

環亞邀您
領悟非凡

*Wan Asia Invested you comprehend
the extraordinary*



Incorporated by 1992

環亞機構有限公司

Wan Asia

Corporation Berhad 1992-0101-1582 (243085-10)

一本您細讀后絕不後悔的手冊
A book you will never regret to read

全球貧困人口百分比

Global poverty headcount % ratio

環亞，為你建造 **家園**

Wan Asia build *home* for you

Conflicts in Syria and Yemen have caused the poverty rate to rise in the Middle East and North Africa region.

▲ MIDDLE EAST & NORTH AFRICA

2013 2015
2.6% 5.0%

▼ EUROPE & CENTRAL ASIA

2013 2015
1.6% 1.5%

▼ EAST ASIA & PACIFIC

2013 2015
3.6% 2.3%

▼ LATIN AMERICA & THE CARIBBEAN

2013 2015
4.6% 4.1%

▼ SOUTH ASIA

2013 2015
16.2% 12.4%

▼ SUB-SAHARAN AFRICA

2013 2015
42.5% 41.1%

不管是否願意觸及，**赤貧**
沒有立身之地的人，稱為

people who have no room to stay are called

Abject Poverty

Roughly half of the world's countries now have poverty rates below 3 percent.



企業願景

主要關注馬來西亞

- 我們的願望為未來鋪平了道路，充滿了成長機遇，成為了我們在建築，房地產，工業和基礎設施領域的領先企業集團之一。

企業使命

以客戶為中心

- 我們將客戶放在一切工作的核心，並在正確的時間以高質量和良好的態度不斷交付產品。
- 人人有其房
- 建造環境優良的低碳生活空間

團隊合作

- 我們共同努力，合作並取得成功。我們追求彼此的共同目標，相互信任，相互尊重並擁護多樣性。

企業目的

創新

- 我們熱衷於追求卓越的工作，始終通過新的思想和創造力尋求持續改進。

正直

- 在我們所做的每一件事和與我們打交道的每一件事中，我們都以專業的態度行事，始終兌現我們的諾言。

Corporate Culture

Corporate Vision

Primary focus in Malaysia

- Our aspirations have paved the path for a future, replete with growth opportunities to become one of Malaysia's leading conglomerates in our chosen fields of construction, property, industry and infrastructure.

Corporate Mission

Customer Focus

- We place our customers at the heart of everything we do, constantly delivering at the right time with high quality and great attitude.
- Everyone owns a House
- Build low-carbon living space

Teamwork

- We work, collaborate and succeed in unity. We trust, respect each other and embrace diversity in pursuing our shared goals.

Corporate Objective

Innovation

- We are passionate in our pursuit of work excellence, always seeking continuous improvements through new ideas and creativity.

Integrity

- We act with professionalism in everything we do and everyone we deal with, always delivering on our promise.

Who are we?

We are a Public Company limited by share. Established in 1992 by the name **Lee Yoke Wan Holdings Sdn. Bhd.** and changes to **Wan Asia Corporation Sdn. Bhd.** by 2007. With the good business developing, there is a willingness to list the company and change it to a quasi-listed name in 2021, **Wan Asia Corporation Berhad**, and its business address at Block B, 5th Floor, Lot 13 Jalan S 10/3, Seksyen 10 Off Jalan Bukit Kajang, Selangor, owned 5-storey office block.


Company registered number maintain the same 1992-0101-1582 / 243085-W.

WAC is a property development, investment and rental enthusiast, profitable organization, dedicated to the promotion of responsible real estate management nationwide.

「環亞」是一家發行股權的公眾公司。它成立於1992年辦事處設在「雪蘭莪」 「加影市」的市中心。

我們擁有自己的5層高辦公大樓，是房地產開發、投資和租賃的熱心者，一間有利可圖的「六優公司」，致力於在全國範圍內促進負責任的房地產管理。在「馬六甲」即有數十間兩層和三層的商業店。

公司在2021年議決要在「吉隆坡證卷所」掛牌上市，從而規劃一系列的準備工作，鞏固事業的永續經營。




1 / 10

Although all efforts has been carried out to ensure that the information provided is accurate and up to date, the Registrar of Companies will not be liable for any losses arising from any inaccurate or omitted information

CORPORATE INFORMATION

Name	: WAN ASIA CORPORATION SDN. BHD.
Last Old Name	: LEE YOKE WAN HOLDINGS SDN. BHD.
Date of Change	: 30-03-2007
Registration No.	: 199201011582 (243085-W)
Incorporation Date	: 25-06-1992
Registration Date	: Nil
Type	: LIMITED BY SHARES : PRIVATE LIMITED
Status	: EXISTING
Registered Address	: LOT 4.22, TINGKAT 4, WISMA CENTRAL, JALAN AMPANG, KUALA LUMPUR WILAYAH PERSEKUTUAN
Postcode	: 50450
Origin	: MALAYSIA
Business Address	: BLOCK B, 5TH FLOOR, LOT 13 JALAN S 10/3, SEKSYEN 10 OFF JALAN BUKIT KAJANG SELANGOR
Postcode	: 43000
Nature of Business	: 1. PROPERTY DEVELOPMENT, PROPERTY INVESTMENT, RENTAL OF PROPERTY 2. HIRING OF PLANT AND MACHINERY AND MOTOR VEHICLES 3. UNDERTAKING OF SUB-CONTRACT WORKS.



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Printing Date : 27-11-2020

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MENARA SSMSENTRAL, NO. 7 JALAN STESEN SENTRAL 5, KUALA LUMPUR SENTRAL, 50470 KUALA LUMPUR.
Tel: 03-2299 4400 Fax: 03-2299 4411

Lee
Yoke
Wan
Family

Wan Asia Corporation Berhad
1992-0101-1582 (243085-W)

Oriental
Crystal
Hotel
(worth 200m)

Platinum
Seputeh
KL
(worth 300m)

Wan Asia
Credit
Leasing

Wan Asia
Contractor

Sungai
Chua
Development
(worth 150m)

WAC
Property
(worth 100m)

Wan Asia
Hardware

年的輝煌和成就

30 YEARS OF PRIDE AND DISTINCTION



“At its best, property development uses the language of architecture to embody the spirit of the times, the spirit of the city, and the aesthetics of a given urban environment.”

