

Moving Forward with Transformation

**Annual
Report
2021**



Hua Yang moves toward the future with a transformation plan to sustain, grow and face the future. A roadmap backed by experiences, is set to pave ways to achieve progress. The graphical jogging tracks represent Hua Yang's agility in building affordable homes for Malaysians. Long and infinite tracks also convey Hua Yang as a value creator.

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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 21,229 properties worth RM5.145 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

Provide affordable housing for a developing nation

Our Mission

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

Our Core Values



DEPENDABLE

The smallest details get our full attention as we develop homes that owners can be proud of

RELIABLE

Hua Yang aspires to offer quality and reliable homes

EFFICIENT

Performing efficiently is not a goal nor mission, it is our culture

AFFORDABLE

Providing Malaysians with affordable homes is our pioneering vision

MOTIVATED

We strive to do our best in building homes that meet the needs of Malaysians

SUSTAINABLE

Sustainability is key in building a home for generations

DREAMS

Corporate Information

Board of Directors

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

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

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

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 : +603-6188 4488 Fax : +603-6188 4487
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 : +603-6188 4488
Fax : +603-6188 4487
E-mail : kl@huayang.com.my
Website : www.huayang.com.my



Office in Malaysia

Ipoh Branch

123A, Jalan Raja Permaisuri Bainun (Jalan Kampar),
30250 Ipoh, Perak Darul Ridzuan.
Tel : +605-254 3812
Fax : +605-254 2625
E-mail : ipoh@huayang.com.my

Johor Branch

53 & 55, Jalan Besi Taman Sri Putri,
81300 Skudai, Johor Darul Takzim.
Tel : +607-559 1388
Fax : +607-556 0388
E-mail : jb@huayang.com.my

Penang Branch

Unit 3-07 & 3-08,
Medan Perniagaan Pauh Jaya Jalan Baru,
13700 Perai, Pulau Pinang.
Tel : +604-386 6138
Fax : +604-386 6137
E-mail : pg@huayang.com.my

Auditors

KPMG PLT (LLP0010081-LCA & AF 0758)

Chartered Accountants
Level 10, KPMG Tower
8, First Avenue, Bandar Utama
47800 Petaling Jaya
Selangor Darul Ehsan

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 28th May 2021



Hua Yang Berhad

100%
**Agro-Mod
Industries
Sdn Bhd**

100%
**G Land
Development
Sdn Bhd**

100%
**Huayang
Ventures
Sdn Bhd**

100%
**Sunny Mode
Sdn Bhd**

100%
**Bison Holdings
Sdn Bhd**

100%
**Grandeur Park
Sdn Bhd**

70%
**Kajang Heights
Development
Sdn Bhd**

100%
**Tinggian
Development
Sendirian
Berhad**

100%
**Celestial
Solar Farm
Sdn Bhd**

100%
**Grand
View Realty
Sdn Bhd**

100%
**Pembinaan
Hua Yang
Sdn Bhd**

100%
**Yoon Lian
Realty
Sendirian
Berhad**

100%
**Daya Niaga
Sdn Bhd**

100%
**Johanjana
Corporation
Sdn Bhd**

100%
**Prop Park
Sdn Bhd**

100%
**Prisma
Pelangi
Sdn Bhd**

*30.95%
**Magna Prima
Berhad**

* Investment in
associate

5 Year Group Financial Highlights

Financial Year Ended 31 March	2017 RM' 000	2018 RM' 000 [^]	2019 RM' 000	2020 RM' 000	2021 RM' 000
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A Key Data of Operating Results:

Revenue	385,358	227,357	272,520	279,614	159,560
(Loss) / Profit Before Tax	80,622	8,625	(13,812)	(64,275)	(49,176)
(Loss) / Profit After Tax	60,929	2,162	(22,470)	(73,214)	(52,482)
(Loss) / Profit Attributable To Equity Holders of the Company	60,929	2,162	(22,230)	(73,133)	(52,400)

