



SUSTAINABLE ASSETS

REAL ESTATE & HOSPITALITY

Executive Overview



Sustainable Assets Group (SAG) is a visionary real estate development and hospitality management company at the forefront of sustainable transformation.

Our mission is to unlock hidden value in **unutilized and underperforming assets** — be it land, hotels, or commercial properties — by repurposing them into high-performing, eco-conscious spaces that meet the evolving demands of today's investors, travelers, and communities.

At SAG, we don't just develop properties — we create **purpose-driven destinations**. Through a disciplined focus on sustainability, innovation, and ESG compliance, we future-proof our developments while generating strong, resilient returns.

Building Sustainable Buildings. Resorts & Townships



Our projects are aligned with global environmental benchmarks and regulatory standards, positioning us as an early mover in a growing green asset class.

What is a Circular Economy in Real Estate?

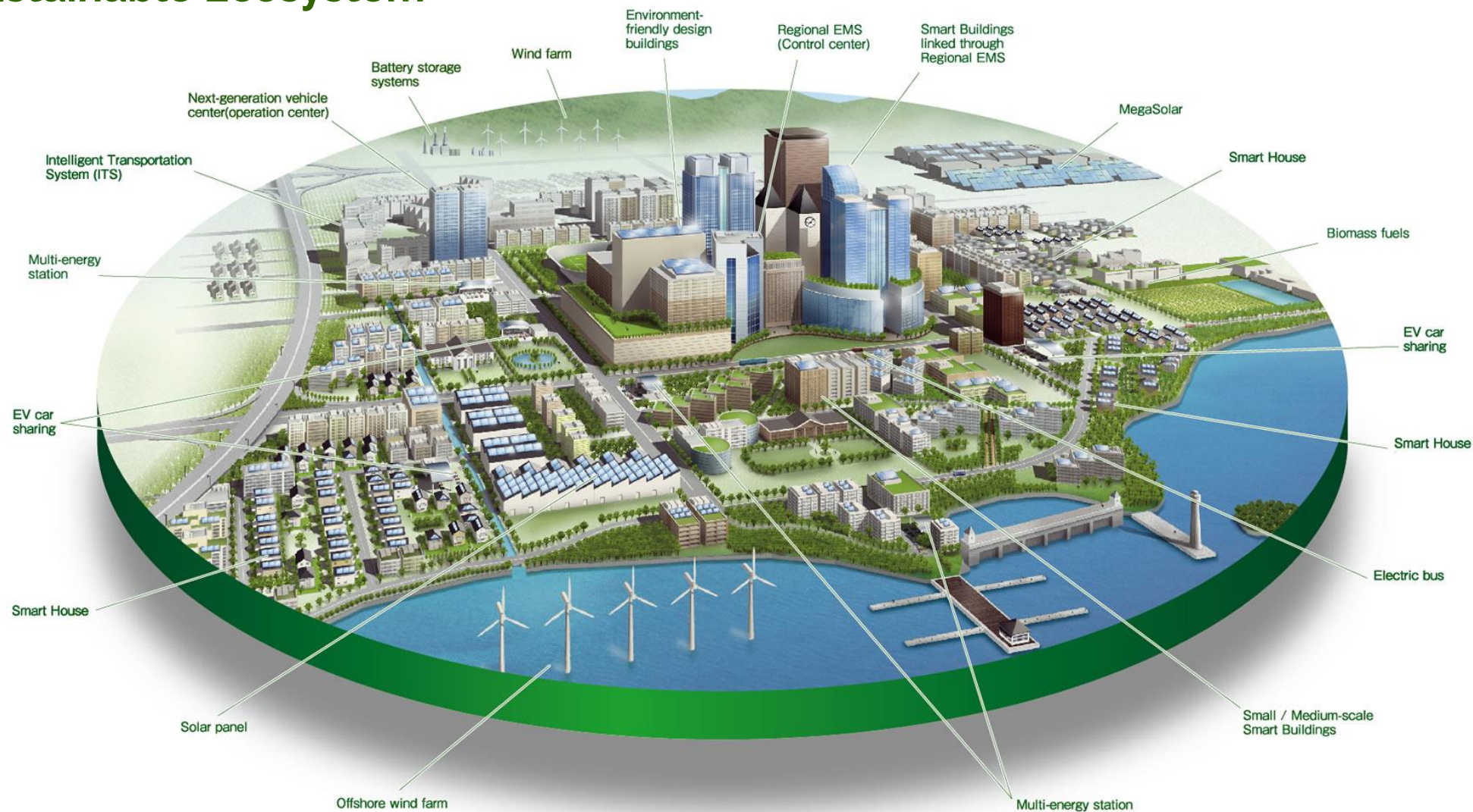
In real estate, a circular economy signifies a sustainable model advocating recycling, repurposing, and regeneration. It aims to create structures that are environmentally friendly, functionally efficient, and adaptable to future changes.

