



SUSTAINABLE ASSETS
HEALTHCARE & HOSPITALITY



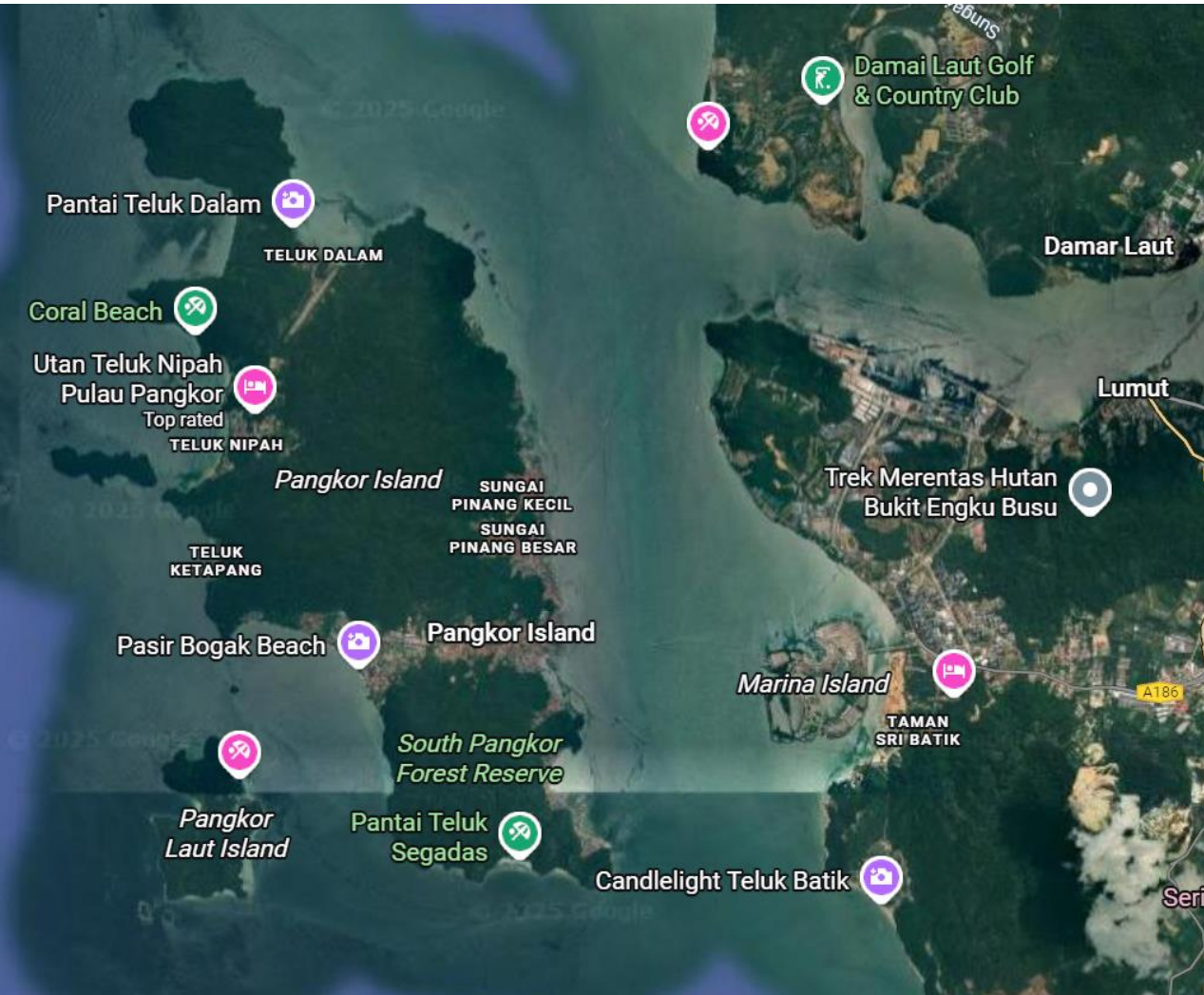
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Sustainable Wellness City @ Marina Island Perak



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Marina Island – Gateway to Pangkor Island



- Main ferry terminal connecting **Marina Island to Pangkor Island** within 10 mins (shortest route).
- Handles 4,000–5,000 passengers per day on average weekends; can exceed 10,000+ during holidays or festivals.
- 24-hour secured parking.



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Sustainable Wellness Development Plans @ Marina Island



Location	Lumut, Perak
Land Size	Up to 100 acres
Projects	Medical & Wellness Center Medical University & Nursing School Senior Living with Assisted Living Resort & Hotels Student & Staff Hostels
Est. GDV	Up to RM 3 billion
Completion	Phase 1 2028, 2025 – 2035
Status	JV, feasibility study stage



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Existing Infrastructure at Marina Island



Project Overview: Sustainable Wellness City

Longevity + Vitality = Quality of Life

Sustainable Wellness City (the “City”) is envisioned as a holistic destination for wellness, designed to enhance **Longevity, Vitality, and Quality of Life** for the community. The City promotes preventive care, active ageing, community wellbeing, and environmental responsibility, creating a resilient healthcare-led destination that supports healthier, longer, and more fulfilling lives.

At its core, the City features a comprehensive medical hub anchored by a state-of-the-art **Hospital & Specialist Medical Center**, providing Preventive & Regenerative Healthcare and an integrated **Wellness Centre** offering Rehabilitation and Longevity programs.

Complementing this is a thoughtfully designed **Senior Living** precinct, encompassing independent living, assisted living, and professional elderly care, enabling residents to age with dignity, security, and continuous access to medical support.

To ensure long-term excellence and talent sustainability, the development is supported by a **Medical and Nursing School**, fostering clinical innovation, research, and a steady pipeline of skilled healthcare professionals.



The 4 Pillars of Sustainable Wellness City

The **Sustainable Wellness City** aims to generate sustainable, multi-sector revenue streams at Marina Island. The 4 pillars positioning Marina Island as a holistic destination for wellness, designed to enhance **Longevity, Vitality and Quality of Life** for its community.



Medical

Featuring a **Hospital** with specialist centers, diagnostic services, and advanced wellness therapies, designed to capture rising demand for quality private healthcare in Perak, Malaysia and the Asia region.



Education

A purpose-built **Nursing & Medical School**, and **Center of Excellence** for medical R&D to supply a continuous pipeline of qualified healthcare professionals for our healthcare group, to support talent development and ensure long-term workforce sustainability.



Wellness

Senior Living with aged-care and assisted-living residences, complemented by aesthetic, regenerative stem-cell & other wellness services, targeting Malaysia's and Asia's rapidly growing silver economy & retirees seeking comfort, safety & community.



Hospitality

Beachfront resorts, wellness retreats, and lifestyle amenities, integrated with duty-free retail, enhancing tourism traffic and supporting long-term commercial viability.

Collaboration: Sustainable Assets + Renowned Medical Specialist



Development of a State-of-the-Art Medical Wellness Center

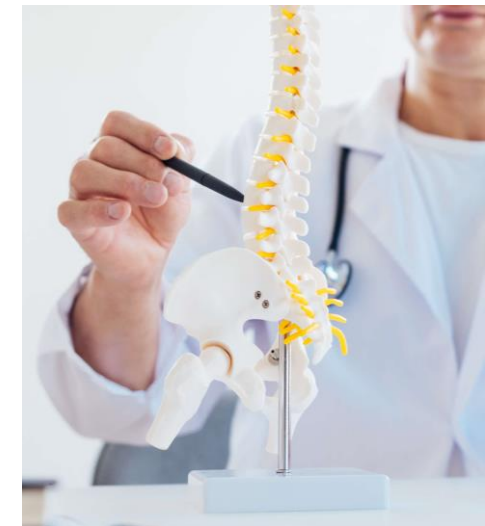
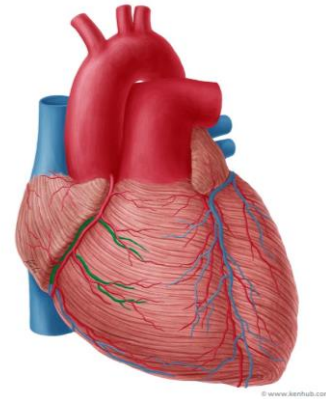
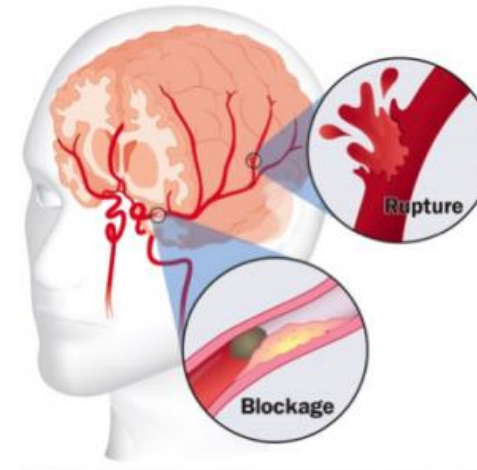
Sustainable Healthcare, a leading ESG-driven healthcare developer, proposes a strategic collaboration with renowned medical wellness specialist, to jointly establish a **State-of-the-Art Medical Wellness Center**.

