



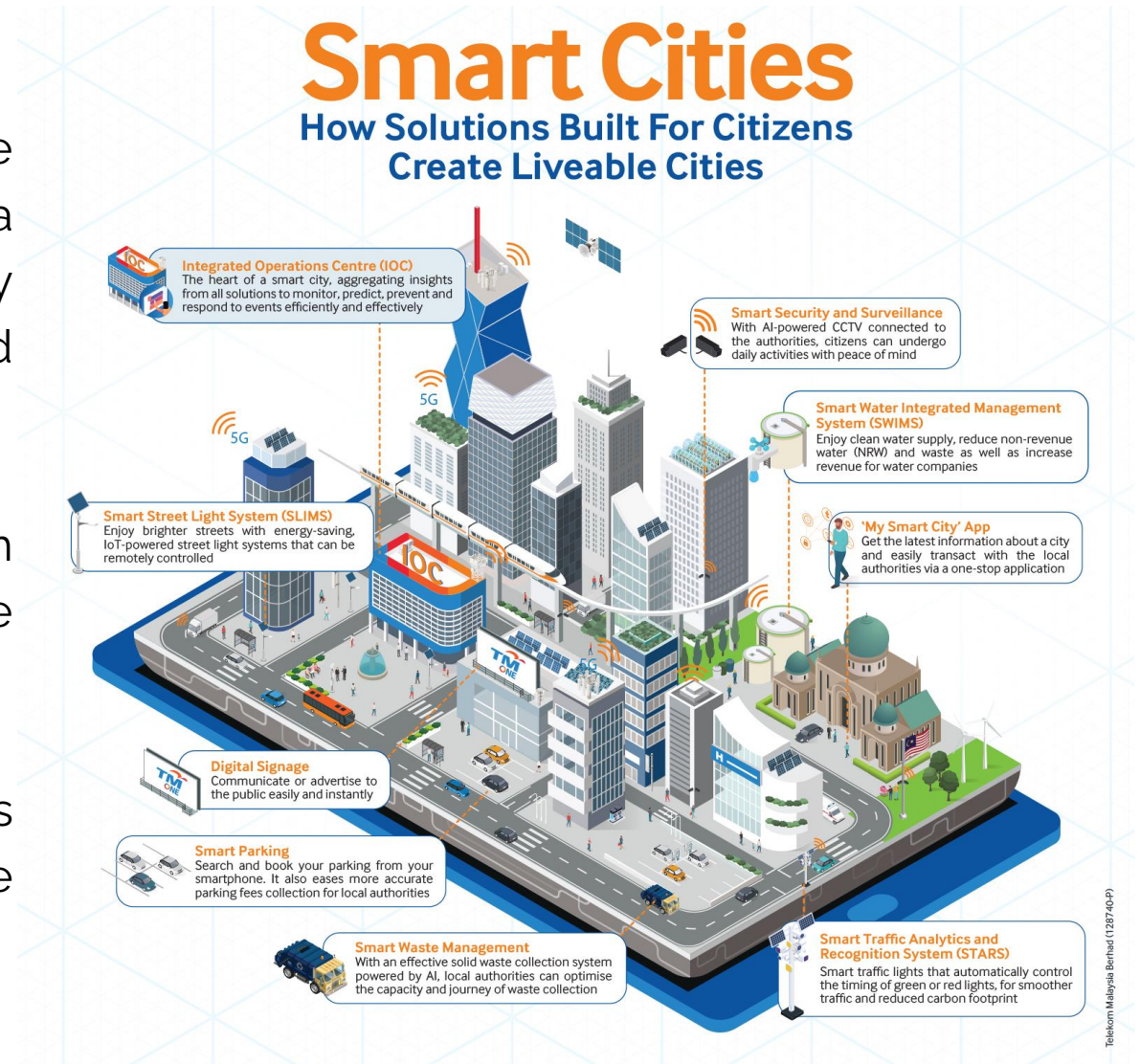
Sustainable Assets | *Building Sustainable Future*

Executive Overview

The purpose of this Executive overview is to provide an overview of **Sustainable Assets Group (“SAG”)**, a proposed new property development company focusing in developing smart city with wellness and education township.