Mr. Lee Yoke Wan, Founder / Chairman

在最佳狀態下，
房地產開發使用建築語言來體現時代精神，
城市精神以及特定城市環境的美學。



“Tough to start a Business, to manage cautious bring by side. Era being updating, innovate management is a bases requirement, to plan for through the in and out is needed”

Mr. Lee Boon Hong, 2nd Generation Executive Director

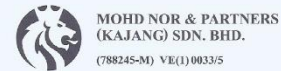
艱苦創業，謹慎經營。
時代不斷更新，創新管理是一項基本要求，
需要通過內而外進行規劃。

Wan Asia interview



*Oriental
Crystal Hotel
& Office Block*

PRIVATE AND CONFIDENTIAL



MOHD NOR & PARTNERS
(KAJANG) SDN. BHD.
(788245-M) VE(1)0033/5

iv) OPINION OF VALUE

Having regards to the foregoing, we are of the opinion that the Market Value of the interest in perpetuity in the subject property, HSD 46342, PT 39056, Bandar Kajang, District of Ulu Langat, State of Selangor, with vacant possession and free of all encumbrances **RM200,000,000.00** (RINGGIT MALAYSIA : TWO HUNDRED MILLION ONLY)

We confirm that we have exercised due care in carrying out the said valuation and know that the valuation report is required for purposes of INTERNAL MANAGEMENT ONLY.

SR MOHD NOR BIN ABD. MANAF
MRICS, MRISM, MMIPFM
CHARTERED SURVEYOR
REGISTERED VALUER (V 0097)
MOHD NOR & PARTNERS (KAJANG) SDN. BHD.

DATE OF VALUATION: 9/12/2010
OUR REF: MNPkj/0121-V012/SEL
MNAM/ms

200million

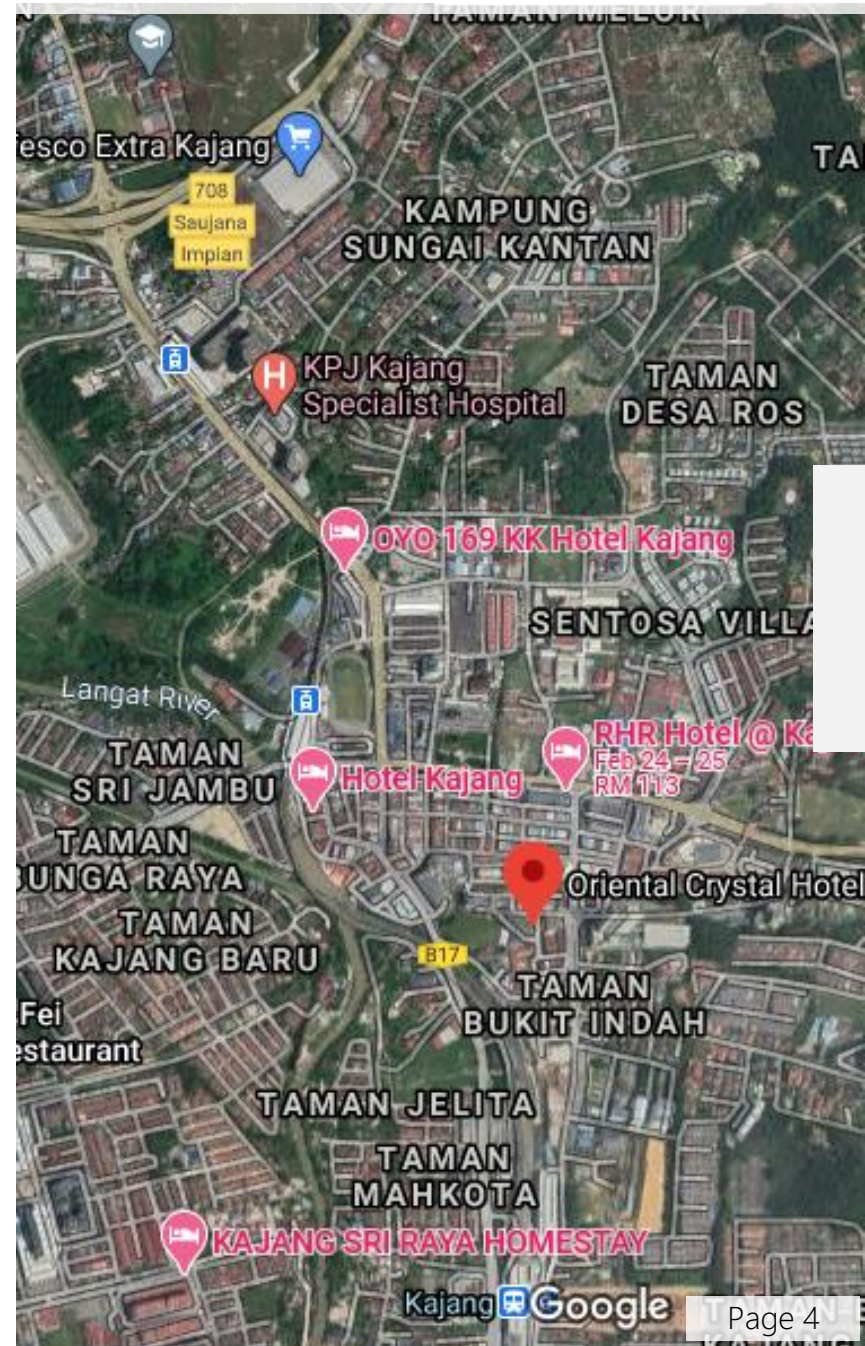


RICS
VE(1) 0033/5

MOHD NOR & PARTNERS
(K A J A N G) S D N . B H D .

