Berhad, ACE Holdings Berhad and UTAR Education Foundation. He also serves as a Director of several private companies.

## ≡ PROFILE OF DIRECTORS (CONT'D)

### HO WEN YAN

**AGED 48, MALAYSIAN, MALE**

**CHIEF EXECUTIVE OFFICER / EXECUTIVE DIRECTOR**

Mr. Ho Wen Yan was appointed to the Board of Hua Yang on 1 June 2007. He received his architectural training in the United Kingdom at the University of Bath and the Architectural Association. He also holds a Master of Science (Construction Economics and Management) Degree from University College London.

He joined Hua Yang on 20 October 2003 as a Project Coordinator at its Johor Branch. He has been an Executive Director of the Group since 1 June 2007 and was appointed Chief Executive Officer on 20 August 2010.

He was appointed to the Board of Magna Prima Berhad on 13 February 2017 as Executive Director. On 13 February 2020, he was redesignated from Executive Director to Non-Independent Non-Executive Director of Magna Prima Berhad.



### CHEW HOE SOON

**AGED 70, MALAYSIAN, MALE**

**NON-INDEPENDENT NON-EXECUTIVE DIRECTOR**

- Member of Audit Committee, Remuneration Committee and Nomination Committee

Mr. Chew Hoe Soon was appointed to the Board of Hua Yang on 2 June 2003. He holds a Bachelor of Economics (Accounting) Degree (Honours) and a Diploma in Accounting, both from University Malaya. He is a member of the Malaysian Institute of Accountants (MIA).

Mr. Chew Hoe Soon has extensive working experiences in the field of finance and sales & marketing of consumer products, having held the position of Managing Director in a large multinational company for a number of years.



### DATO' TAN BING HUA

**AGED 78, MALAYSIAN, MALE**

**SENIOR INDEPENDENT NON-EXECUTIVE DIRECTOR**

- Chairman of Audit Committee and Remuneration Committee
- Member of Nomination Committee

Dato' Tan Bing Hua was appointed to the Board of Hua Yang on 16 January 2006. He graduated from University of Malaya with a B.A (Hons) degree in year 1967. In 1982, he decided to further his studies in law, graduating with L.L.B. (Honours) degree from the University of London in 1985 and a Barrister-at-Law of the Lincoln's Inn, England in 1986.

Dato' Tan Bing Hua started his career in public service in Bank Negara Malaysia upon his graduation in 1967 where he served for a period of 15 years until 1982. He then practised law in the firm of Amin-Tan & Co in Kuala Lumpur from 1987 to 2012 upon his call to the Malayan Bar in 1987. Thereafter, he continued to practice law in the firm of Choong & Partners from 2013 to 2014.

He served as Independent Director on the Board of Far East Holdings Berhad from July 2012 to March 2020.



## ≡ PROFILE OF DIRECTORS (CONT'D)



### **CHEW PO SIM**

**AGED 79, MALAYSIAN, FEMALE**  
**NON-INDEPENDENT NON-EXECUTIVE DIRECTOR**

Mdm. Chew Po Sim was appointed to the Board of Hua Yang on 27 January 2003. She holds a teaching certificate and on her early retirement from the teaching profession, she ventured into a horticulture trading business for more than 20 years.

Mdm. Chew Po Sim is also currently overseeing her investment holding company, namely Heng Holdings Sdn. Berhad, a substantial shareholder of the Company.

### **Y.A.M. TENGKU DATO' RAHIMAH BINTIAL-MARHUM SULTAN MAHMUD**

**AGED 56, MALAYSIAN, FEMALE**  
**INDEPENDENT NON-EXECUTIVE DIRECTOR**  
- Member of Remuneration Committee

Y.A.M. Tengku Dato' Rahimah was appointed to the Board of Hua Yang on 22 May 2018. Y.A.M. Tengku Dato' Rahimah holds a Bachelor of Science degree in Economics and Accountancy from the City of London University, England. She is a member of the Malaysian Institute of Management.

Y.A.M. Tengku Dato' Rahimah was appointed the Chairman of Loh and Loh Corporation Berhad ("LLCB") on 19 September 2008 until 2012. From 2012 until 2017, she co-owned shares in LLCB and continued to hold the position of the Chairman of LLCB and Director in Loh and Loh Construction Sdn Bhd until November 2017.

She served as a Non-Independent Non-Executive Director on the Board of Puncak Niaga Holdings Berhad from August 2006 to October 2019.

Y.A.M. Tengku Dato' Rahimah has working experience in various sectors namely management, construction, agriculture, trading and tourism having held positions and co-owned various companies.



### **HO WEN FAN**

**AGED 44, SINGAPOREAN, MALE**  
**ALTERNATE DIRECTOR**

Mr. Ho Wen Fan was appointed to the Board of Hua Yang on 1 September 2017 as an Alternate Director to Madam Chew Po Sim. He holds a Bachelor of Science (Economics) degree from University of Bristol, United Kingdom and is a certified Financial Risk Manager.