Our smart city concept provides the community with connectivity, improved lifestyle and increase standard of living.

We provide our stakeholders, clients and investors the opportunities to invest in real estate opportunities in Malaysia.

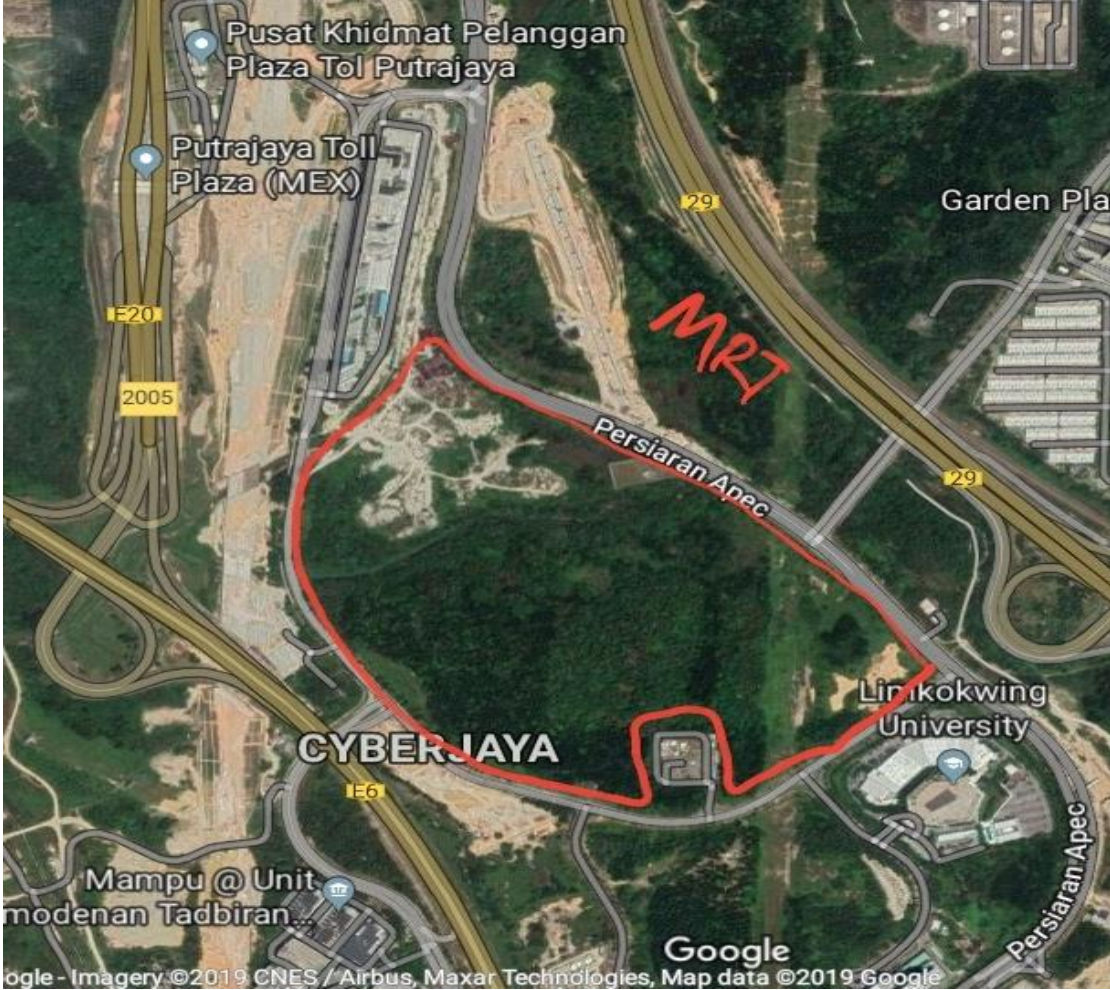


An illustration of smart city by TM

An aerial, high-angle view of a dense city skyline, rendered in a monochromatic blue and white color scheme. The buildings are represented as 3D models of varying heights and shapes, creating a complex, textured urban landscape. The perspective is from a high vantage point, looking down and slightly across the city. The word "Projects" is centered in the middle of the image in a large, white, sans-serif font with a subtle drop shadow, making it stand out against the blue background of the city.