(788245-M)

Chartered Surveyors, Registered Valuers, Estate Agents, Property Consultants
Tel No. : +603-8734 5502 / +603-8739 4076 Fax No. : +603-8734 5503 Email : mnpkjg@yahoo.com.my





大門 Hotel Main Entrance



餐廳 Restaurant



大堂 Lobby



客房 Guest Room



客房 Guest Room



泳池 Swimming Pool



大門 Office Block Main Entrance



大堂 Lobby



地下停車場 Basement Carpark



辦公樓空間 Office Space



電梯間 Lift Lobby



辦公樓空間 Office Space

現有
辦公
大樓
和
飯店
的
相片

Existing
Photos
of
Oriental
Crystal
Hotel
&
Office
Block



士布爹
Platinum
Seputeh 泊宮

After completion worth 300m

100million

PRIVATE AND CONFIDENTIAL



MOHD NOR & PARTNERS
(KAJANG) SDN. BHD.
(788245-M) VE(1)0033/5

iv) **OPINION OF VALUE**

Having regards to the foregoing, we are of the opinion that the Market Value of the freehold interest in the subject property, Geran 76263, Lot 20002 Seksyen 94, Bandar Kuala Lumpur, District of Kuala Lumpur, State of Wilayah Persekutuan KL approved for luxury condominium building development with vacant possession, free of all encumbrances is **RM100,000,000.00**

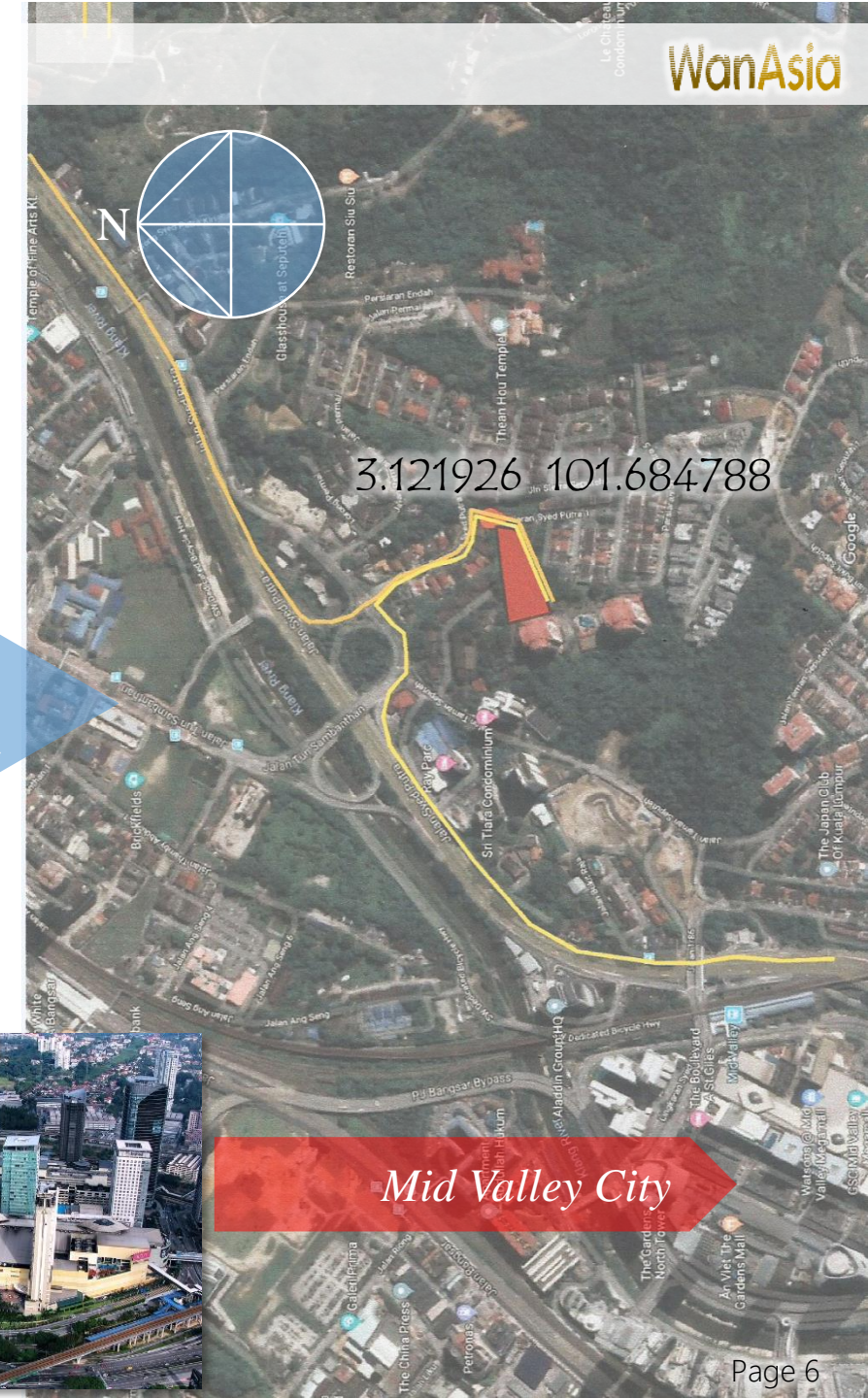
RINGGIT MALAYSIA : ONE HUNDRED MILLION ONLY.

We confirm that we have exercised due care in carrying out the said valuation and know that the Valuation Report is required for purposes of internal management.

SR MOHD NOR-BIN ABD. MANAF
MRICS, MRISM, MMIPFM
CHARTERED SURVEYOR
REGISTERED VALUER (V 0097)
MOHD NOR & PARTNERS (KAJANG) SDN. BHD.

DATE OF VALUATION: 22/12/2020
OUR REF: MNPKJ/0121-V013/KL
MNAM/ms

Worth 100m Before Construction



Mid Valley City



MOHD NOR & PARTNERS
(KAJANG) SDN. BHD.
(788245-M)

Chartered Surveyors, Registered Valuers, Estate Agents, Property Consultants
Tel No.: +603-8734 5502 / +603-8739 4076 Fax No.: +603-8734 5503 Email : mnpkjg@yahoo.com.my