The collaboration will combine SASB's expertise in sustainable development, financing, and project execution with renowned medical professionals with distinguished medical reputation, network, and operational excellence to create a world-class, patient-centric destination for health and wellness.

Medical Wellness Hub

Key Features:

- **Orthopedics & Spine:** Joint replacements (knees/hips) to keep seniors mobile.
- **Cardio-Metabolic:** Heart health & Diabetes management.
- **Neuro:** Stroke prevention & memory care.
- Medical suites (day procedures, diagnostics)
- Rehabilitation & physiotherapy centre.
- Longevity & preventive medicine clinics.
- Wellness spa, hydrotherapy, nutrition & lifestyle medicine.
- Regenerative medicine, orthopaedics, cardiology, oncology support.





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Sustainable Wellness City *(Reference Only - by Bai Design International)*





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An Illustration of Medical Center *(Reference only, designed by Architect Rushikesh)*





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Wellness Center *(Artist Impression Only)*





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University & Education Hub *(Reference only, designed by Bjarke Ingels Group)*





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Beachfront Resort & Residence (Reference only – Atlantis the Royal)





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Luxury Private Villas *(Reference only - Stella Island Europe)*

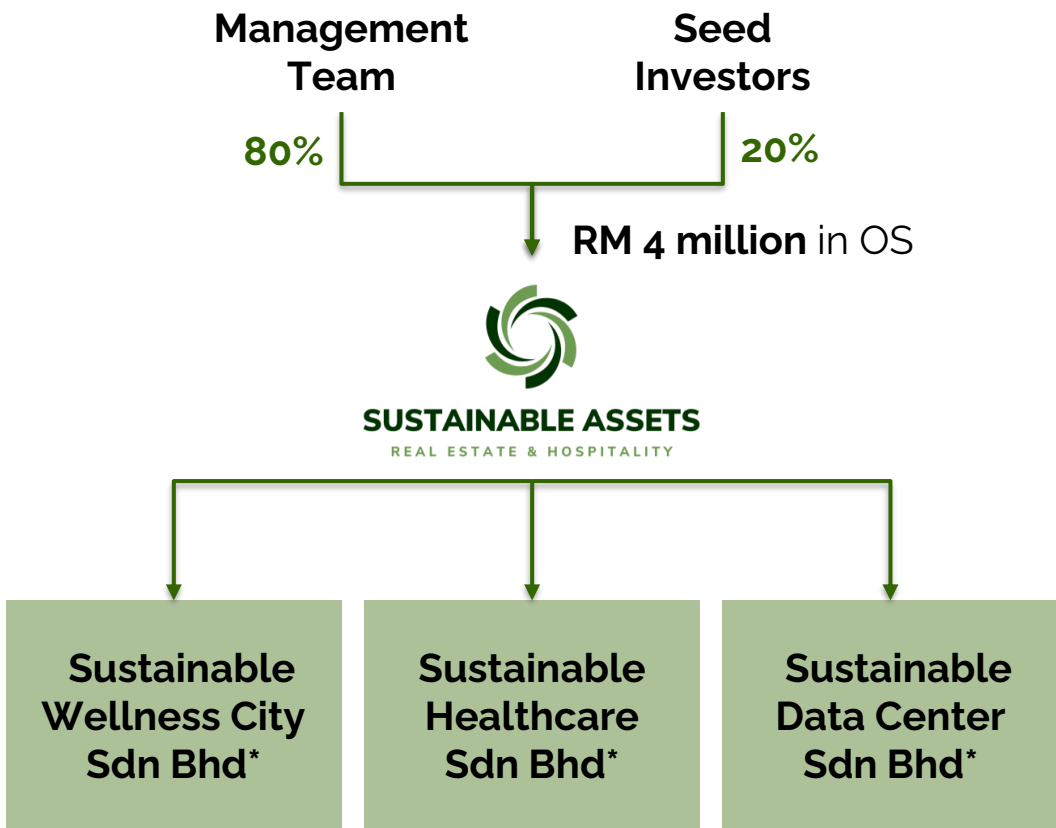




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Capital Raising

Term Sheet



* Note: SPV, newco to be incorporated for each Project.

Issuer	SUSTAINABLE ASSETS SDN BHD
Instrument	Ordinary Shares and/or Redeemable Cumulative Convertible Preference Shares ("RCCPS"); OS + RCCPS A: Working Capital – RM 10 million. RCCPS B: Project Financing – RM 1.3 billion.
OS Issue Size	Up to RM 4 million (Seed Capital)
Valuation	RM 20 million (post-money)
Equity %	Up to 20% Ordinary Shares
RCCPS	<ul style="list-style-type: none"> Cumulative Cash coupon of 10% annum. Redemption/Conversion at the end of 5 years.



Estimated Financials @ Year 5 of Operations

	SPVs	Quantity	Capex/Unit	Capex (RM)	Annual Revenue	Annual EBITDA	EBITDA margin	ROI (EBITDA/Capex)	Payback (years)
1	Medical Center (300 Beds)	300	1,500,000	450,000,000	262,800,000	52,560,000	20%	11.68%	8.56
2	Assisted Living (300 Beds)	300	300,000	90,000,000	15,300,000	4,590,000	30%	5.10%	19.61
3	Wellness Center (Stemcell, Aesthetics, etc)			50,000,000	25,000,000	10,000,000	40%	20.00%	5.00
4	Medical & Nursing college (5k students)			200,000,000	100,000,000	25,000,000	25%	12.50%	8.00
5	5★ Resort (500 keys)	500	500,000	250,000,000	71,175,000	21,352,500	30%	8.54%	11.71
6	Luxury Serviced Residence (500 keys)	500	500,000	250,000,000	97,500,000	34,125,000	35%	13.65%	7.33
				1,290,000,000	571,775,000	147,627,500		11.44%	8.74

Estimated Market Cap. on IPO @ Bursa Malaysia (RM)

Estimated NPAT	Margin	15%	85,766,250
Market Cap	PER	20	1,715,325,000
		25	2,144,156,250
		30	2,572,987,500

★ AI Overview

The average trailing Price-to-Earnings (P/E) ratio for the **Bursa Healthcare Index** is approximately **37.1x**, as of early January 2026 data. [🔗](#)

This valuation is slightly below its three-year average P/E of 42.1x. The index is currently dominated by healthcare providers (hospitals), which are seen as more defensive in nature, though it also includes healthcare equipment and services companies (glove manufacturers). [🔗](#)

Individual stock examples within the index show a range of P/E ratios:

- **IHH Healthcare Bhd:** ~33.0x
- **KPJ Healthcare Bhd:** ~34.4x

ROI for Investors

Revenue Model:

- Real estate development: Sale of inventories (one-off).
- Healthcare & Hospitality management: Management fee & performance bonus (recurring).
- Smart City Technology: Set up fees and maintenance fee (recurring).
- Rental income: from surplus inventories (recurring).

Capital Gains:

- Gain from sale of surplus inventories.
- Gain from holding of assets for future sale.

Exit Strategies:

- IPO or trade sale.
- Estimated 10X to 20X for Seed Investors.