B Key Data of Financial Position:

Total Assets	1,050,348	1,207,180	1,196,123	1,069,327	972,737
Total Borrowings	278,385	441,820	403,082	319,524	292,259
Equity Attributable to Owners of the Company	595,397	590,965	562,565	488,409	440,006
Total Equity	595,397	590,965	585,143	510,906	462,421

C Financial Indicators:

Return on Equity (%)	10%	0%	-4%	-14%	-11%
Return on Total Assets (%)	6%	0%	-2%	-7%	-5%
(Loss) / Earnings Per Share (sen)	17.31	0.61	(6.32)	(20.78)	(14.89)
Gross Dividend Per Share (sen)	4.00	-	-	-	-
Net Dividend Per Share (sen)	4.00	-	-	-	-
Net Assets Per Share (RM)	1.69	1.68	1.60	1.39	1.25
Net Gearing Ratio	0.39	0.72	0.65	0.55	0.48

[^] Restated following the first-time adoption of MFRS framework

Our Journey

1978



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.

1993

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.



2007



Selangor

Acquisition of 17.89 acres of land in Sungai Besi to develop One South, a mixed development flagship project.

The 1st phase of One South was launched at the start of 2010.



Ipoh

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

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

*Image for illustration only



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.

1991

2002

2008

Our Journey (cont'd)

2010



Negeri Sembilan

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

2018

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 was completed in January, 2020.



2020



Penang

Completion and hand over of the Group's maiden project in Penang, Meritus Residensi. Launched Phase 1 Aston Acacia in Bukit Mertajam, comprise of 311 units of serviced apartments.



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 acquisitions 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 U, Perak. Sakura comprises of 410 single-storey terraced houses spread across 25-acres of land is targeted to complete in Q3, 2021.



2015

2019

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.



PERAK Bandar U



Launched in 2017, Freesia measures 22 ft x 60 ft with a built-up size of 880 sqft. Comes with 3 bedrooms and 2 bathrooms and completed with high ceilings for added comfort. Built with practicality in mind, Freesia exudes an architecture concept with a modern and contemporary facade. Perfect for a small family, the homes allow for two cars and corner units come with a spacious garden area.

Situated within the dynamic and fast-growing 777-acre township of Bandar U, Freesia is nestled among a variety of amenities, including a Tesco Superstore, a KFC drive-thru restaurant, major universities (UiTM and Universiti Teknologi Petronas), police station, wet market, schools, banks and bus station terminals. The township also has a good selection of national primary and secondary schools, Islamic schools and kindergartens. Also located in the vicinity is Kolej Vokasional Seri Iskandar, Sekolah Menengah Teknik Seri Iskandar and Institut Latihan Kemas Seri Iskandar. Healthcare facilities include clinics and a well-equipped medical centre.

JOHOR BAHRU Taman Denai Alam



Launched in October 2017, OVAL @ Elemente at Taman Denai Alam comprises 64 cluster houses and 2 link bungalows. At the 73-acre township, Elemente is richly designed with tree-lined avenues, recreational gardens and green pockets.

With access and exit to at least six major routes and highways, Elemente 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.



Our Presence Across Malaysia (cont'd)



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.



PERAK

Bandar U

Strategically located in the dynamic bustling town of Bandar U, Perak, Sakura a 410-unit residential development with 5 Phases, spread across 25-acres of land. The single-storey terrace houses are expected to complete in Q4, 2021. Sakura presents practical living spaces with each unit measuring 22 ft x 65 ft with a built-up size of 814 sqft. Boasting 3 bedrooms and 2 bathrooms centered on offering residents a relaxing living space, complete with high ceilings for added comfort.