士布爹
Platinum
Seputeh 鉑宮

The designer's plan for the Platinum Seputeh 設計師筆下的士布爹鉑宮規劃圖

影視廳
Television Hall



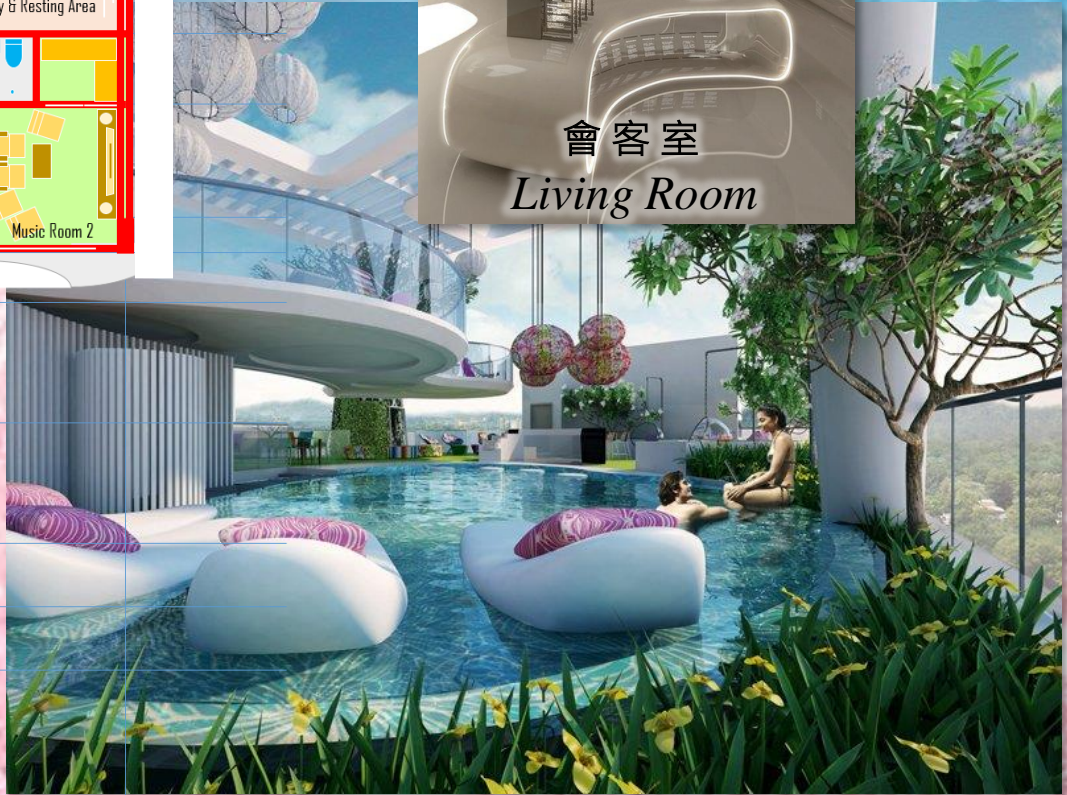
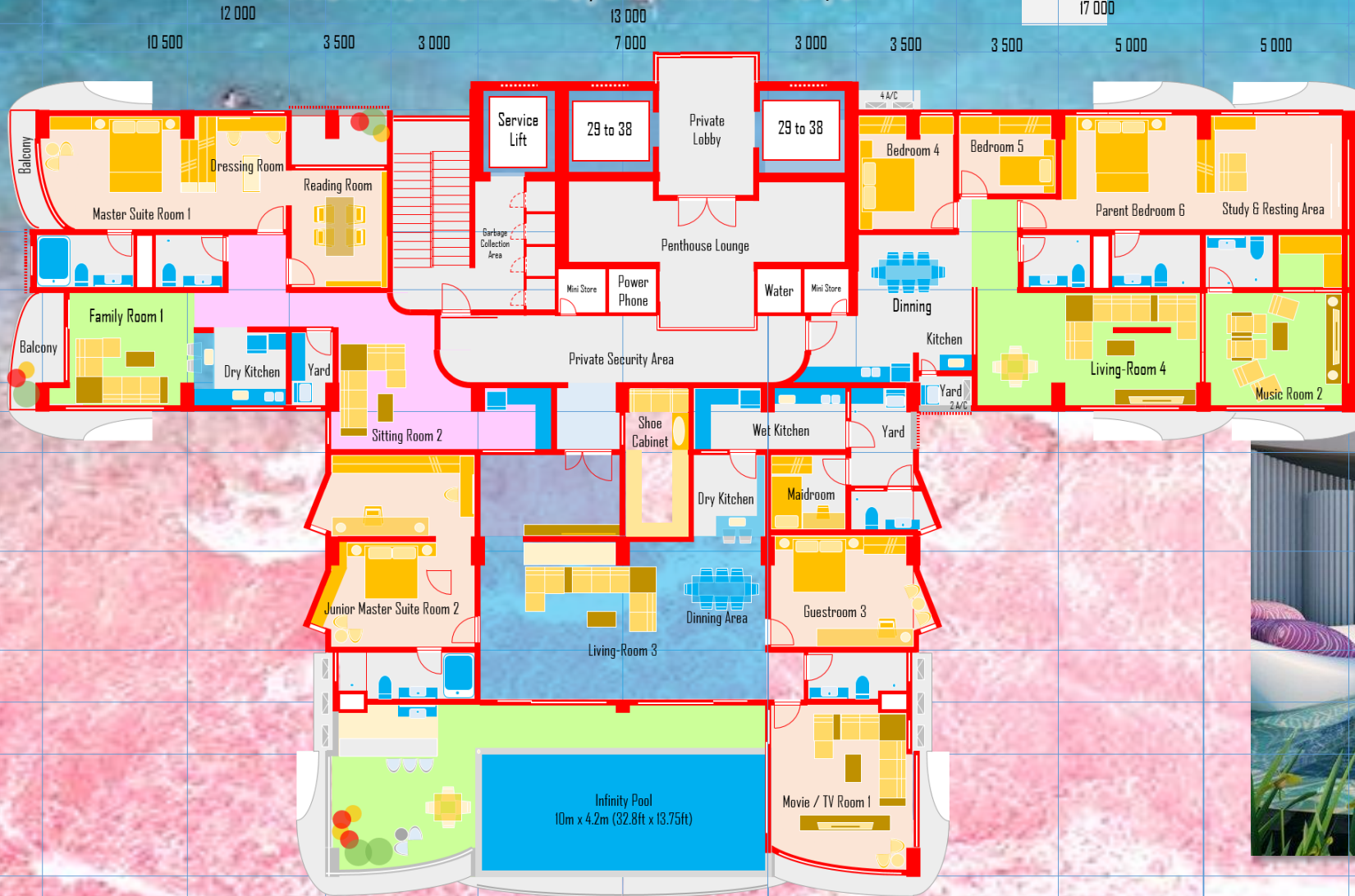
戶外庭園
Out-door Garden