Projects

Proposed Project 1: Cyberhill @ Cyberjaya

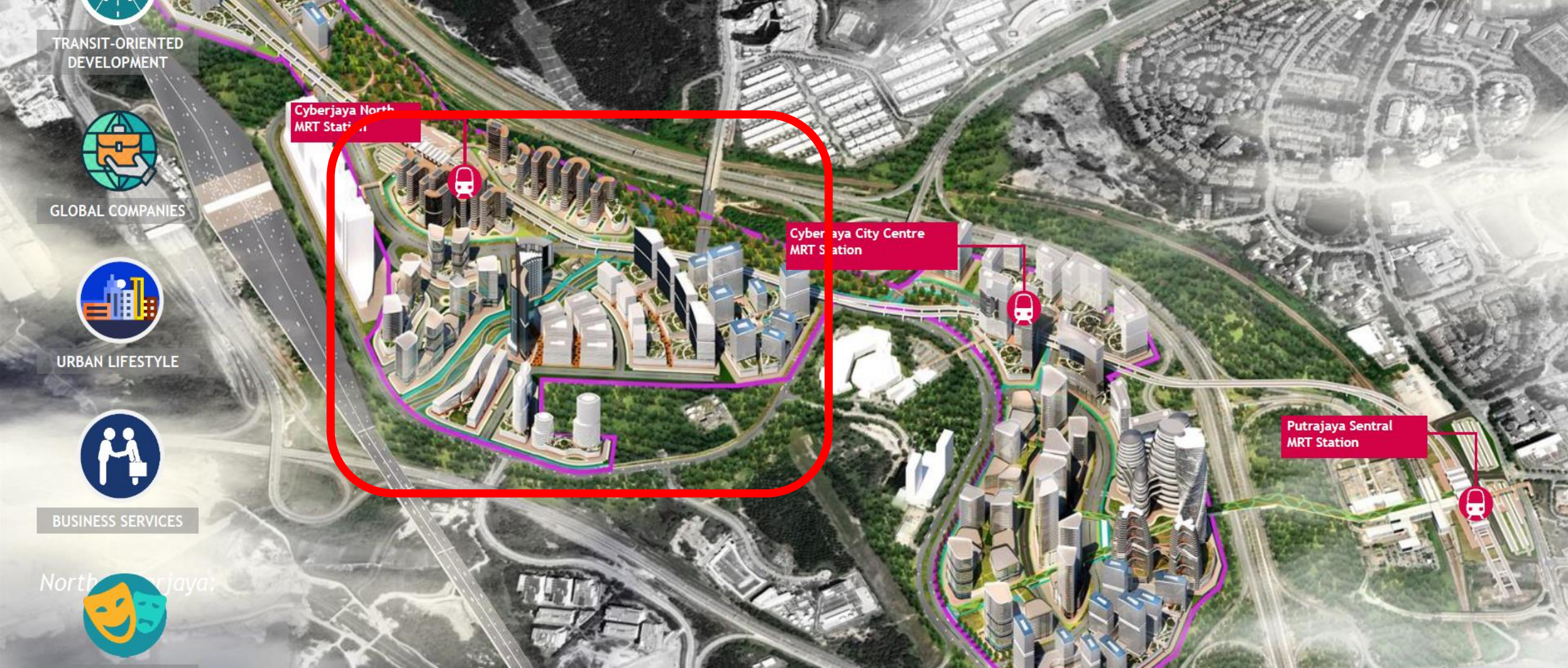


Location	Cyberjaya
Land Size	~ 77 acres
Project	Education Medical Centre & Hospitals Assisted Living & Aged Care Commercial & business centres Residential
Est. GDV	up to RM 10 billion
Completion	Phase 1 2028, up to 2035
Status	JV, feasibility study stage