Highlights of 2020 - 2021



5th March
Knowledge Sharing
Session #3



30th April
IT Workflow Training



22nd May
IT Knowledge Sharing



1st June 2020 - 31st May 2021
Reintroduction of HOC
2020 -2021



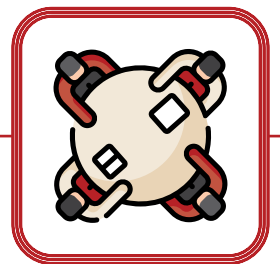
9th November
Performance
Management
System Refresher
Course



1st - 30th November
11.11 Deals



1st October - 31st March
Extension of Double
Bonanza Savings
Campaign



29th September
41st AGM



1st December
Knowledge Sharing
Session #4



14th December
Official Launch of
Sakura Phase 4



6th January
Official launch of
Sakura Phase 3



25th January
IT Knowledge Sharing

Highlights of 2020 - 2021 (cont'd)



30th June
Staff Townhall FY21



15th July - 30th September
Double Bonanza Savings Campaign (Group)



23rd July
Opening of Laundry @ Citywoods (JB)



28th July
Official Launch of Sakura Phase 2



24th - 27th September
Roadshow @ Sunway Carnival Mall, Seberang Jaya (Aston Acacia)



3rd - 9th September
Roadshow @ Mydin Mall, Bukit Mertajam (Aston Acacia)



25th - 30th August
Roadshow @ Tesco Extra, Seberang Jaya (Aston Acacia)



6th - 12th August
Roadshow @ Mydin Mall, Bukit Mertajam (Aston Acacia)



19th - 28th March
iProperty.com.my Virtual Expo (Group)



30th March
Official Launch of Sakura Phase 5



Hua Yang narrows 4Q loss to RM4m, full-year net profit at RM2.2m

Surin Murugiah / theedgemarkets.com

June 24, 2020 10:48am



KUALA LUMPUR (June 24) Hua Yang Bhd's net loss for its fourth financial quarter ended March 31, 2020 (4QFY20) narrowed to RM4.01 million, from a net loss of RM30.92 million a year earlier, due to lower finance cost and lower share of losses of associate compared with the previous year's corresponding quarter.

In a bourse filing yesterday, the property developer said revenue for the quarter fell 20% to RM58.02 million, from RM73.01 million in 4QFY19, mainly due to lower sales achieved and slower construction progress of Astetica Residences, Seri Kembangan. Loss per share narrowed to 1.14 sen from 8.78 sen previously.

For full year FY20, Hua Yang posted a net profit of RM2.21 million, compared with a net loss RM22.23 million a year earlier.

In a separate statement, Hua Yang chief executive officer (CEO) Ho Wen Yan said the Covid-19 pandemic is affecting the economy, both locally and globally. He said Hua Yang's focus is to remain ahead of the curve in the affordable home segment by spearheading innovative marketing initiatives to drive interest in its completed and ongoing projects.

"As we look forward to the second half of 2020, we are encouraged by the initiatives introduced by the government to spur the property market.

"Under the National Economic Recovery Plan (Penjana), several initiatives, such as the reintroduction of the Home Ownership Campaign (HOC), revision of the real property gains tax and upliftment of the financial margin for the third housing loan, will help stimulate the domestic property market.

"We do expect recovery to take time, but we believe these initiatives will move the needle in reigniting the sector," he said.

As at 10.10am today, Hua Yang shares were up 3.77% or one sen to 27.5 sen, valuing the company at RM96.8 million.



Hua Yang net loss shrinks to RM4m in fourth quarter

SUNJIZ
23 JUN 2020 / 22:34 H.

PETALING JAYA: Hua Yang Bhd saw a narrower loss of RM4.01 million for its fourth quarter ended March 31, from a net loss of RM30.92 million in the previous corresponding quarter, on lower finance costs and lower share of losses from associates.

Revenue, however, declined 20.5% to RM58.02 million, from RM73 million previously, due to lower sales achieved and slower construction progress from Astetica Residence, Seri Kembangan.

Total unbilled sales at the end of the quarter stood at RM117.61 million. The group has an undeveloped landbank of 451 acres across key regions with an estimated gross development value of RM5.2 billion.