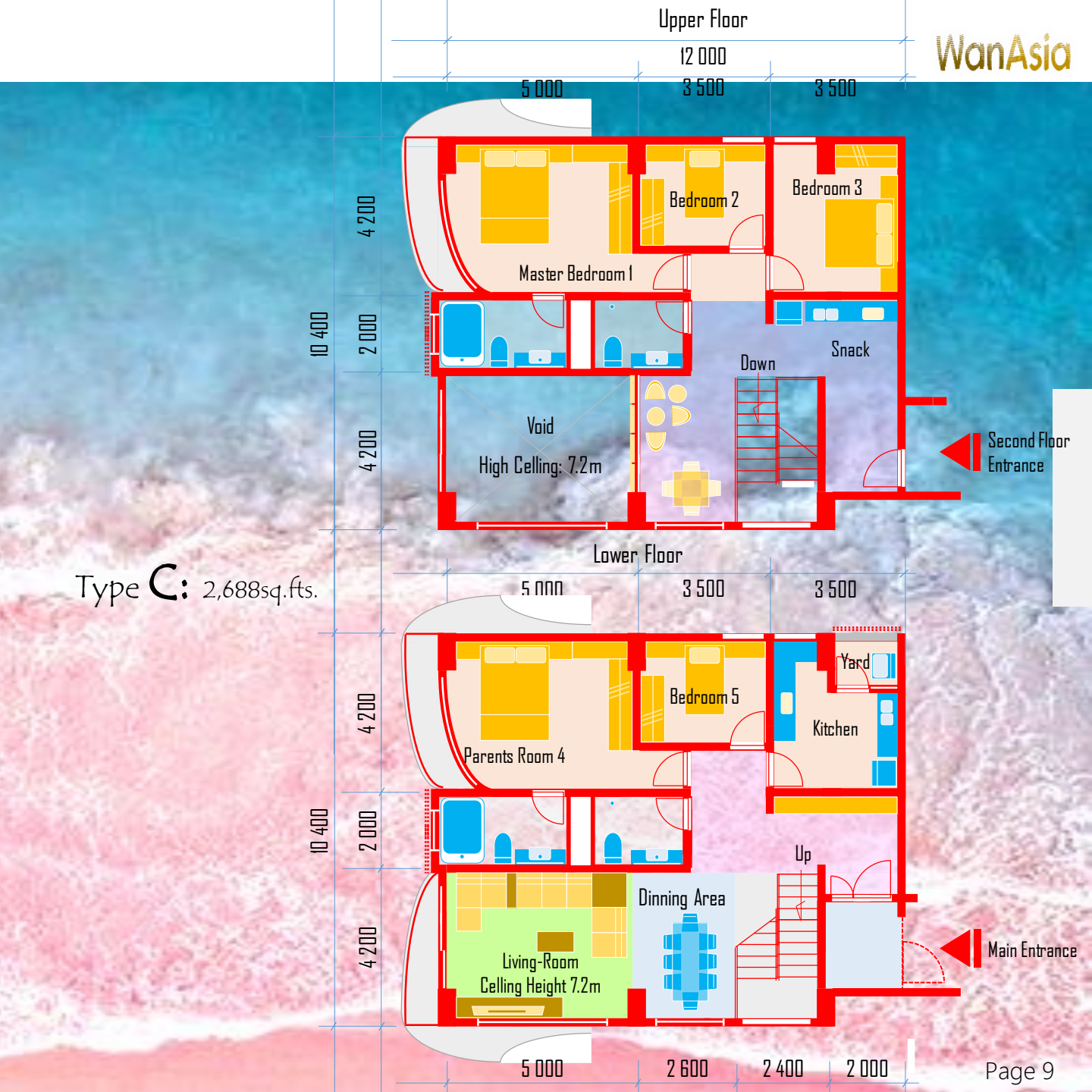
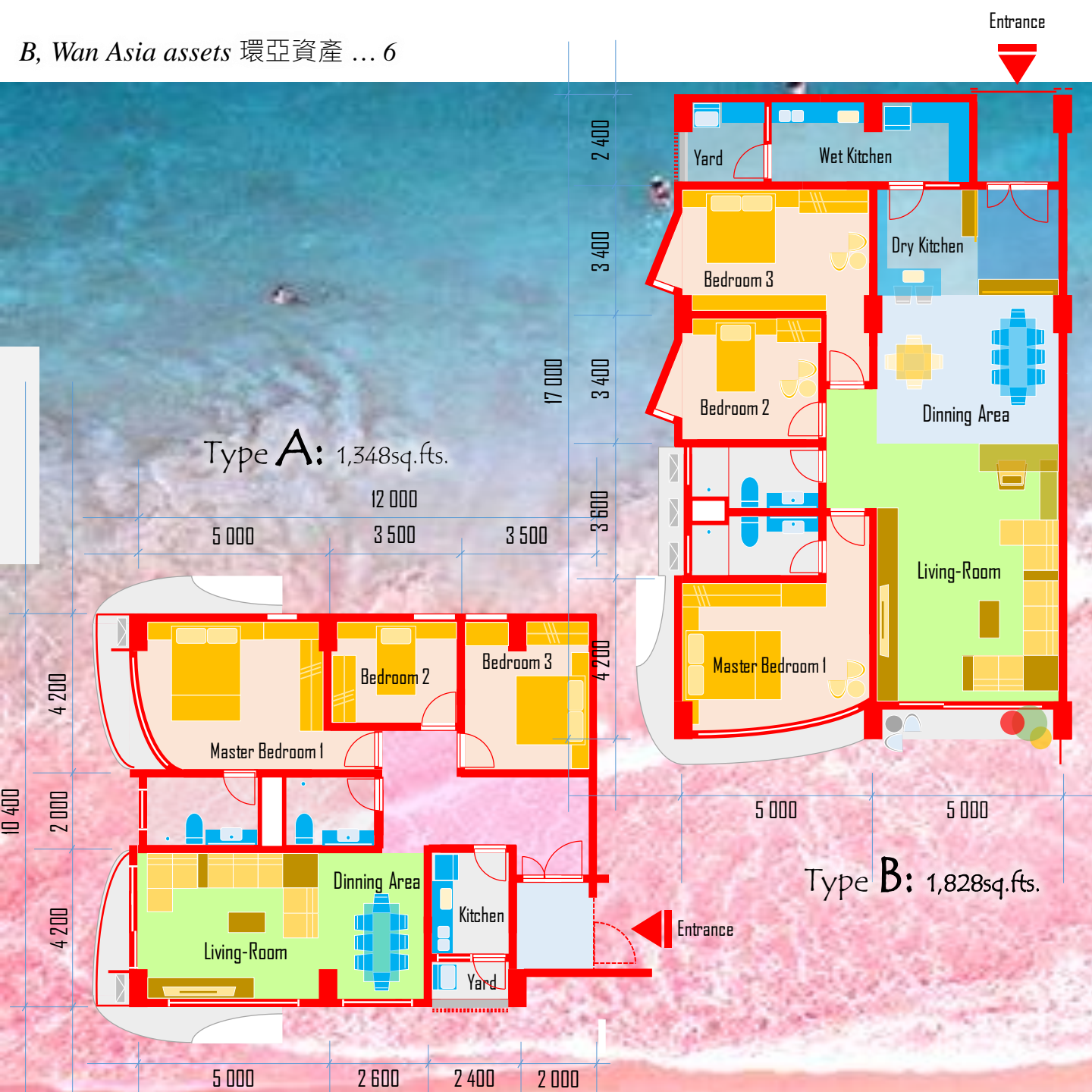