We bring together deep expertise in real estate, hospitality, finance, and environmental design to identify overlooked opportunities and transform them into thriving, socially impactful ecosystems. Each project is guided by our commitment to responsible development, circular economy principles, and long-term stakeholder value.



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The Sustainable Ecosystem

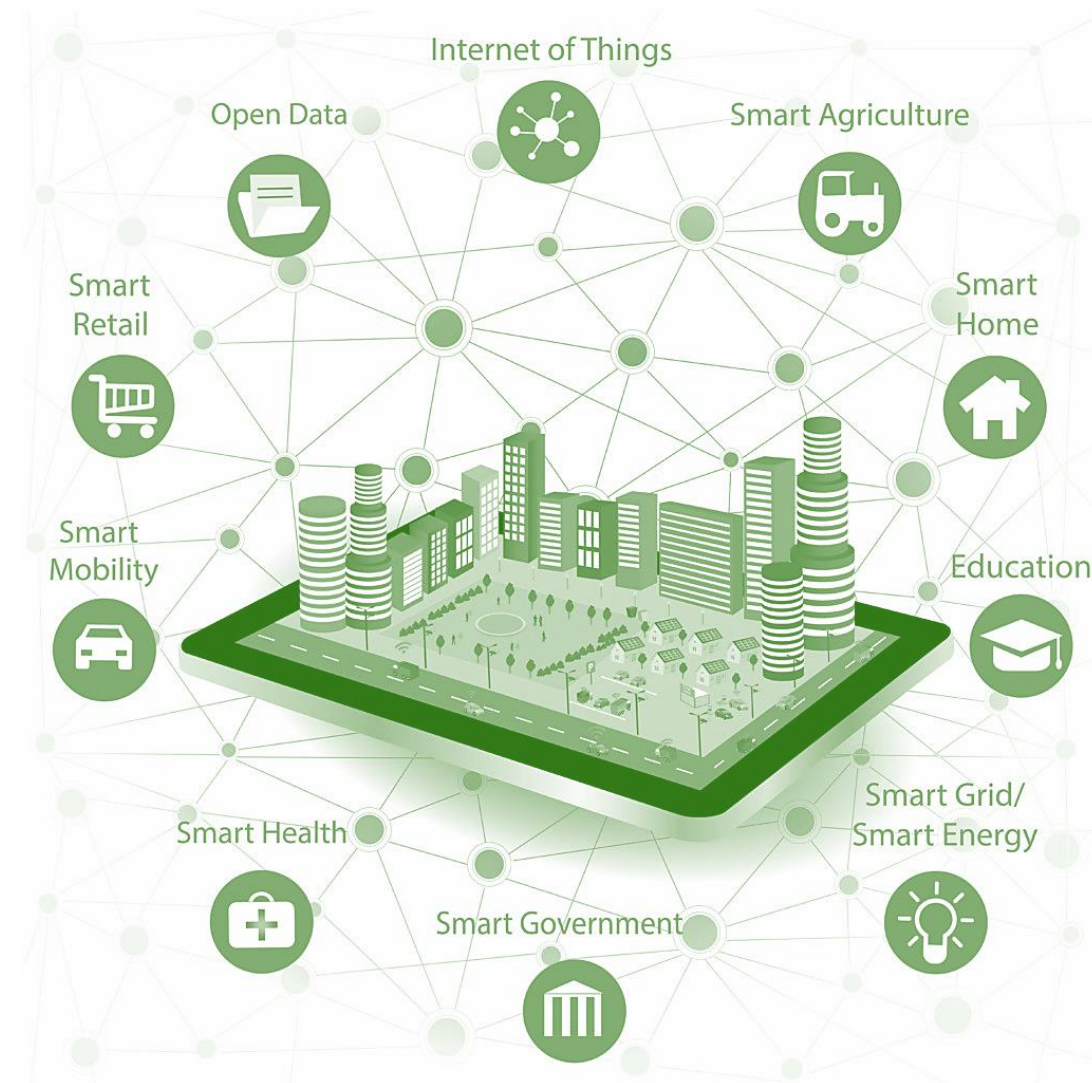


Smart City Technology

Our innovative developments integrate green building principles and cutting-edge smart city technologies, fostering seamless connectivity, enriching lifestyles, and raising community living standards.

Our projects will be the growth catalyst for community building, as it stimulate value creation for all stakeholders:

- Enhanced property value and ensuring returns for investors.
- Supporting environmental stewardship through energy-efficient systems, waste reduction initiatives, and renewable energy integration.
- Establishing vibrant, resilient communities with smart infrastructure that adapts to future needs.





Our Team

Management Team



William Du

***Chief Executive
Officer***

Licensed Realtor:
REN 75083

William Du is an experienced asset manager, corporate advisor & venture builder focused on helping entrepreneurs grow and create value. He is passionate about sustainable business, with active involvement in green finance, farming, and renewable energy.

He is the Founder and CEO of Ingenious Haus Group, a boutique financial firm offering corporate finance, private equity, and wealth management services since 2004. William has extensive experience in asset management, IPOs, M&As, and corporate restructuring.

William serves as a Non-Executive Director of a NASDAQ-listed SPAC and was previously Chairman of a London Stock Exchange-listed investment firm. Besides,

William holds an MBA and a First-Class Honours degree in Accounting from University of Hertfordshire.

Management Team



Jason Chow

**Chief Operating
Officer**

Property Development