Cyberhill Land Size: Approx. 77 Acres



Transit Oriented Development: Next to Toll Plaza & MRT Station



Cyberhill ~ 30KM (30 mins via MEX Hiway) from KLCC

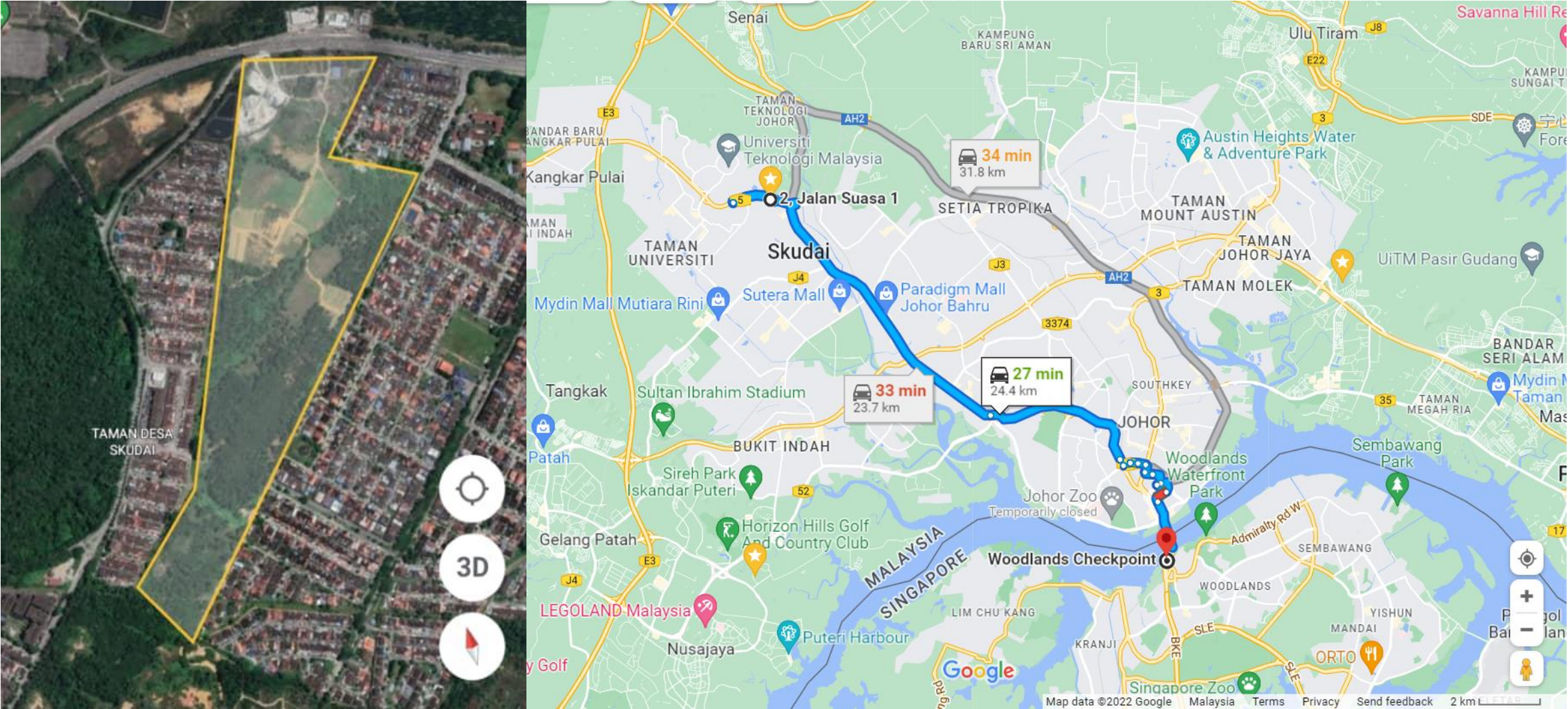


Proposed Project 2: Skudai Land [Commercial Land Worth RM 700 million]