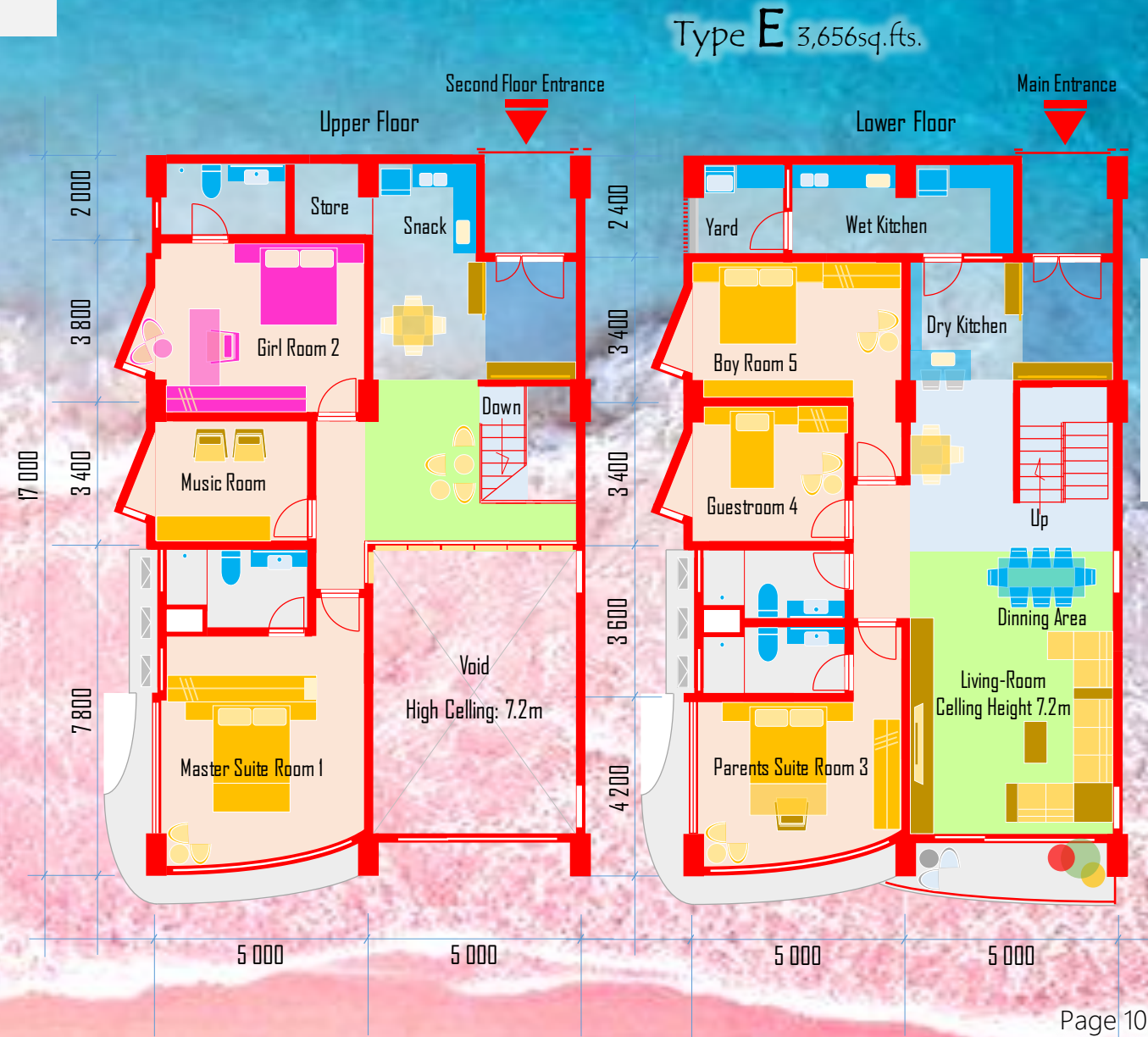
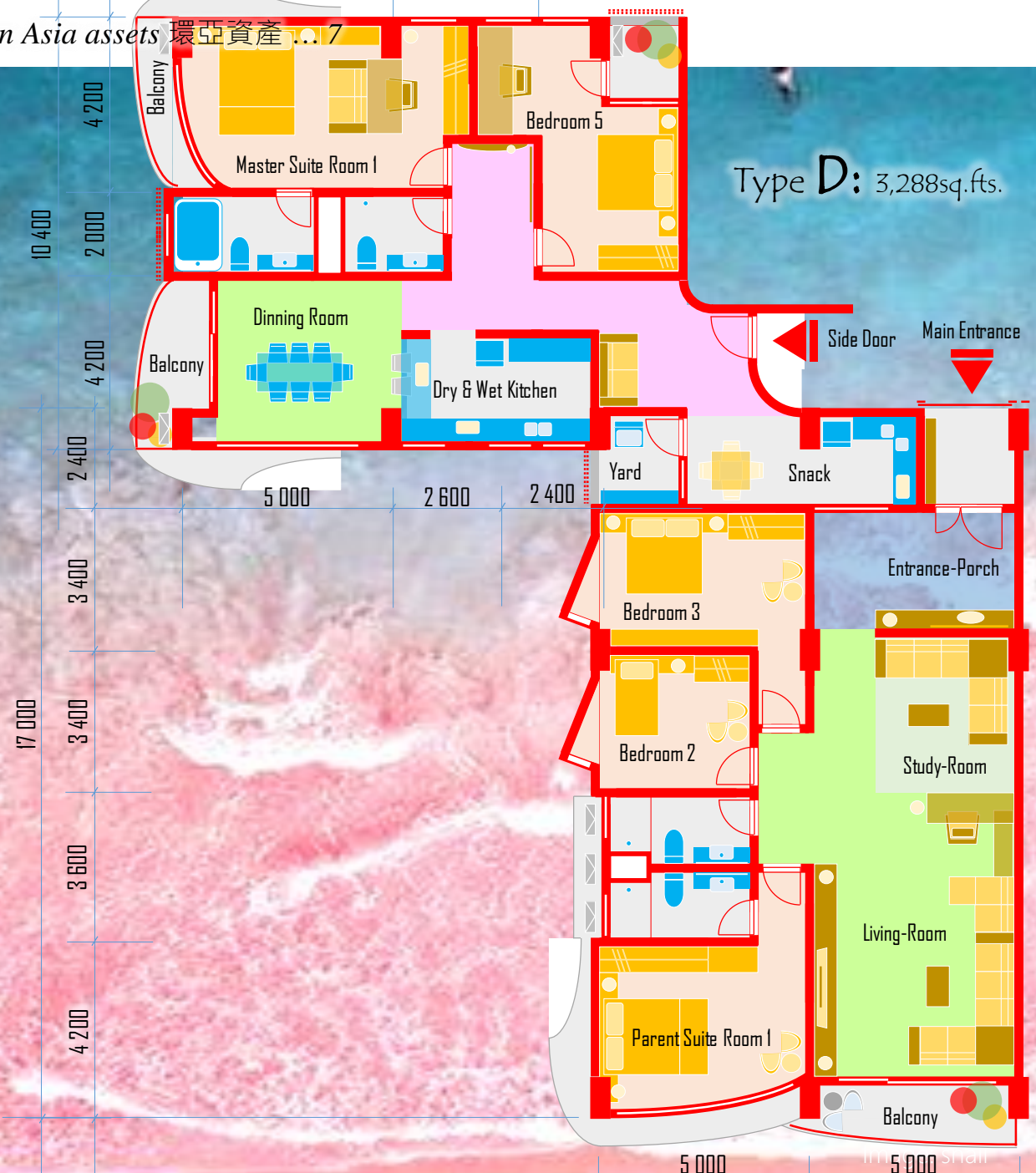
健身中心 *Fitness Centre*