Jason Chow is a seasoned entrepreneur and business strategist with over 25 years of experience across real estate, construction, banking, telecom, and consulting.

Jason is the Founder & CEO of Whitespace International, serving over 500 SMEs with serviced and virtual office solutions since 2009.

Jason has held leadership roles in business development, project execution, and financial governance. He was involved in regenerative medicine, promoted medical tourism, and managed luxury real estate projects like Ruyi Residence in KLCC. Previously, he oversaw regional growth at Yamako Pacific and led a USD 100 million infrastructure financing program at Citibank.

Jason holds an MBA from the University of Bath and a Civil Engineering degree from Monash University.

Management Team



Sandeep Grewal

**Chief Operating
Officer**

Hospitality
Management

Sandeep Grewal is a seasoned entrepreneur and hospitality innovator with over 20 years of experience in property investment, hotel management, and business automation. He has developed successful hospitality ventures, from home-sharing networks to luxury resorts, with many properties earning top ratings on major booking platforms.

As CEO of Alia Hotels, he introduced the "Results as a Service (RaaS)" model, driving operational efficiency and revenue growth through tech-enabled solutions. Previously, he co-founded SubHome Management, Malaysia's largest home-sharing platform, and led the rebranding of an international hotel chain.

With an Information Technology & Project Management degree from Middlesex University, Sandeep continues to lead innovation in the hospitality industry, focused on guest-centric strategies and operational excellence.

Sustainable & Value Creation with SAG: Let's Work Together!



High-Growth Market: Growing global demand for sustainable real estate and ESG-compliant investments.

Asset Upside: Proven ability to revitalize undervalued assets and deliver superior returns.

Impact-Driven: Investments that create measurable environmental and social benefits.

Future-Ready: Portfolio aligned with net-zero targets, green certifications, and next-gen hospitality trends.

