

READY FOR THE FUTURE



HUA YANG

is committed to shaping a future with limitless potential. We are expanding the possibilities of property development with a forward-thinking mindset. We are in the early stages of developing plans to incorporate Environmental, Social, and Governance (ESG) elements into our projects with the aim of ensuring that we contribute positively to the well-being of our communities and the preservation of our natural resources.

Year 2023's design theme features light trails that propel forward, representing an expansive view of what lies ahead for Hua Yang. It signifies the ability to look beyond the present moment and envision a future with unlimited possibilities. The horizon view also evokes optimism, envisioning a brighter future ahead.



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ABOUT US



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 21,664 properties worth RM5.287 billion completed across Malaysia, 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, 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

Provide affordable housing for a developing nation

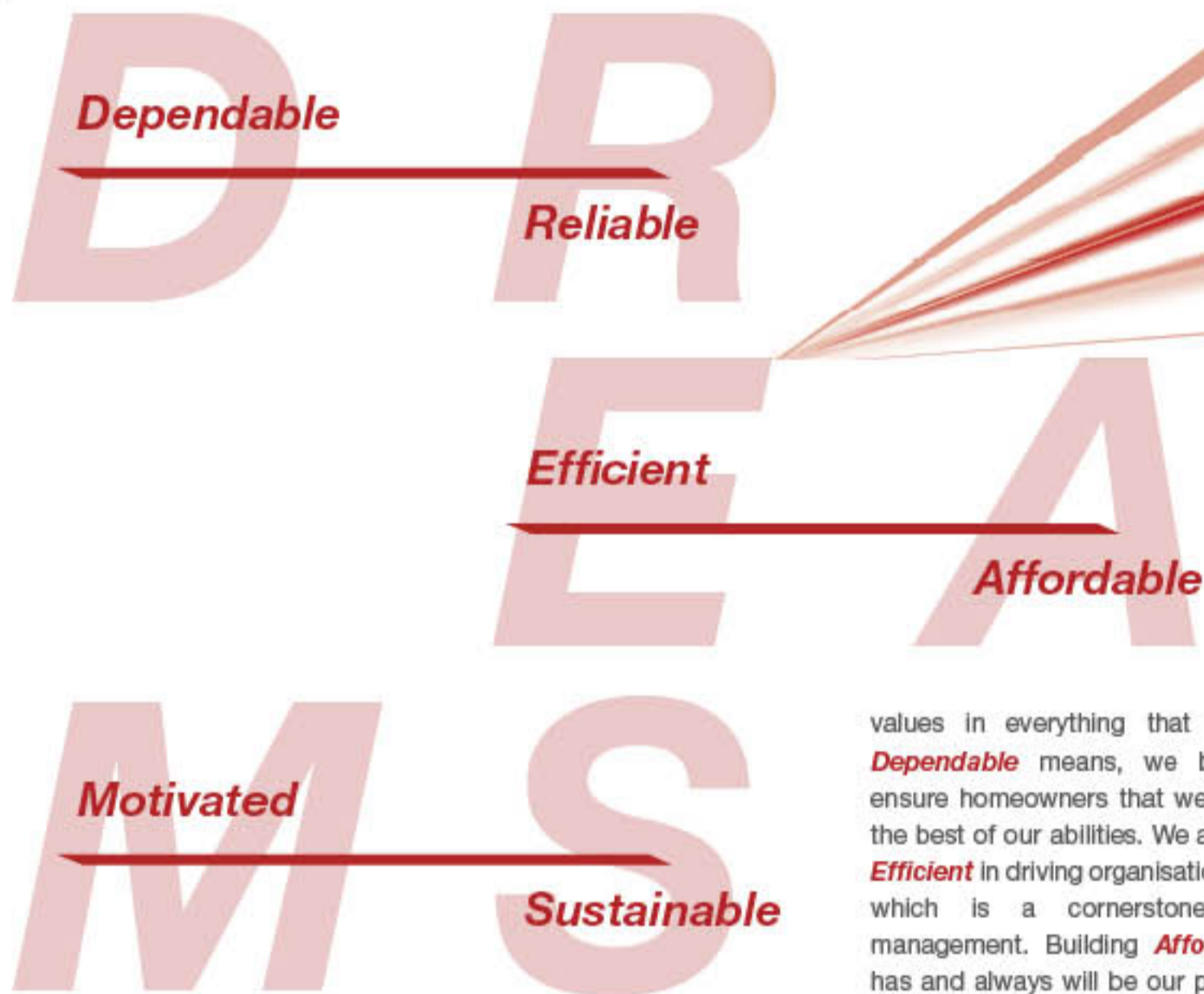
OUR MISSION

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

OUR CORE VALUES

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 as a team, we are propelled forward by these values as we forge ahead to pursue our vision.

Pushing boundaries is necessary to innovate and we are guided by our



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.

CORPORATE INFORMATION

BOARD OF DIRECTORS

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

HO WEN YAN
Chief Executive Officer / Executive Director

DATO' TAN BING HUA
Non-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

MEMBERS
DATO' TAN BING HUA
Non-Independent Non-Executive Director
(Re-designated from Chairperson to member w.e.f. 1.6.2023)

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

CHEW HOE SOON
Non-Independent Non-Executive Director

REMUNERATION COMMITTEE

MEMBERS
DATO' TAN BING HUA
Non-Independent Non-Executive Director
(Re-designated from Chairperson to member w.e.f. 1.6.2023)

TAN SRI DATO' SERI DR. TING CHEW PEH
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

NOMINATION COMMITTEE

MEMBERS
TAN SRI DATO' SERI DR. TING CHEW PEH
Non-Independent Non-Executive Director
(Re-designated from Chairperson to member w.e.f. 1.6.2023)