For the full year, the group's net profit stood at RM2.21 million with a turnover of RM280.72 million, compared with a net loss of RM22.23 million and revenue of RM272.52 million seen in FY19.

Looking ahead, the group said recognising the changing business conditions and new social norms, it has continued to exercise prudence and adopted new business strategies to counter the fast-moving and unexpected variables from the pandemic.

"As the impact and risks of the Covid-19 pandemic is still not fully quantifiable, the board is taking a cautious approach for the coming financial year ending March 31, 2021 and is hopeful that the incentives in the recent short-term Economic Recovery Stimulus Package may mitigate partly some of the adverse impact of the pandemic," it said.



Kempen Penjimatan Bonanza Berganda Hua Yang

Hua Yang tawar penjimatan rumah sehingga RM128,000



Oleh Mohd Zaky Zainuddin
zaky@bh.com.my

KUALA LUMPUR: Hua Yang Bhd (Hua Yang), pemuju hartanah tempatan melancarkan kempen Penjimatan Bonanza Berganda bagi projeknya di Pulau Pinang, Perak, Lembah Klang dan Johor.

Ketua Pegawai Eksekutifnya, Ho Wen Yan, berkata inisiatif yang memberi penjimatan sehingga RM128,000 itu adalah sejajar dengan pelancaran semula Kempen Pemilikan Rumah (HOC) bagi menyuntik sokongan tambahan kepada pembeli kediaman yang dimajukan sarakat itu.

"Kempen Penjimatan Bonanza Berganda adalah peluang keemasan untuk kami menambah nilai dan membuka peluang kepada bakal pelanggan memiliki rumah impian mereka pada harga mampu milik, tanpa menjejaskan aspek kualiti.

"Ia menawarkan rebat khas bernilai RM15,000 bergantung kepada projek, fi tempahan lebih rendah dan juga pakej lain yang menarik.

"Tambahan lagi, pemilik rumah sedia ada Hua Yang yang memperkenalkan rakan dan keluarga juga menerima RM2,000, selepas pembelian dilaksanakan," katanya dalam satu kenyataan.

Kempen Penjimatan Bonanza Berganda Hua Yang bermula semalam hingga 30 September ini.

Menerusi kempen ini, Wen Yan berkata, Hua Yang berharap untuk menarik lebih ramai pembeli rumah pertama, yang menjadi sasaran utamanya.

"Tawaran daripada kempen ini juga akan diberikan kepada pembeli rumah Aston Acacia (Bukit Mertajam, Pulau Pinang), Elemence (Taman Denai Alam, Johor), Sakura (Bandar Universiti Seri Iskandar, Perak) dan juga projek-projek terpilih di Lembah Klang," katanya.

HOC, dilancarkan buat kali pertama pada 2019, adalah program kerajaan yang dirangka untuk merangsang transaksi hartanah menerusi rebat dan tawaran menarik.



Hua Yang launches 'Double Bonanza Savings' campaign



KUALA LUMPUR (July 16): Affordable housing developer Hua Yang Bhd has launched its Double Bonanza Savings campaign for its projects in Penang, Perak, Klang Valley and Johor.

In a statement today, Hua Yang said that with an estimated savings of up to RM128,000, this initiative is in tandem with the relaunch of the Home Ownership Campaign (HOC), which aims to give additional support to homebuyers who are seeking to purchase their own space.

First launched in 2019, the HOC is a government programme designed to encourage property transactions via attractive rebates and offerings, it said.

Hua Yang chief executive officer Ho Wen Yan said the Double Bonanza Savings campaign is an opportunity for the company to add value and offer potential customers home ownership at a much more affordable price.

"Our Double Bonanza Savings campaign offers a special rebate worth RM15,000 depending on the project, as well as lower booking fees and other attractive packages.