Sustainable & Value Creation: Why Invest in SAG?



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 investors to join us in creating enduring impact while capitalizing on one of the most compelling shifts in the global investment landscape.



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Industry & Market Overview



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ASEAN'S GROWING MEDICAL AND HEALTHCARE INDUSTRY



620
million people
in ASEAN
The world's 3rd largest workforce

3rd⁺

\$2.4
trillion USD in GDP
The 7th largest
in the world

125
million households
Middle-income status
by 2025

↑ INCREASING

- Public intervention
- Health Policies
- Healthcare investment

THAILAND
THE LEADER IN ASEAN MEDICAL TOURISM

Source: Malaysia Healthcare Travel Council and Singapore Tourism Board

\$4.3 billion
Estimated earnings
2.5 million
No. of foreign patients

\$3.5 billion
Estimated earnings
850,000
No. of foreign patients

\$158 million
Estimated earnings
583,000
No. of foreign patients



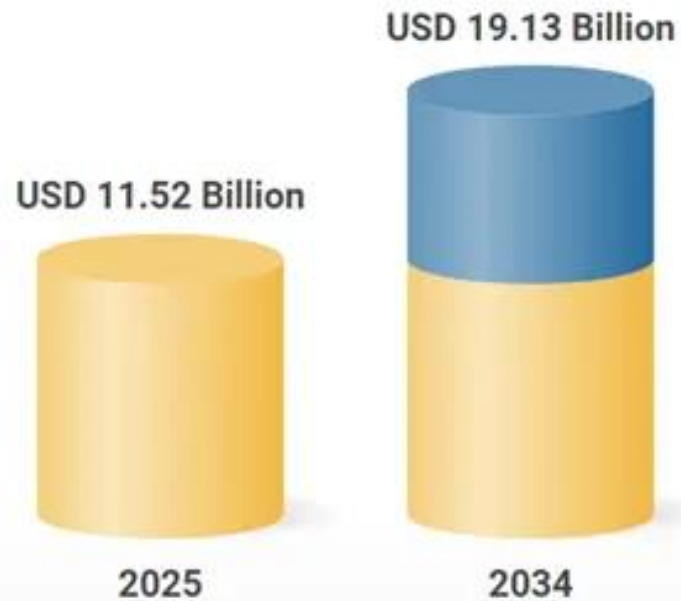
Ipsos Business Consulting
Build · Compete · Grow

healthcare.bc@ipsos.com



Malaysian Hospital Market

Market forecast to grow at a CAGR of 5.2%



RESEARCH AND MARKETS
THE WORLD'S LARGEST MARKET RESEARCH STORE

<https://www.researchandmarkets.com/reports/5855119>



HEALTHCARE INDUSTRY TO CONTRIBUTE US\$4.19 BLN TO ECONOMY

2024

2023 PERFORMANCE

- The medical device sector is expected to contribute **US\$4.19 billion**
- Pharmaceutical segment added over **US\$1.26 billion** to the national GDP

*US\$1=RM4.69



▪ Malaysia's total trade: **US\$11.1 billion**

▪ Healthcare products:

Exports **US\$6.81 billion**

Imports **US\$4.29 billion**

Malaysia's medical device industry employs over **13,000** individuals



Pharmaceutical industry provides jobs for almost **30,000** people

Malaysia is actively participating in 16 FTAs including the RCEP & CPTPP to strengthen its position in the healthcare industry



▪ Malaysia is a leading global producer of rubber-based medical consumables, recognised among the best nations in the world for healthcare

▪ The largest market for medical devices in ASEAN

GDP - gross domestic product
FTAs - free trade agreements
RCEP - Regional Comprehensive Economic Partnership
CPTPP - Comprehensive and Progressive Agreement for Trans-Pacific Partnership
MATRADE - Malaysia External Trade Development Corporation

Source: MATRADE chairman Datuk Seri Reezal Merican Naina Merican

Published: July 12, 2024
Bernama Infographic



Malaysia is the Favorite Medical Tourism Destination

MALAYSIA INTRODUCES FLAGSHIP MEDICAL TOURISM HOSPITAL PROGRAMME

THIS INITIATIVES WILL SEE THE COUNTRY'S TOP HOSPITALS INTENSIFY THEIR COMMITMENT TO RAISE THE BAR IN DELIVERING EXCEPTIONAL END-TO-END SERVICES TO THEIR PATIENTS

Objectives:

- Promote innovation & excellence in medical services
- Achieve a more resilient healthcare system
- Establish 'Malaysia Healthcare' as a world-renowned medical tourism icon

The Special ITA will:

- Enable finalists with the resources to make qualifying capital expenditures to support their growth plans
- Include technology investments aimed at driving digital transformation in healthcare, in line with Malaysia's IR4.0 aspiration

Assessment For Finalists:

Their growth & development will be benchmarked against best practices in medical & service excellence, as well as international branding

Shortlisted finalists that have advanced to the programme's next phase of Acceleration Period (2023-2025):

- National Heart Institute (IIN), Kuala Lumpur
- Subang Jaya Medical Centre, Selangor
- Island Hospital, Pulau Pinang
- Mahkota Medical Centre, Melaka

They will be granted several incentives including:

- Fast-track facilitation to support the development milestones
- Flexibility of testing concepts with healthcare technology sandbox
- Special Investment Tax Allowance (ITA)

This flagship programme is a collaboration between:

- Malaysia Healthcare Travel Council (MHTC)
- Global medical accreditation bodies IQVIA
- Joint Commission International (JCI)

IR4.0 - Fourth Industry Revolution
Source: MHTC / Ministry of Health, Malaysia / Health Minister Dr Zaliha Mustafa

Published: March 18, 2023
Bernama Infographics

MALAYSIA RECOGNISED AS THE WORLD'S NO. 1 MEDICAL TOURISM DESTINATION

BERNAMA

1 According to a ranking published by Nomad Capitalist, a global firm based in Dubai

The report highlights several factors behind Malaysia's appeal to medical tourists, including:

- Advanced national infrastructure
- Lower costs
- Services comparable to regional competitors
- Widespread use of English

Malaysia's medical tourism sector generated over RM2 billion in revenue in 2023

With the arrival of approximately 1.3 million health tourists from around the world

TOP 10 COUNTRIES

- MALAYSIA**
- Singapore
- Thailand
- India
- Turkiye
- Czech Republic
- Costa Rica
- Panama
- Mexico
- Brazil