Location	Skudai, Johor (25km to Singapore)
Land Size	80 acres
Projects	Medical Centre & Hospitals Assisted Living & Aged Care Commercial & business centres Residential Apartments Hotels
Est. GDV	RM 10 - 20 billion
Completion	Phase 1 2027, 2022-2040
Status	JV, feasibility study stage

Skudai Land: 25KM from Singapore Woodlands Checkpoint



Proposed Project 3: Jasin Land [Agriculture Land Worth RM 100 million]



Location	Jasin, Malacca
Land Size	500 acres
Projects	International Boarding School, College & University Student accommodation Commercial & business centres Apartments & Housing Hotels
Est. GDV	RM5 - 10 billion
Completion	Phase 1 2020, 2020-2030
Status	JV, feasibility study stage

An aerial, high-angle view of a futuristic cityscape. The buildings are rendered in a monochromatic blue and white color scheme, with some structures featuring glowing orange and yellow lights. The city is densely packed with various building shapes and heights, creating a complex urban environment. The sky is a clear, light blue, and the overall lighting is bright and clean, suggesting a high-tech, smart city. The text "SMART CITIES" is centered in the middle of the image in a bold, white, sans-serif font.

SMART CITIES

About Smart Cities

A **Smart City** is an urban development vision to integrate multiple information and communication technology (ICT) and Internet of Things (IoT) solutions in a secure fashion to manage a city's assets, such as local council information systems, schools, libraries, transportation systems, hospitals, power plants, water supply networks, waste management, law enforcement, and other community services.

Watch Video: <https://www.youtube.com/watch?v=Q3ur8wzzhBU>

The goal of building a smart city is to improve quality of life by using urban informatics and technology to improve the efficiency of services and meet residents' needs. ICT allows city officials to interact directly with the community and the city infrastructure and to monitor what is happening in the city, how the city is evolving, and how to enable a better quality of life. Through the use of sensors integrated with real-time monitoring systems, data are collected from citizens and devices – then processed and analysed to tackling inefficiency.

Watch Video: <https://www.youtube.com/watch?v=Br5aJa6MkBc>

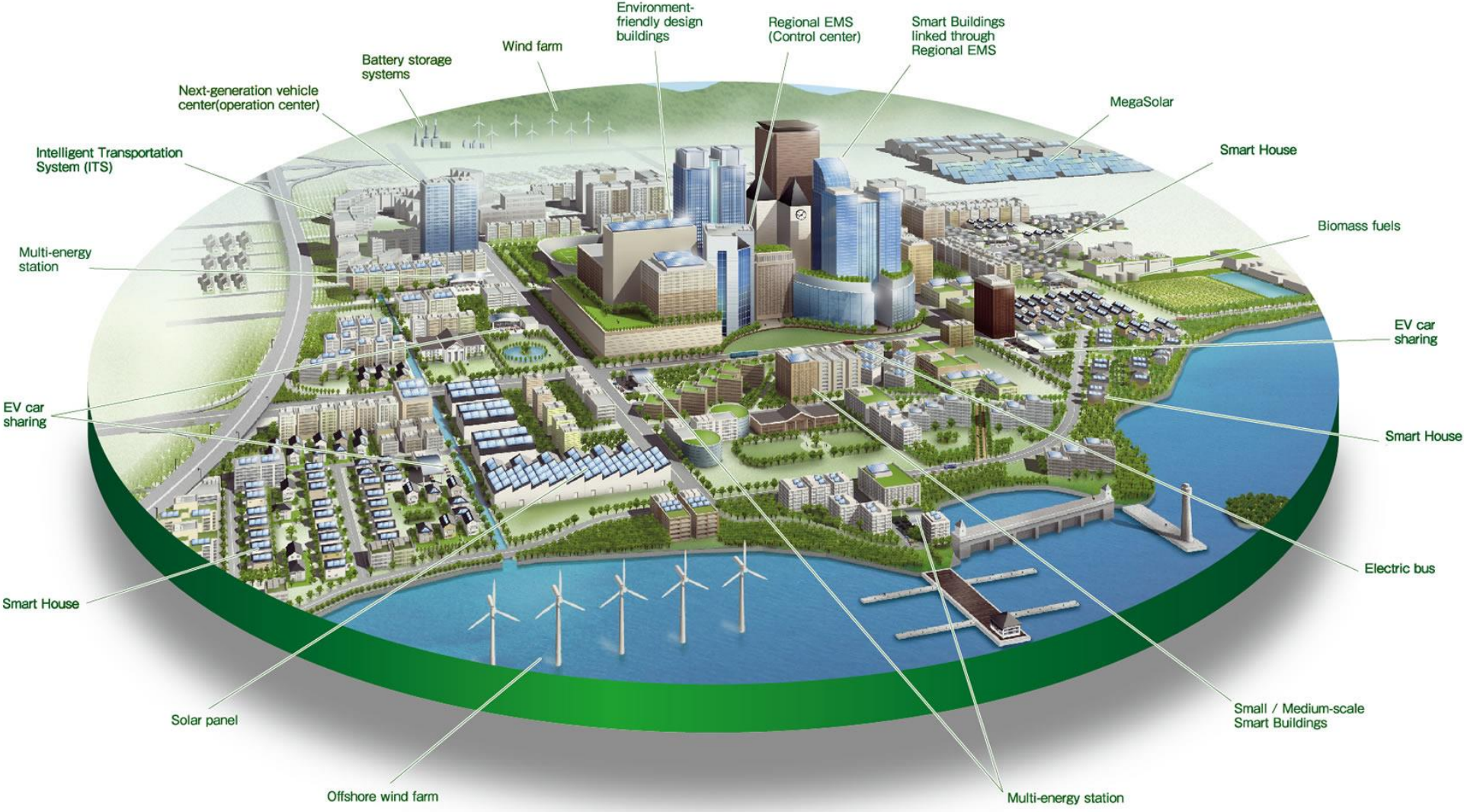
Why Smart Cities?