Experienced Team: Led by industry professionals with a track record in sustainable development and capital markets.

We invite visionary strategic partners & investors to join us in creating enduring impact while capitalizing on one of the most compelling shifts in the global investment landscape.

Upcoming Projects



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An Illustration of Sustainable SME Park

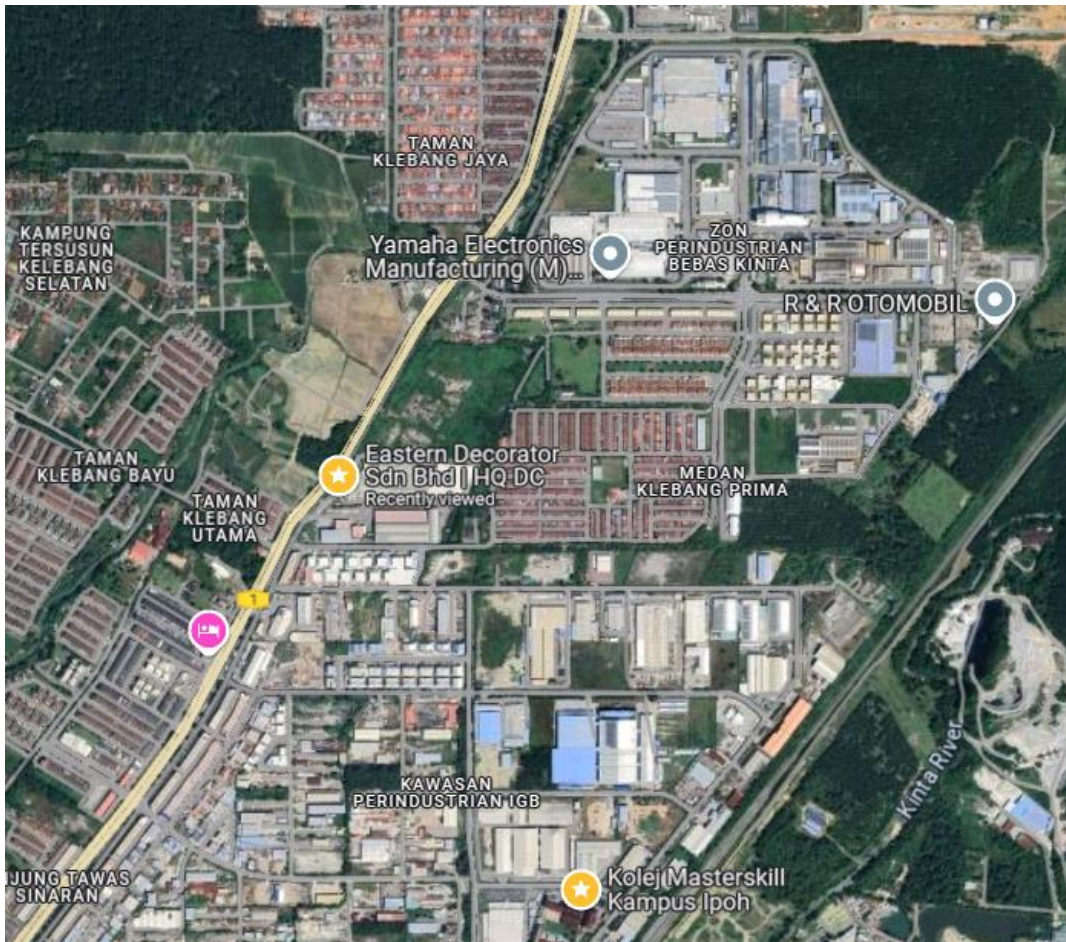


KLEBANG PARK @ KUALA KANGSAR, IPOH

Proposed Industry Planning Concept Design in Jln Kuala Kangsar, Kawasan Perindustrian LGB, 30010 Ipoh, Perak
For Sustainable Assets Sdn Bhd