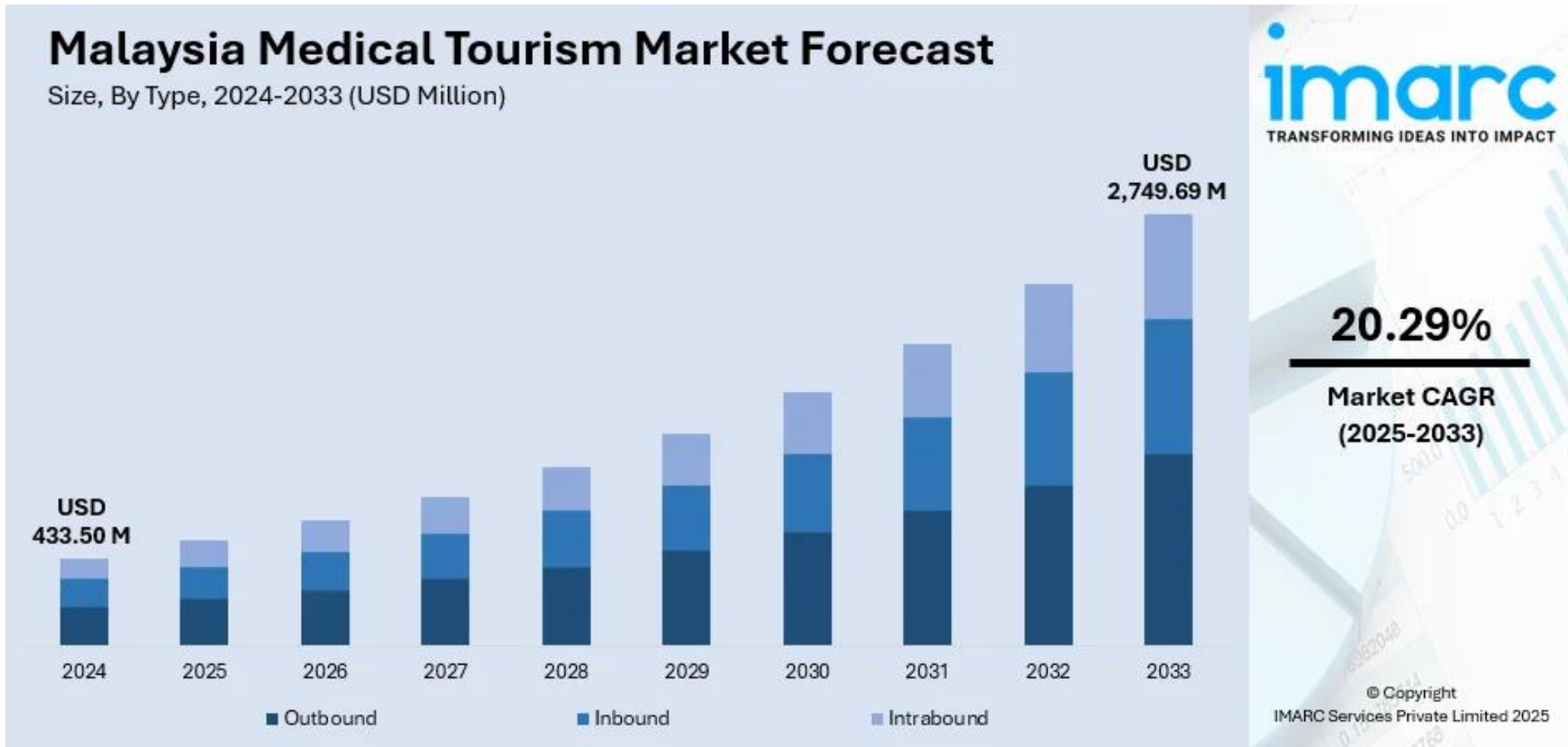
They come because they trust the expertise of our doctors and nurses, the high standard of healthcare, and the unique combination of modern treatment, warm Malaysian hospitality, and the noble values of Malaysian society.

Dr Dzulkefly Ahmad

Sumber: Source: Health Minister Dr Dzulkefly Ahmad, nomadcapitalist.com/global-citizen/freedom/top-countries-for-medical-tourism/
Published: May 29, 2025
Bernama Infographic



Malaysia Medical Tourism Market in Numbers





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Senior Living Market



Senior Living Market Size



Geriatric Care Services Market

Global Forecast (2025 – 2034)



MARKET STATISTICS

- 2024 Market Size: **\$1.3 TN**
- 2025 Market Size: **\$1.4 TN**
- 2034 Forecast Market Size: **\$2.1 TN**
- CAGR (2025-2034): **5.1%**

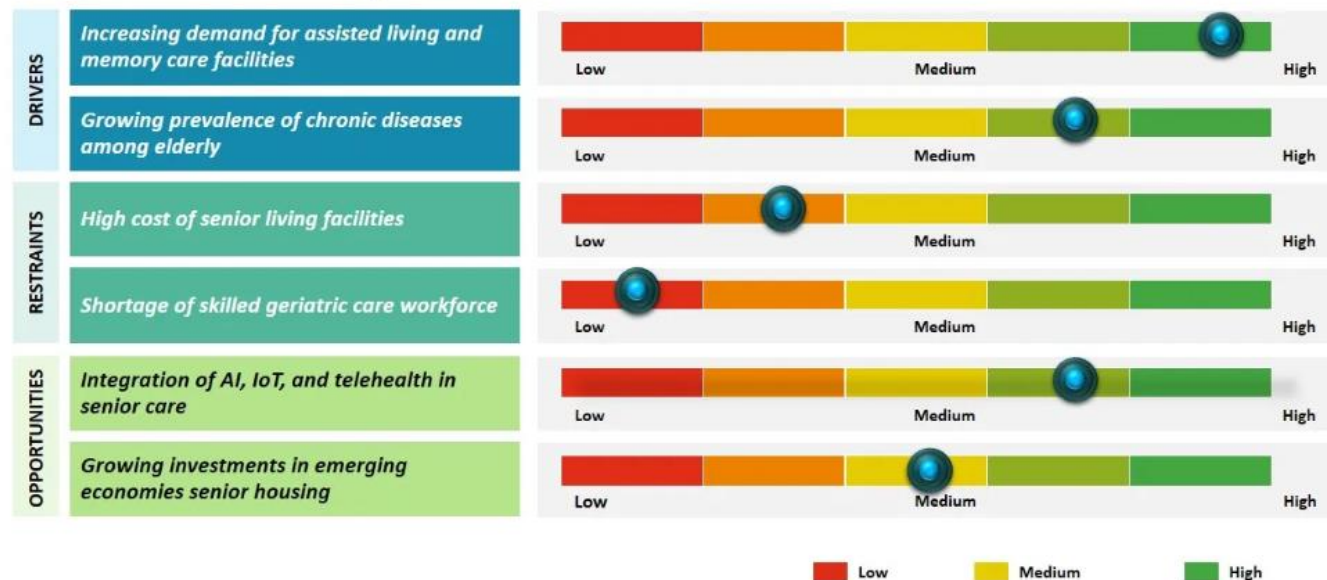


SEGMENT STATISTICS

- Institutional care segment**
Market Size (2034): **>\$1.3 TN**
- Public segment**
Market Share (2024): **72%**
- Public insurance segment**
Market Size (2024): **\$916.4 BN**
- 86-90 years segment**
Market Size (2024): **\$455.1 BN**
- High blood pressure segment**
Market Share (2024): **32.6%**

Impact Analysis of Key Factors

Global Senior Living Market



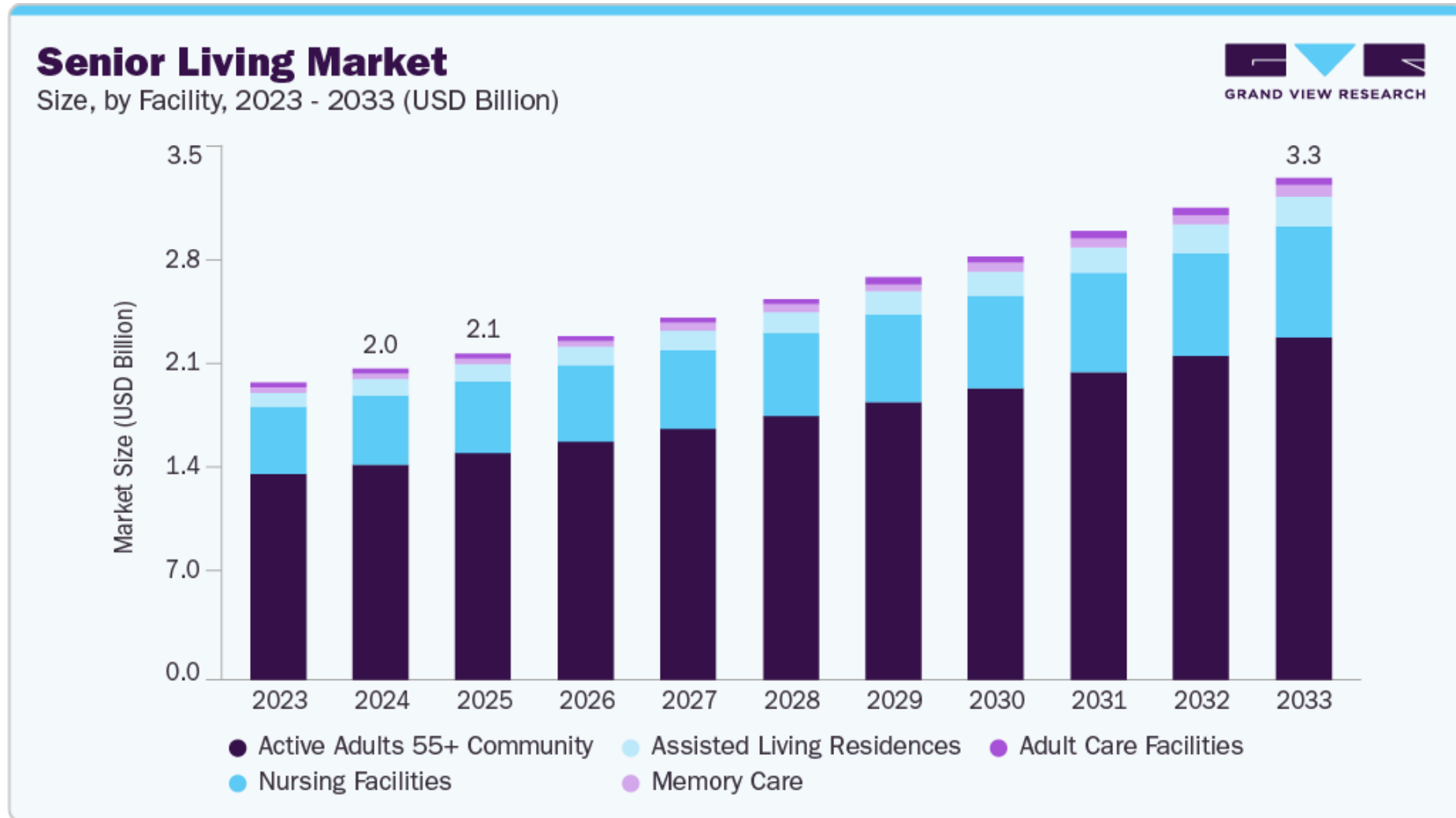
Source: Primary Research, Desk Research, Paid subscriptions, CMI Data Repository