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

CHEW HOE SOON
Non-Independent Non-Executive Director

COMPANY SECRETARIES

LEONG OI WAH
(MAICSA 7023802)

TAN HWAI LUN
(MIA 24085)

LAM CHO WAI
(MIA 37324)

REGISTERED 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

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

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

TGS TW PLT

202106000004 (LLP0026851-LCA & AF002345)
Chartered Accountants
Unit E-16-2B, Level 16, Icon Tower (East)
No.1, Jalan 1/68F, Jalan Tun Razak
50400 Kuala Lumpur

PRINCIPAL BANKERS

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

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

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

Shariah Advisory Council of the Securities Commission
Malaysia listing on 26th May 2023

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	2019 RM' 000	2020 RM' 000	2021 RM' 000	2022 RM' 000	2023 RM' 000
A Key data of Operating Results:					
Revenue	272,520	279,614	159,560	120,188	120,060
Profit/(Loss) Before Tax	(13,812)	(64,275)	(49,176)	7,710	7,846
Profit/(Loss) After Tax	(22,470)	(73,214)	(52,482)	1,433	3,132
Profit/(Loss) Attributable To Equity Holders of the Company	(22,230)	(73,133)	(52,400)	1,526	3,224
B Key data of Financial Position:					
Total Assets	1,196,123	1,069,327	972,737	883,932	880,642
Total Borrowings	403,082	319,524	292,259	253,086	229,128
Equity Attributable to Owners of the Company	562,565	488,409	440,006	430,372	448,407
Total Equity	585,143	510,906	462,421	456,953	475,203
C Financial Indicators:					
Return on Equity (%)	-4%	-14%	-11%	0%	1%
Return on Total Assets (%)	-2%	-7%	-5%	0%	0%
Earnings/(Loss) Per Share (sen)	(6.32)	(20.78)	(14.89)	0.43	0.83
Net Assets Per Share (RM)	1.60	1.39	1.25	1.22	1.02
Net Gearing Ratio	0.65	0.55	0.48	0.51	0.45

OUR JOURNEY

1978



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.

IPOH

1993

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.



JOHOR BAHRU

2007



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.

SELANGOR

IPOH

SELANGOR



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.

1991

2002

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



**Image for illustration only*



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

2008

OUR JOURNEY (CONT'D)

2010

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



NEGERI SEMBILAN

2018



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 which were completed in January, 2020.

PENANG

2020

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

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



PENANG

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.



2015

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 for completion in Q4, 2023.

2019

PERAK

In Bandar Universiti Seri Iskandar, the Group unveiled a collection of 1 1/2 storey terrace houses consisting of 335 units spread across 24 acres of land.



2021

OUR PRESENCE ACROSS MALAYSIA



ASTETICA
RESIDENCES
urban, sophisticated, living

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 @ Elemence at Taman Denai Alam comprise 108 cluster houses and 4-link bungalows. Within the 73-acre township, Elemence is richly designed with treelined avenues, recreational gardens and green pockets. With excellent connectivity to the surrounding areas, Elemence provides easy access to major towns like Pasir Gudang, the Masai town centre and Johor Bahru, making it convenient for residents to reach their destinations.



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, Sakura is a residential development encompassing 410 units divided into 5 phases, spanning 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. The units available in Centaurea are either 20' x 65' or 22' x 60' in size, with a built-up area of 1,200 sq.ft. Each unit features 4 bedrooms and 3 bathrooms, a spacious living hall, car porch, high ceiling, and is equipped with high-speed internet connectivity.



JOHOR BAHRU TAMAN DENAI ALAM

Be welcomed home by luxuriant green living in LINEA @ Elemence at Taman Denai Alam. LINEA, a perfect home enclaved within a 73 acres freehold integrated township, consists of residential and commercial precincts, interlaced with nature and a 1.45 acre recreational park. LINEA features 52 exclusive 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. This development presents practical layouts designed for growing families seeking a modern lifestyle that embraces the "Work from Home" concept. The sizable 4 bedrooms and 3 bathrooms offer a sense of luxury and spaciousness, catering to the needs of families.

HIGHLIGHTS OF 2022 - 2023

April 2022

15th April
Townhall



May 2022

10th May
Raya lunch at Penang



11th May
Raya lunch at Ipoh



August 2022

31st Aug
Merdeka Day event at BUSI



January 2023

1st Jan
CNY campaign



January 2023

17th Jan
CNY lunch at Penang



February 2023

3rd Feb
CNY lunch at Johor



4th Feb
CNY event at Aston Acacia



February 2023

4th Feb
CNY event at BUSI



HIGHLIGHTS OF 2022 - 2023 (CONT'D)

May 2022

20th May
Raya lunch at Johor



25th May
Raya lunch at HQ



August 2022

30th Aug
Annual General Meeting (AGM)



January 2023

18th Jan
CNY lunch at Ipoh



February 2023

1st Feb
Roadshow at Lotus Eco Tropics



2nd Feb
CNY lunch at HQ



March 2023

1st Mar
Roadshow at BUSI



BOARD OF DIRECTORS

**Y.A.M. TENGU
DATO' RAHIMAH
BINI AL-MARHUM
SULTAN MAHMUD**

***Independent
Non-Executive Director***

- Member of Remuneration Committee

DATO' TAN BING HUA

***Non-Independent
Non-Executive Director***

- Member of Audit Committee, Remuneration Committee and Nomination Committee

HO WEN FAN
Alternate Director

**TAN SRI DATO' SERI
DR. TING CHEW PEH**

***Chairman / Non-Independent
Non-Executive Director***

- Member of Audit Committee, Remuneration Committee and Nomination 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*