Penthouse: Level 48, Unit O1
678sq.m. (7,298sq.ft.)
6 bedrooms, 8 bathroom, dry / wet kitchen, 6 car park







Valuable reference from Authority data 官方數據值的借鏡

Other Real Estate 其他產業		
1	Pusat Perdagangan Millennium Malaca 49 units of 2 & 3 Storey Shop-house	30,000,000
2	Construction Equipment etc	3,000,000
3	Land and Factory Building	3,000,000
4	Sungai Chai, under progress to development into a Shopping Mail and Apartment	7,000,000
5	Shop-lot & Houses	5,000,000
6	Other assets	7,000,000
Worth minimum 55 million		

- 1, Hotel and Office Block: 200Million
- 2, KL Seputeh Development Land: 100Million
- Project Worth: 200Million
- 3, Other Real Estate: 50Million
- 4, Fund Raised: 150Million

700Million



收取租金者如開發一個採不盡的金礦一樣
Rental collectors are like developing an endless gold mine

Expect Income	2021	2022	2023	2024	2025
From Hotel	8,000,000	8,000,000	8,400,000	8,400,000	8,800,000
From Office	2,400,000	2,400,000	2,520,000	2,520,000	2,640,000
From Houses	240,000	240,000	252,000	252,000	264,000
From Shop House	1,440,000	1,440,000	1,512,000	1,512,000	1,664,000
From Service Apartment	1,200,000	1,200,000	1,260,000	12,260,000	12,320,000
From Contract	600,000	600,000	3,000,000	4,000,000	5,000,000
Other	350,000	350,000	850,000	900,000	1,000,000
	14,230,000	14,230,000	17,794,000	29,844,000	31,688,000



馬來西亞吉隆坡 - 紀念金幣
2018 Medallion Souvenir Gold Coin - Kuala Lumpur Malaysia



LAWS OF MALAYSIA

The provisions of the Tenancy Law 租賃法律上有規定

Currently, there's no specific legislation covering **tenancy agreements**. Although a study is underway for a much-anticipated **Residential Tenancy Act**, it is still a few years away from being implemented.

目前，大馬並沒有專門針對「租賃協議」的立法。雖然備受期待的「住宅租賃法」正在研究中，但距離實施仍需數年時間。

According to the **National Land Code**, any rental under three years is defined as a **'tenancy'**. This does not require registration. However, if it exceeds three years, then it is defined as a **'lease'**. This would require registration.

根據「國家土地法」，任何三年以下的租約均被定義為「租賃」(Tenancy)，而這不需要註冊。但是如果超過三年，則將其定義為「租契」(Lease)，這將需要註冊。

Despite not having a regulatory framework for **tenancy agreements**, Malaysia does have a few provisions to solve any disputes related to tenancy. The related laws are:

儘管馬來西亞沒有「租賃協議」的監管框架，但確實有一些條款來解決與租賃有關的糾紛。以下為相關法律：

- **Contracts Act 1950:-** Legislation which covers tenancy agreement conflicts.
《1950年合同法》：涵蓋租賃協議衝突的立法。
- **Civil Law Act 1956:-** Legislation which covers disputes regarding rent payments.
《1956年民事法法令》：立法涵蓋關於租金糾紛。
- **Distress Act 1951:-** Legislation covering matters of eviction.
《1951年遇險法案》：關於驅逐事項的立法。
- **Specific Relief Act 1950:-** Landlords are prohibited from evicting the tenant, change the locks, etc., without a court order.
《1950年特定救濟法令》：在沒有法院命令的情況下，房東不得驅逐租客、更換門鎖等
- **Common-Law/Case Law –** Overarching framework which covers rental disputes.
《普通法例 / 判例法》：涵蓋租賃糾紛的總體框架。

Wan Asia Practice

Property Management Program 物業管理系統

- 1, On Time Rent Collection 準時租金收取
- 2, Quality Tenants 優質租戶
- 3, Tenant Warranty 租戶保修
- 4, Property Management Expertise 物業管理專業知識

Six points on the perfect investment pitch 完美投資的六優公司

Always was there, and will always be there

永遠在那裡 · 永遠都會在那裡

**1, regardless about the recession / shrinking GDP data,
the Company can MAKE money!**

無論是「經濟衰退」或「國內生產總值數據萎縮」，「企業」都可以賺錢

2, A really good opportunity!