sales@gminsights.com
www.gminsights.com



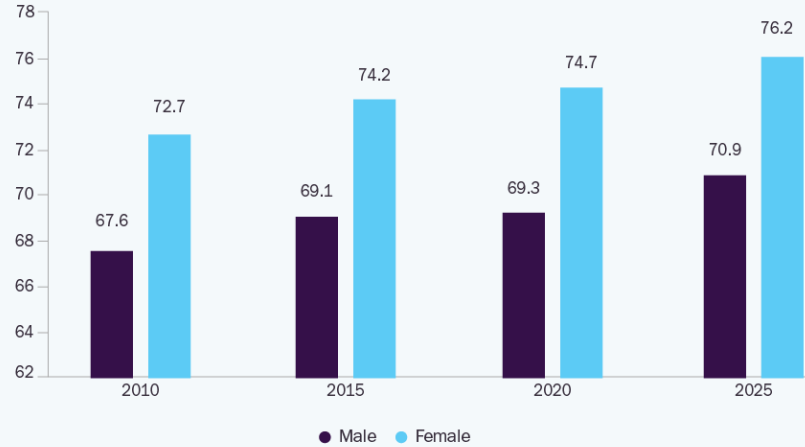
Senior Living Market Size



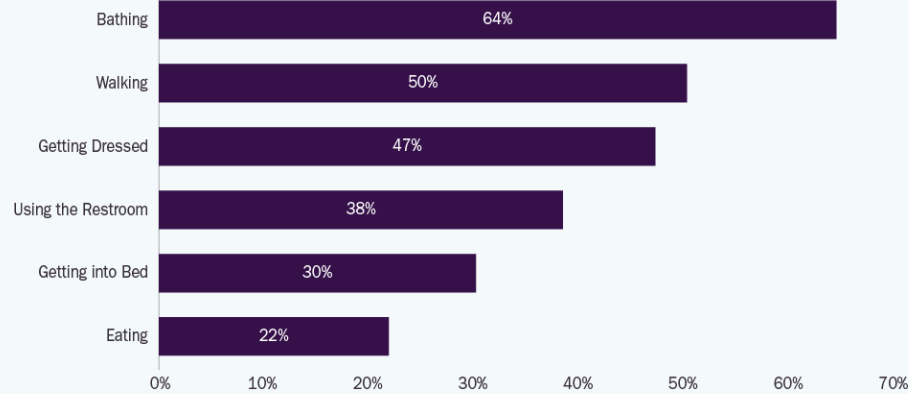
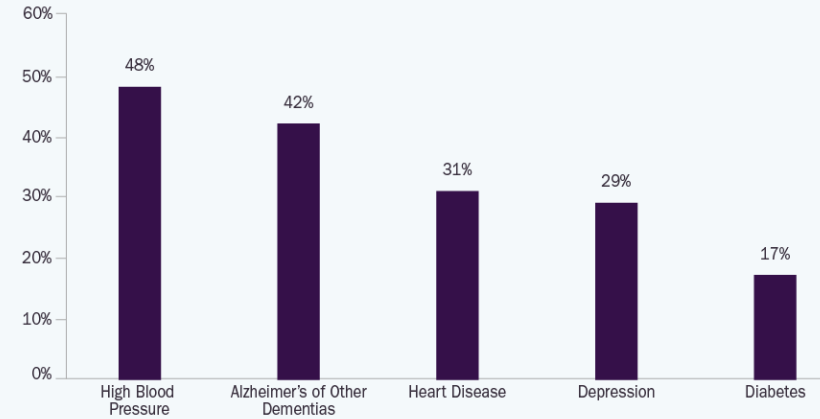


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Global Life Expectancy From 2010 - 2025 (Years)



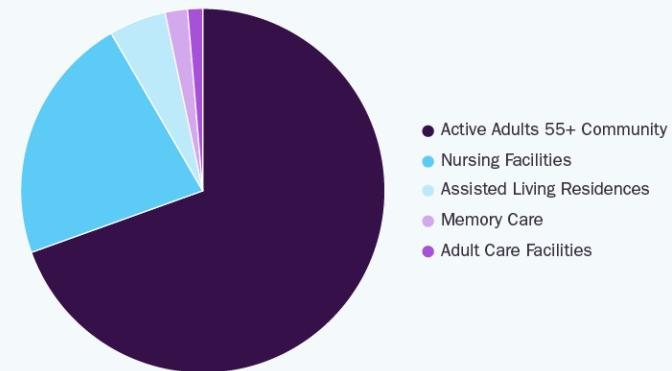
Common Medical Conditions Among Assisted Living Residents in (%)



Source: Secondary Research- RubyHome, Grand View Research

Senior Living Market

Share, by Facility, 2024 (%)



\$2.0B

Global Market Size, 2024

Source: www.grandviewresearch.com



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Executive Overview



Sustainable Assets Group (SAG) is a visionary real estate development company, focusing on **healthcare and hospitality development**.

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 wellness destinations**. Through a disciplined focus on sustainability, innovation, and ESG compliance, we future-proof our developments while generating strong, resilient returns.

Our Business Model

Our Mission:

“Unlock Hidden Value in Unutilized & Underperforming Assets through Integration, Innovation, and Impact”





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What is a Circular Economy in Real Estate?