Smart Cities will be the growth catalyst for the country, as it will bring the following benefits:

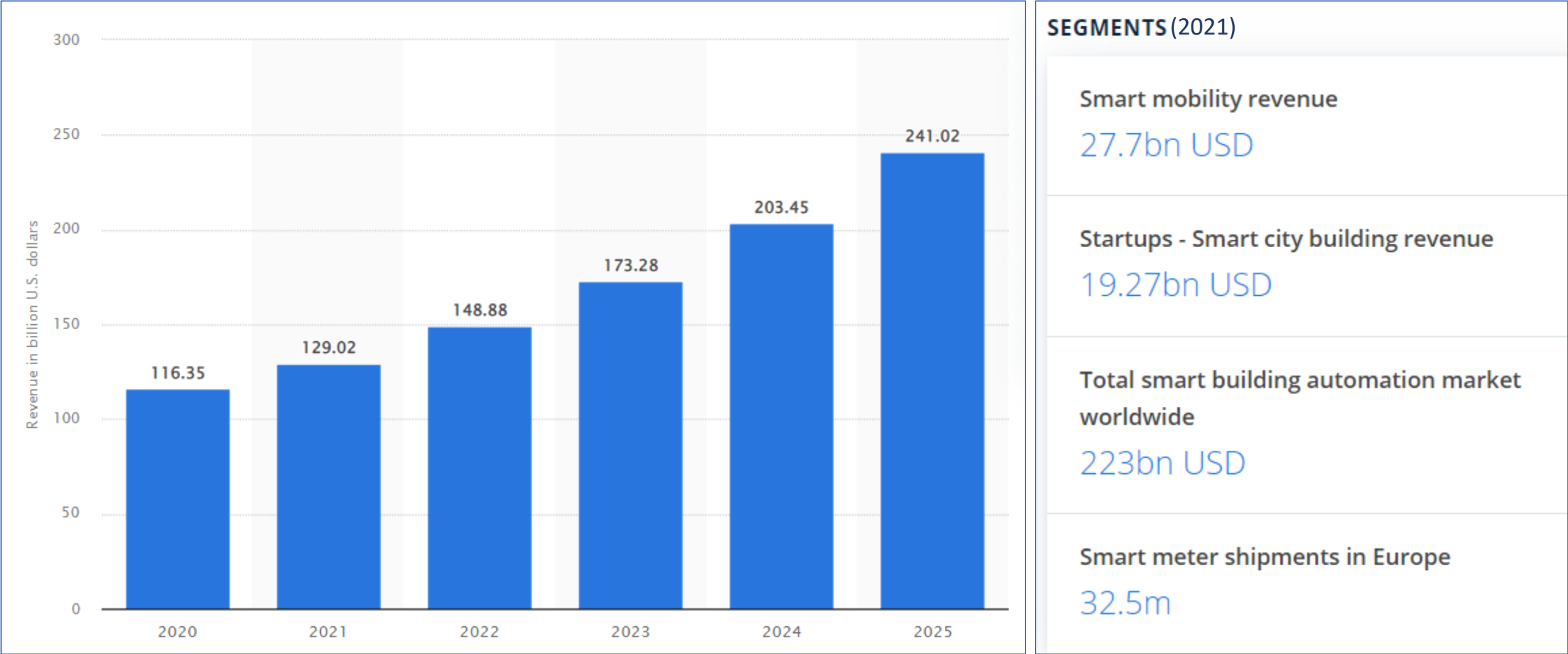
- Value creation for all stakeholders.
- Inflow of direct investments from local and abroad.
- Provide new business opportunities to build new business clusters.
- Stimulate the economies surrounding the area, especially tourism and property development.
- Free mobility of foreign talent and immigration of foreign professionals with higher spending power in the surrounding area.