Mr. Ho Wen Fan started his career with OCBC Bank Singapore, spending 3 years in the Risk Management Division. He then joined the Deutsche Bank Group in Singapore and was subsequently posted overseas, spending 5 years in their Japan office.

He is currently managing the investment portfolio of Heng Holdings Sdn. Berhad, a substantial shareholder of the Company.



## OTHER INFORMATION OF DIRECTORS

### FAMILY RELATIONSHIP

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None of the Directors have any relationship with each other and major shareholders of the Company except that Ho Wen Yan and Ho Wen Fan are the sons of Chew Po Sim and the nephew of Chew Hoe Soon. Chew Po Sim and Chew Hoe Soon are siblings. Chew Po Sim is the mother of Ho Min Yi, Ho Wen Yan, Ho Wen Han and Ho Wen Fan, the major shareholders of the Company.

### CONFLICT OF INTEREST

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None of the Directors have any conflict of interest with the Company.

### LIST OF CONVICTIONS OF OFFENCE

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None of the Directors have been convicted for any offences (other than traffic offences), public sanction or received any penalty imposed by the relevant regulatory bodies inside or outside Malaysia within the past five (5) years.

### ATTENDANCE OF THE BOARD

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All the Directors have complied with the minimum 50% attendance in respect of Board Meeting as required in the Listing Requirements. There were five (5) Board Meetings held during the financial year ended 31 March 2022 and the attendance of each Director is as follows:

<b>NO.</b>	<b>NAME OF DIRECTOR</b>	<b>ATTENDANCE</b>
1.	TAN SRI DATO' SERI DR. TING CHEW PEH	5/5
2.	HO WEN YAN	4/5
3.	DATO' TAN BING HUA	5/5
4.	CHEW PO SIM	5/5
5.	CHEW HOE SOON	5/5
6.	Y.A.M. TENGKU DATO' RAHIMAH BINTI AL-MARHUM SULTAN MAHMUD	5/5

# PROFILE OF SENIOR MANAGEMENT

## HO WEN YAN

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### **CHIEF EXECUTIVE OFFICER**

Aged 48, Malaysian, Male

Mr. Ho's profile is set out on page 19 of this Annual Report.

## TAN HWAI LUN

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### **DEPUTY CHIEF EXECUTIVE OFFICER**

Aged 45, Malaysian, Male

Mr. Tan joined Hua Yang as Financial Controller in 2011 and was promoted to Chief Financial Officer in 2017 and subsequently, Deputy Chief Executive Officer in June 2022. He is a member of the Malaysian Institute of Accountant (MIA) and CPA Australia.

He has more than 15 years financial management working experience. He currently oversees the finance strategy and planning of the Group.

## NG KOK HONG

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### **GENERAL MANAGER**

Aged 46, Malaysian, Male

Mr. Ng joined Hua Yang in 2011 as the Ipoh Branch Manager and was promoted to General Manager in 2018. He graduated with a Bachelor Degree in Civil Engineering from the Universiti Malaysia Sabah in 2000.

He has more than 20 years of working experience in planning, directing, designing and coordinating various property development projects. He currently oversees the new business ventures of the Group.

## YEOH SWEE HENG

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### **ASSISTANT GENERAL MANAGER**

Aged 53, Malaysian, Male

Mr. Yeoh joined Hua Yang as Project Manager in 2008 and was promoted to Assistant General Manager in 2015. He graduated from the University of Sheffield Hallam, United Kingdom in Building Construction Management.

He has extensive experience in construction and property development and is currently overseeing the Group's property development in Klang Valley and Johor.



## TAN KWEE FAR

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### ASSISTANT GENERAL MANAGER

Aged 49, Malaysian, Female

Ms. Tan joined Hua Yang in May 2013 as an Administrative Manager and was promoted to Assistant General Manager in 2017. She holds a Certificate of Journalism in 1993 and LCCI Higher Diploma in 1995.

She has more than 20 years of working experience in the areas of Accounts and Finance, Administration and Human Resource. At the moment, she is responsible of all office administration and operations of the Group.

## LIM YEW KANG

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### GENERAL MANAGER

Aged 39, Malaysian, Male

Mr. Lim joined Hua Yang in December 2010 as a Project Coordinator and was promoted to Assistant General Manager in June 2020 and subsequently, General Manager in April 2022. He graduated with a Bachelor of Science in Construction Project Management from Herriot-Watt University, United Kingdom.

He has more than 16 years in construction and property development. He currently oversees the operations of the Northern region's branches.

## NOTES:

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Save for the Chief Executive Officer who has family relationship with other Directors and/or major shareholder of Hua Yang Berhad as disclosed on page 21 of this Annual Report, none of the Senior Management has:

- Any family relationship with any Director and/or major shareholder of Hua Yang Berhad;
- Any conflict of interest with Hua Yang Berhad; and
- Any conviction for offences (other than traffic offences), public sanction or received any penalty imposed by the relevant regulatory bodies inside or outside Malaysia within the past five (5) years.