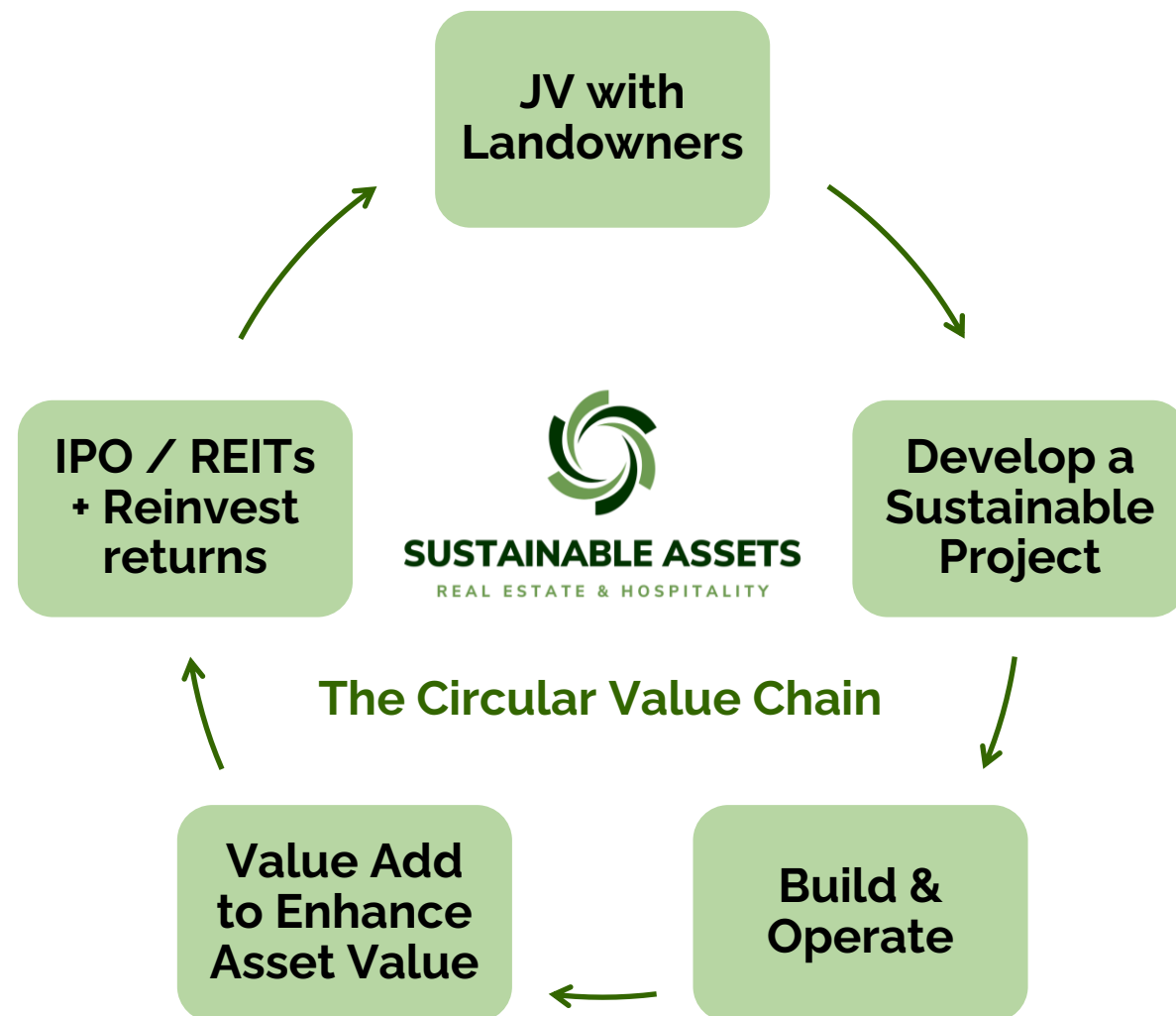
Our projects are aligned with global environmental benchmarks and regulatory standards, positioning us as an early mover in a growing green asset class.

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.

Benefits of the Circular Value Chain

- Diversified revenue streams: **Sales, Rental Income, Management Fees, Capital Gain.**
- Risk mitigation through operational control and vertical integration.
- Flexibility to adapt to market dynamics (e.g. hold vs. sell strategies).
- Efficient capital recycling to fuel future growth.
- Rapid scalability, reduced capital risk, and strengthened market position in high-growth corridors.

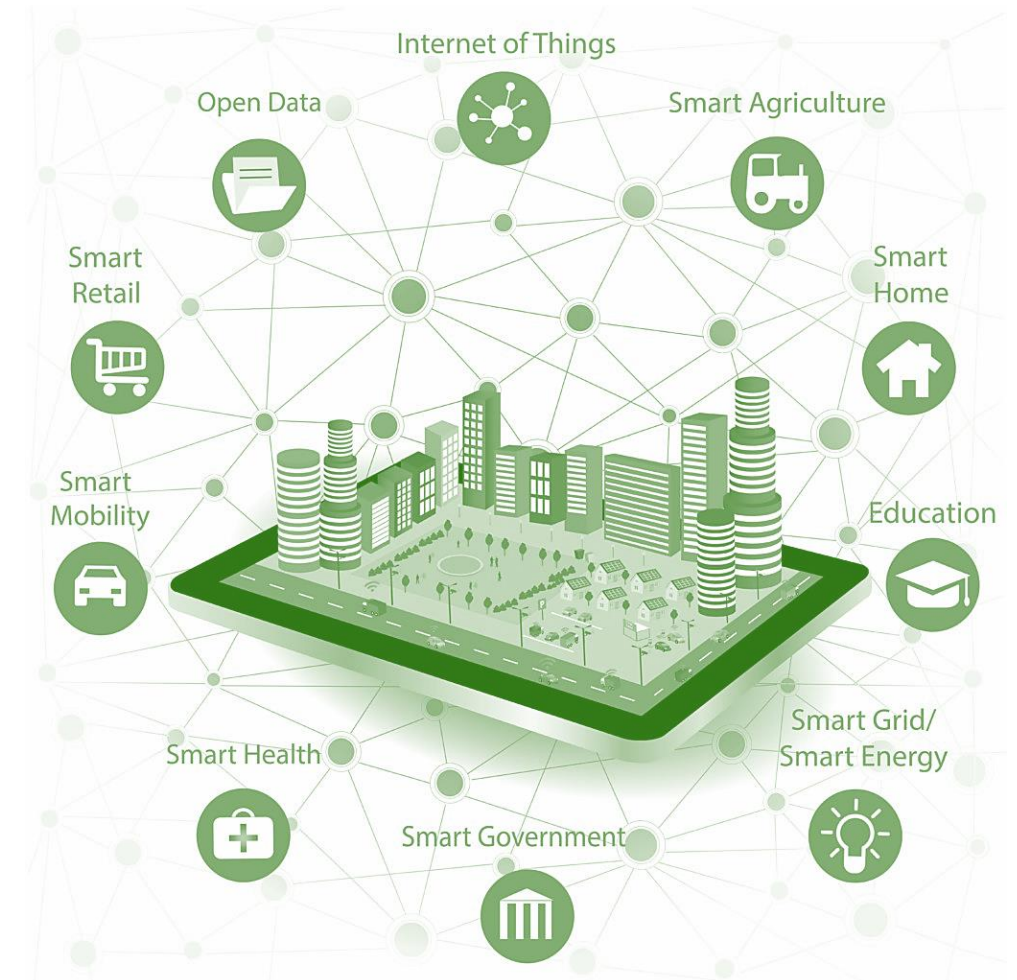


AI-Powered Smart City Technology

Our innovative developments integrate green building principles and cutting-edge **AI** enabled 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:

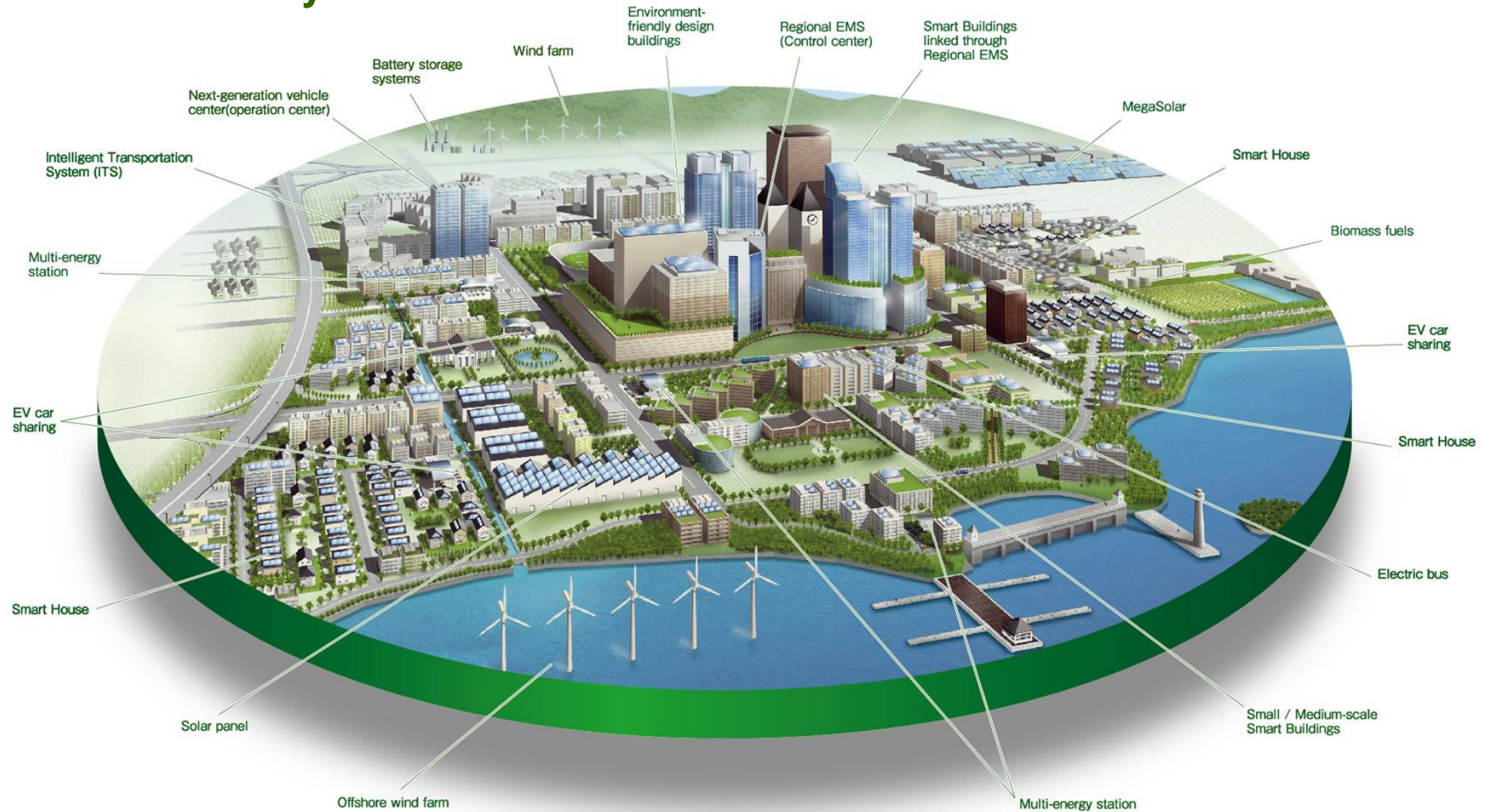
- Enhanced property value and ensuring returns for investors.
- Supporting environmental stewardship through energy-efficient systems, waste reduction initiatives, and renewable energy integration.
- Establishing vibrant, resilient communities with smart infrastructure that adapts to future needs.





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The Sustainable Ecosystem





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Advisory Board

Advisory Board



**Dato' Dr.
Munirah Looi**

**Transformation
Advisor**

Dato' Dr. Munirah Looi is a visionary leader in digital transformation, sustainability, and ecosystem building. A recognized industry leader, Munirah was a Top Nominee for the EY Entrepreneur of the Year Award 2018 and has received multiple accolades, including the Master Entrepreneur Award 2021 (APEA Regional Edition) and 10 Best Inspiring CEOs 2020 (Industry-Era). In 2022, she was honored with the Distinguished Women Entrepreneur Lifetime Achievement Award by KSI Strategic Institute for Asia Pacific, and in 2023, she was conferred a Doctor of Laws honoris causa by the University of Nottingham for her contributions to industry and society.

Currently, Dr. Munirah is the Regional CEO - SEA and Director of BlueOnion, a profit-for-purpose FinTech company driving sustainability best practices within the financial ecosystem. Prior to her role at BlueOnion, Munirah was the Founder of Brandt Business Services, a digital transformation and customer experience (CX) outsourcing firm, which she successfully led for 21 years before exiting in January 2025.

Beyond corporate leadership, Dr. Munirah plays a pivotal role in shaping Malaysia's digital economy. She serves as a Board Member - Director of MyDIGITAL Corporation, EXCO Committee Member of Malaysia Centre for the Fourth Industrial Revolution (MYCentre4IR), and is also a Board of Trustee for the Tunku Abdul Rahman Foundation, focusing on youth empowerment, education, and leadership development.

Dr. Munirah is a recognized speaker, panelist, and moderator, frequently addressing topics on digital economy, entrepreneurship, women in tech, sustainability, and business transformation. Her thought leadership and ecosystem-building expertise have positioned her as an influential figure in Malaysia's digital economy and sustainability sectors.

Advisory Board



Datuk Michael Kang
Corporate Advisor

Datuk Michael Kang is the Managing Director of SMB Connection Sdn Bhd, and has been involving in the ICT industry, hardware manufacturing, distribution and retail including software business, e-commerce and international trade business since 1985.

A keen promoter of Malaysia's SME sector, and as the former National President of the SME Association of Malaysia, Datuk Kang has worked tirelessly to develop the SME landscape. He was a member of the digital economic task force where he served to bridge the communication between SMEs and the authorities.

Amongst his current roles include the board member of SME Corp Malaysia, Council Member of Council of Federal Datuks Malaysia, member of the National Council for Occupational Safety and Health under the Ministry of Human Resource (since 2013-2018), board member of HRDF (2014 – 2019) and member of the incubator program DRIVERS under the Ministry of Science Technology and Innovation (since 2013), China Asean SME Development Council Co-chair (since 2017), ASEAN SME Chapter Co-chair, BNM FX sub-committee (since 2017), Advisory Panel for Dong Jiao Zong Higher Learning Centre (2018-2022), Vice President of Machinery & Engineering Industries Federation (MEIF) and Malaysia – Fosan Chamber of commercial.

Advisory Board



Ir. Chan Sai Chok
Technical Advisor

Ir. Chan Sai Chok is the Managing Director of Perunding Eagles Engineers Sdn, Bhd, (EAGLES), a provider of professional technical design and project management services to a diverse range of industries, covering Road Transportation, Commercial and Residential Buildings and Information and Communication Technology (ICT).

Ir. Chan is a registered Professional Engineer with more than 35 years of experience in encompassing manufacturing, contracting, research and development, lecturing and consultancy.

He has involved in Toll Collection System, Ports and Harbours, Floating City Infrastructure, Tunnel M&E Systems and Traffic Control and Surveillance Systems.

Ir. Chan holds a B.Sc. in Electrical Engineering (Hons) from Memphis State University, U.S.A. and a Master in Business Administration from University of Bath.



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Healthcare Team

Advisory Board



**Datuk Dr.
Mukundan
Sugunan Pillay**

**Healthcare
Advisor**

Datuk Dr. Mukundan Sugunan Pillay is a highly respected healthcare systems expert with more than three decades of leadership experience in public health policy, healthcare infrastructure, regulatory systems, and international health development. He served the Government of Malaysia for 32 years, rising to the position of Deputy Director General of Health (Research & Technical Support), and continues to play an active role in shaping healthcare policy and system improvement both nationally and globally.

Datuk Dr. Pillay is widely recognised for his leadership in medical device regulation and harmonisation. His work bridged healthcare delivery, medical research, hospital engineering, and regulatory frameworks, positioning him as a rare authority with both technical engineering depth and public health mastery, a pivotal role in aligning regulatory standards across Asia and strengthening patient safety, innovation, and cross-border healthcare collaboration.

Throughout his distinguished career, Datuk Dr. Pillay held numerous senior leadership roles, including Independent Healthcare Adviser, Adviser to The Minister of Health, Malaysia, Senior Health Specialist for World Bank Group, Senior Health Adviser with The WHO Office in China, Adviser to the Supreme Council of Health of the Kingdom of Bahrain, Director of The National Institutes of Health, Malaysia, Director of Engineering Services in the Ministry of Health, Director of Technical Services in the Ministry of Housing and Local Government, Chairman of The ASEAN Medical Devices Consultative Committee, Chairman of the Asian Harmonization Working party (AHWP) for Medical Devices.

Academically, Datuk Dr. Mukundan began his professional journey as a Civil Engineer, graduating from the Indian Institute of Technology (IIT), Chennai. He later obtained a Master of Public Health (M.P.H.) from the University of Minnesota, USA, and completed his Ph.D. in Preventive Medicine and Environmental Health at the University of Iowa, USA. This unique blend of engineering, public health, and preventive medicine underpins his holistic approach to healthcare system design, sustainability, and governance.