物業均在優良地點 · 深俱發展空間

3, Company is a Contractor / Developer sector!

是建築承包商及房屋發展商

4, Money that raised for develop more houses!

籌集到的資金用于開發更多的房屋

5, A good background and experience company since 1992!

勤性十足的1992設立公司 · 30年成長的有經驗團隊

6, Scalability, have global appeal!

可擴展性！極俱外資青睞

All six points positive 六個重點都能契合



Join-hand with **WAC**
for a brighter tomorrow

携手同行 **環亞** 迎向更美好明天

wan asia 環亞 預算2023年底上市

is prepare to list by year end of 2023

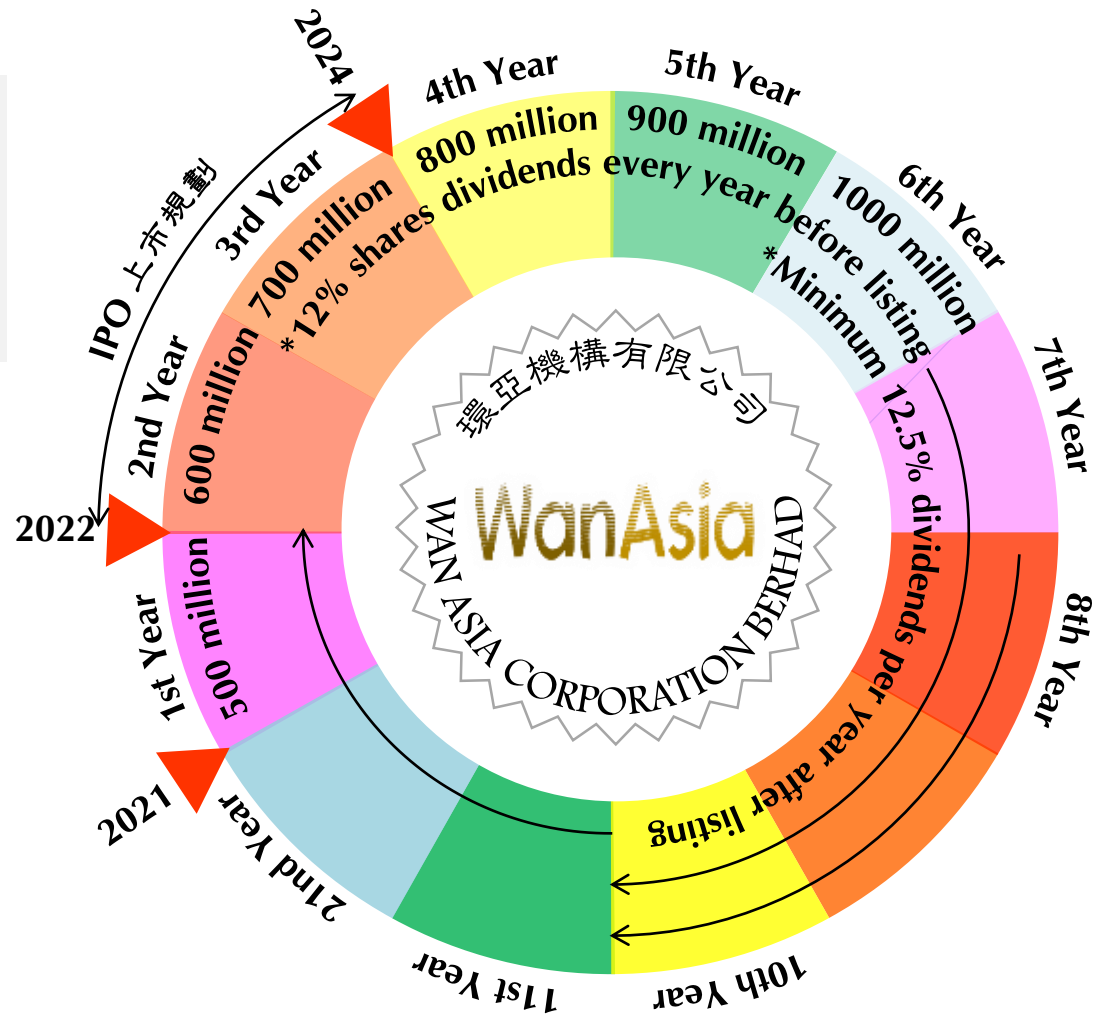


Banker

Auditor

Solicitor

Advancer



Public Bank Bhd

A-1, 2 & 3, Jalan PJU
5/14, Kota Damansara,
47810 Petaling Jaya,
Petaling, Selangor
Tel: 603-6148 3766
SWIFT: PBBEMYKL
Web: pbebank.com



RHB Bank Bhd

No. 27-G / 1, Jalan PJU
5/3, Dataran Sunway,
Kota damansara, 47810
Petaling Jaya, Selangor
Tel: 603-9206 8118
SWIFT: RHBBMYKL
Web: rhbgroup.com

K.H.HO & Co.,

Kevin Lo &
Associates

Dr. Charlie Ngu
Dr. TJ Chai
Dr. Sia TM
Dr. Ngu LN

WanAsia

環亞機構有限公司

Wan Asia Corporation Berhad

1992-0101-1582 (243085-W)

Block B, 5th Floor, Lot 13 Jalan S 10/3, Seksyen 10 Off Jalan Bukit Kajang, Selangor Darul Ehsan, Malaysia,

Live into the Future

The most appropriate example of modernism and complexity, a model of the house of the future.

是現代主義和複雜性的最合適的典範，是未來房屋的典範。



Prepared by: Hexatage Commodity Consultant

B-10-1, Bayu Tasik 1, Jln Sri Permaisuri 5, Bandar Sri Permaisuri, 56000 Kuala Lumpur.