"Furthermore, current Hua Yang homeowners who introduce a friend or family will also receive RM2,000, upon the completion of their purchase," he said. Hua Yang's Double Bonanza Savings campaign will be effective from July 15, 2020 until Sept 30, 2020.

Through this campaign, Hua Yang hopes to engage with more first-time homebuyers who are their primary target audience.

Offers from this campaign will be extended to homebuyers of Aston Acacia (Bukit Mertajam, Penang), Elemence (Taman Denai Alam, Johor), Sakura (Bandar Universiti Seri Iskandar, Perak) as well as selected projects in Klang Valley.

At 11.05am, Hua Yang's share price dipped 1.79% or 0.5 sen to 27.5 sen, valuing it at RM96.80 million.

行管令衝擊銷售

華陽首季轉虧486萬

(吉隆坡 18日訊) 冠病与行管导致产业建筑停顿和冲击屋业销售, 华阳 (HUAYANG.5062, 主板产业组) 截至2020年6月30日首季由盈转亏485万9000令吉, 相比前期净赚369万9000令吉。

首季营业额跌80%, 至1661万令吉, 其中产业营收跌80.3%, 至1615万5000令吉。

该公司在初步文告中说, 预期受冠病与行管令冲击, 产业将维持颓势一些时日; 目前疫情未见平伏, 消费情绪料疲弱。

该公司董事部与管理层在推展新计划时保持谨慎, 将继续驱动现有计划的销售, 并专注在清完库存房屋。

Board of Directors

Tan Sri Dato' Seri Dr. Ting Chew Peh
Chairman / Independent Non-Executive Director

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



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

Ho Wen Fan
Alternate Director

Board of Directors (cont'd)



Dato' Tan Bing Hua
Senior Independent Non-Executive Director

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



Chew Po Sim
**Non-Independent
Non-Executive Director**



**Y.A.M. Tengku Dato' Rahimah Binti Al-Marhum
Sultan Mahmud**
Independent Non-Executive Director

- Member of Remuneration Committee



Tan Sri Dato' Seri Dr. Ting Chew Peh

Aged 78, 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, Sycal Ventures Berhad and UTAR Education Foundation. He also serves as a Director of several private companies.

Profile of Directors (cont'd)

Ho Wen Yan

Aged 47, Malaysian, Male
Chief Executive Officer

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 69, 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 77, 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 78, 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 Binti Al-Marhum Sultan Mahmud
Aged 55, 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 43, 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

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

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

LIST OF CONVICTIONS OF OFFENCE

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

All the Directors have complied with the minimum 50% attendance in respect of Board Meeting as required in the Listing Requirements. There were six (6) Board Meetings held during the financial year ended 31 March 2021 and the attendance of each Director is as follows:

NAME OF DIRECTOR	ATTENDANCE
1. Tan Sri Dato' Seri Dr. Ting Chew Peh	6 / 6
2. Ho Wen Yan	6 / 6
3. Dato' Tan Bing Hua	6 / 6
4. Chew Po Sim	6 / 6
5. Chew Hoe Soon	6 / 6
6. Y.A.M. Tengku Dato' Rahimah Binti Al-Marhum Sultan Mahmud	6 / 6

Profile of Senior Management



Ho Wen Yan
Chief Executive Officer

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

Aged 47, Malaysian, Male

Tan Hwai Lun
Chief Financial Officer

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

Aged 44, Malaysian, Male

He has more than 14 years financial management working experience. He currently oversees the finance strategy and planning of the Group.

Ng Kok Hong
General Manager

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.

Aged 45, Malaysian, Male

He has more than 19 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
Assistant General Manager

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.

Aged 52, Malaysian, Male

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



Tan Kwee Far
Assistant General Manager

Aged 48, 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 19 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
Assistant General Manager

Aged 38, Malaysian, Male

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

He has more than 15 years in construction and property development. He currently oversees the operations of the Northern region's branches.

Notes:

Save for the Chief Executive Officer who has family relationship with other Directors and / or major shareholders 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.