Management Team



Dr. Eddy Chiew

Medical Director

Healthcare & Medical
Management

Dr. Eddy Chiew provides strategic medical, regulatory, and operational leadership across SAG's healthcare developments. A qualified medical doctor with an MBA in Healthcare Management, he combines clinical expertise with strategic, financial, and operational insight to translate medical requirements into commercially viable healthcare assets.

Dr. Eddy has advised and led the development of a wide range of healthcare facilities, including private hospitals, specialist and chain clinics, ambulatory care centres, haemodialysis units, and palliative and nursing care facilities. His experience covers the full project lifecycle, from concept design and feasibility assessment to Ministry of Health (MOH) licensing, commissioning, and go-live operations, ensuring timely delivery and regulatory compliance.

Dr. Eddy's prior engagement with the MOH Private Medical Practice Control Division (CKAPS) provides SAG with insider-level understanding of regulatory expectations, approval pathways, and compliance risk mitigation, enabling efficient first-submission approvals and accelerated timelines. His scope includes functional and clinical planning, healthcare facility zoning, clinical workflow optimisation, infection control and patient safety standards, medical equipment planning, and accreditation readiness (MSQH, JCI, ISO).

Management Team



Kareem Cherian

Project Director

Kareem Cherian is the Founder of a medical planning and healthcare engineering consultancy, with over 20 years of professional experience in mechanical engineering and healthcare infrastructure development. He specializes in the planning, design, and delivery of complex healthcare facilities and hospital systems, bringing deep technical expertise together with practical, solution-driven execution. Driven by a passion for innovation in healthcare environments, Kareem focuses on integrating advanced technology, sustainability, and patient-centric design into modern medical facilities.

Kareem began his career in 2004 as a Senior Mechanical Engineer and later expanded into engineering and environmental consultancy, building a strong foundation in building services and healthcare systems. From 2006 to 2014, his tenure at Vamed, an international consultancy firm allowed him to lead and contribute to high-profile commercial, retail, and hospitality projects, including developments for Fortune 500 clients.

Kareem holds a Bachelor of Engineering (Hons) in Mechanical Engineering from Universiti Tenaga Nasional (UNITEN), complemented by a Diploma in Mechanical Engineering from Institut Teknologi Pertama (ITP). In 2018, he further strengthened his leadership and delivery capabilities through an International Project Management Program (PMP) at the University of Applied Sciences Krams, Austria. He is a registered professional with the Board of Engineers Malaysia (BEM) and an active member of IEM, ACEM, and CIDB Malaysia.



SUSTAINABLE ASSETS
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Management 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



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.

Management Team



Eve Tan

Director, Investor Relations

Eve Tan is a seasoned business development and marketing leader with over 20 years of cross-industry experience spanning aviation, oil & gas, financial services, legal advisory, and industrial solutions. She is known for her strong executive presence, commercial insight, and exceptional relationship-building skills, shaped early by eight years with Singapore Airlines and extensive exposure to international clients and stakeholders .

Most recently, Eve served as Business Development Director and Marketing Director at Mikro Sdn Bhd, where she drove strategic partnerships, expanded market presence, and secured key collaborations, including positioning Mikro as a sole brand panel partner for a major industrial park. She led revenue growth initiatives, managed consultant and contractor networks, and aligned sales, marketing, and technical teams to achieve business objectives .

Her background also includes senior roles in financial advisory and insurance with Manulife and Hong Leong Assurance, where she advised clients on wealth, protection, and corporate solutions, built high-performing teams, and achieved MDRT recognition. Earlier in her career, she held leadership roles in investor relations, legal marketing, and fuel oil broking, giving her a strong foundation in finance, corporate governance, and high-value negotiations .

Eve holds a BSc (Hons) in Finance from the National University of Ireland, Dublin, and an Advanced Diploma in Business Management from the University of Bradford.

Management Team



Wendy Chin

**Sales & Marketing
Director**

Wendy Chin is a seasoned sales, marketing, and business development professional with over 30 years of diversified experience across real estate, construction, insurance, financial advisory, and corporate management.

Her career spans leadership roles ranging from Sales Manager at Sunrise Developer Bhd to Managing Director of Sunshine Décor Enterprise, Director of New Concept Beauty & Fitness, and Agency Manager with leading insurers including AM Life, ING, and Allianz. Wendy has also led real estate and corporate divisions with City Valuers and Metroworld Realty, and later served as a Financial Advisor with Great Vision and GV Wealth Planners before becoming CEO of FTC Agency.

With a strong track record in driving sales performance, building high-value client relationships, and managing multi-sector teams, Wendy now serves as Sales & Marketing Advisor to Sustainable Assets, where she contributes her strategic insight, market understanding, and leadership strength to support growth, partnerships, and brand positioning.

Management Team



David Lai

**Chief Sustainability
Officer**

Property Development

David Lai is a serial entrepreneur with vast experience in financial services and agriculture business. He is the Managing Director of Martoda Biotech Sdn Bhd, a biotechnology innovator recognised for its flagship MPLUS Black Soldier Fly Bio Organic Fertiliser. Under his direction, Martoda has become a pioneer in circular agriculture, soil regeneration, and carbon-smart farming, enabling farms across Malaysia to achieve international recognition.

David is responsible for the Marina Island Project in Lumut, Perak — a transformative initiative that integrates smart city technologies with eco-tourism principles to create a future-ready, climate-conscious destination. As CSO, David is responsible for embedding sustainability across every dimension of the project — from urban design and green infrastructure to eco-tourism programming and community well-being. His mandate includes ensuring that the development aligns with global sustainability frameworks while meeting Malaysia's climate and ESG goals.

Management Team



Honwai Sim

**Chief Technology
Officer**

Smart City Services

Honwai Sim, is a tech and corporate growth strategist specializing in digital ecosystem planning, including IP development and value engineering for IoT-embedded components, AI-driven solutions, and sustainable technologies. His efforts have been instrumental in driving digital transformation initiatives for enterprise customers, including Fortune 500 companies.

He is currently an executive member at MDT Innovations Sdn. Bhd. and is a board member at Boingtech Malaysia Sdn. Bhd., a RFID manufacturing company. Sim also has 9 co-inventions patented across multiple countries including Malaysia, SEA countries, UK, Australia, and New Zealand.

Sim also sits as Industry Advisory Panel for University Tunku Abdul Rahman (UTAR) and AsiaPacific University (APU)

Management Team



Gary Goh

Chief Data Officer

Data Center
Services

Gary Goh Soo Liang is an accomplished corporate leader and strategist with extensive experience in investment banking, corporate finance, and business transformation. He has served as Chief Executive Officer for two public-listed companies and currently leads initiatives across the data centre, capital markets, and technology sectors.

As Chief Corporate Officer of iCandy Interactive Ltd, Gary drives fundraising and investor engagement strategies involving private equity and sovereign wealth funds. Concurrently, as CEO of Sprint DC Consulting Sdn Bhd, he pioneered a profitable data centre consulting business from inception—securing strategic partnerships, facilitating over RM10 billion in data centre investments into Johor, and achieving profitability within the first year of operations.

Previously, as CEO of Paragon Globe Berhad, Gary spearheaded the group's corporate transformation, initiated its entry into the data centre sector. Earlier, as Executive Director and CEO of Hexza Corporation Berhad, he managed two manufacturing operations, optimized cost structures, and led corporate growth initiatives.

Gary began his career in investment banking with RHB Investment Bank Berhad, where he lead the Equity Capital Markets team, executing transactions exceeding RM15 billion in value.

A recipient of the Nanyang Outstanding Young Alumni Award 2021, Gary holds a Bachelor of Mechanical Engineering from Nanyang Technological University, Singapore, where he was awarded the prestigious ASEAN Scholarship.



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Other Projects



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An Illustration of Sustainable SME Park (Bukit Beruntung)



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



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An Illustration of Data Center *(Reference only, Facebook Hyperscale DC in Singapore)*



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