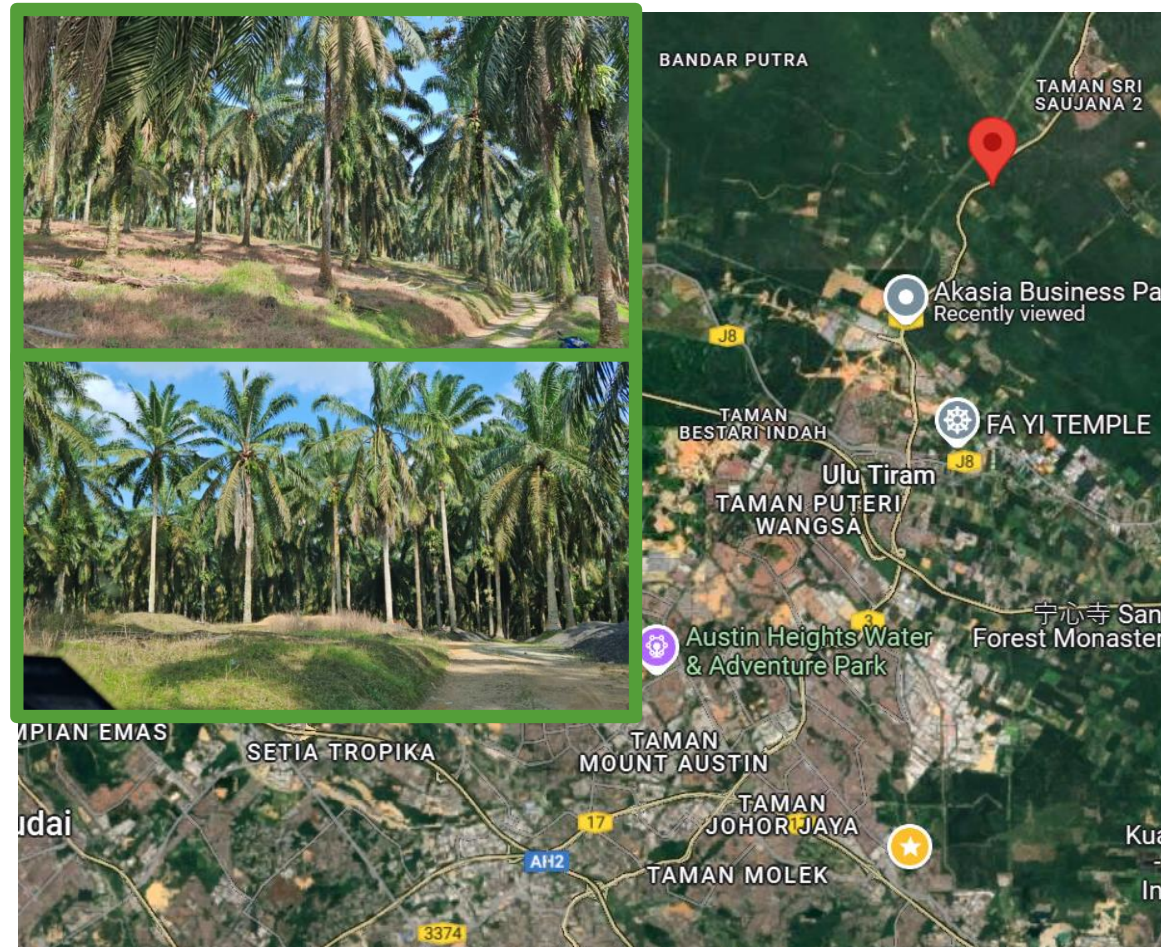


Industrial Project: Klebang Industrial Park, Ipoh



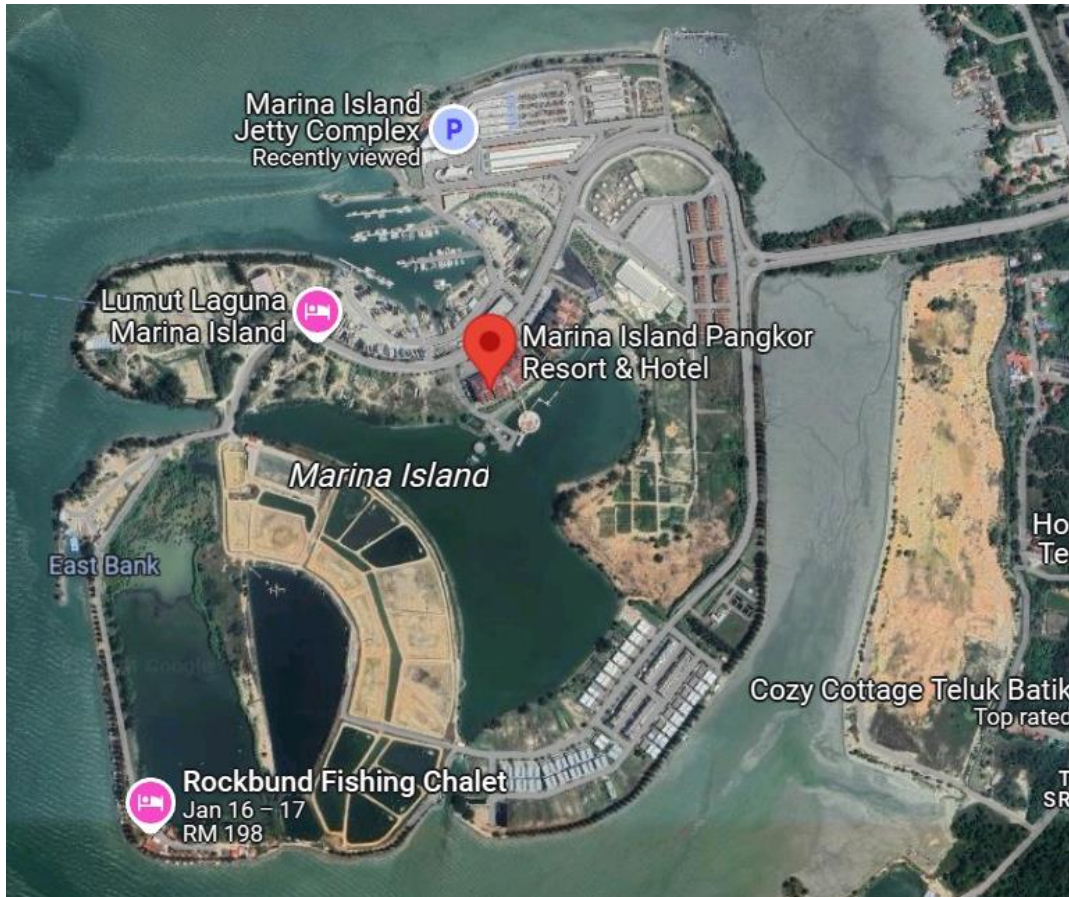
Location	Klebang, Ipoh
Land Size	23 Acres
Project	Industrial Land: - Hi Tech Business Park - SME Industrial Park
Est. GDV	Up to RM 350 million
Completion	Q1 2028
Status	JV, feasibility study stage

Industrial Project: Industrial Park, Kota Tinggi, Johor



Location	Ulu Tiram, Johor Bahru
Land Size	39 Acres
Project	Industrial Land: - Hi Tech Business Park - SME Industrial Park
Est. GDV	Up to RM 500 million
Completion	Q1 2028
Status	JV, feasibility study stage

Smart Tourism City Development: Marina Island, Perak



Location	Lumut, Perak
Land Size	Up to 150 acres
Projects	Resort & Hotels Assisted Living & Nursing Care Commercial & business centres Marine & Wellness College & University Student Hostels
Est. GDV	RM 3 - 5 billion
Completion	Phase 1 2028, 2025 – 2035
Status	JV, feasibility study stage

Commercial Project: Laguna Heights Mix-Development



Location	Laguna Height, Johor Bahru
Land Size	1.6 acres
Project	Commercial Land: <ul style="list-style-type: none">- Mix-Development- Retail/Shop Lots- Kindergarten & Day Care
Est. GDV	Up to RM 120 million
Completion	Q4 2027
Status	JV, feasibility study stage

Disclaimer

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