The Smart City Ecosystem

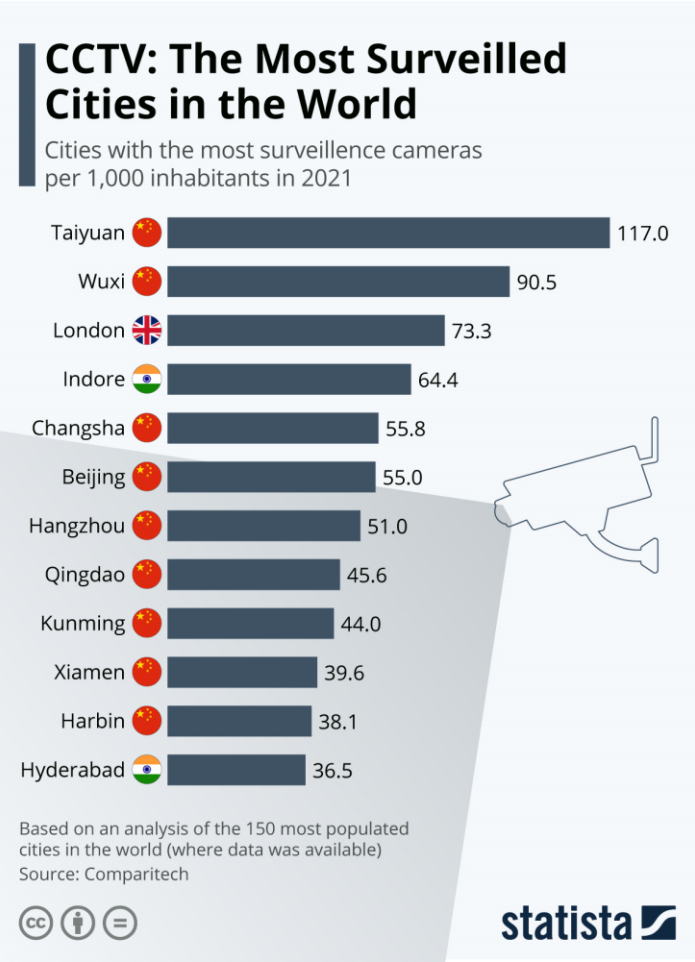
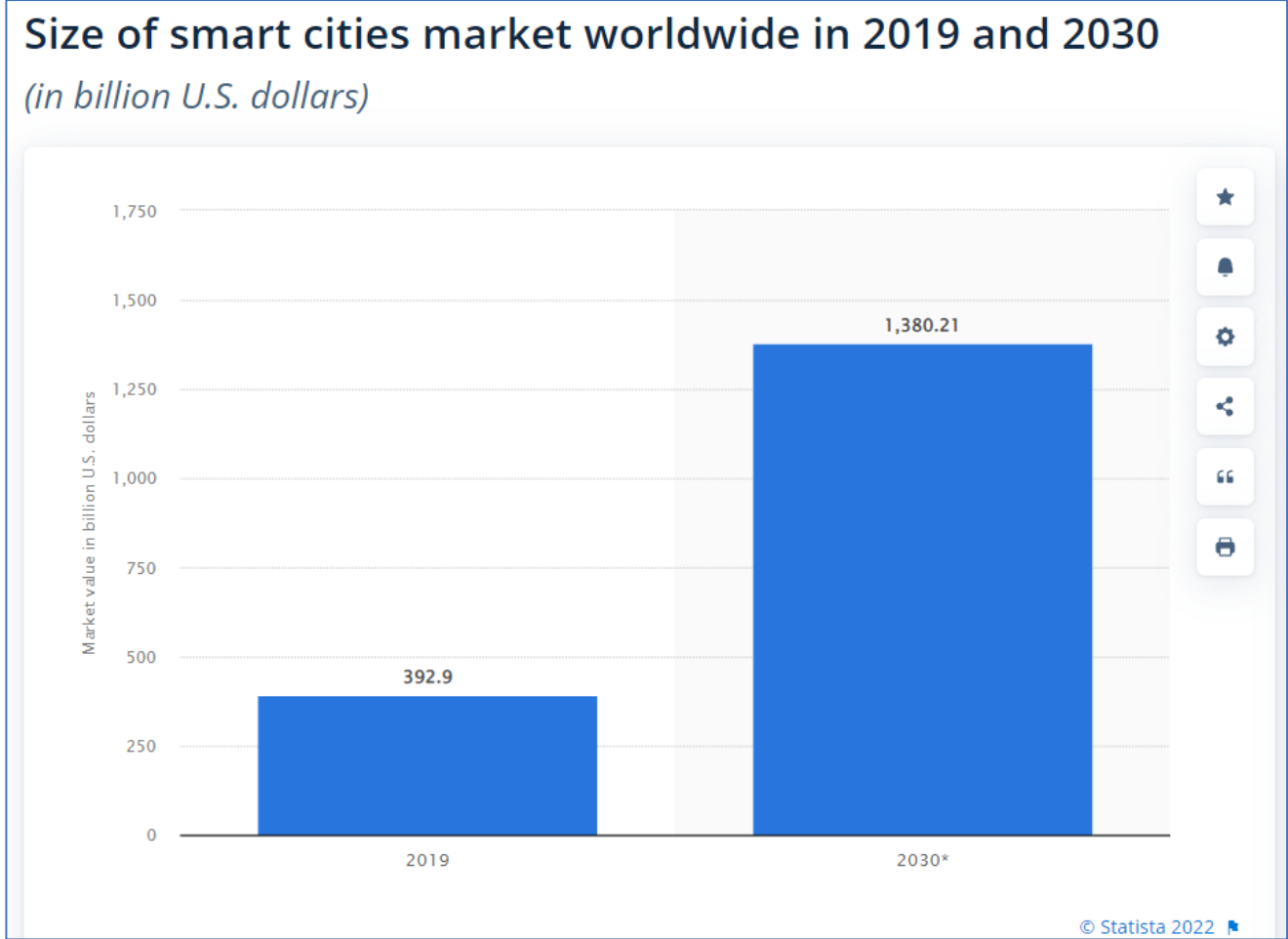


Global Smart City Revenue Projection



Projected revenue generated by companies in the global smart city from 2020 to 2025* (in billion U.S. dollars) – by Statista

Global Smart City Revenue Projection



According to [NMSC](#), the global smart cities market was valued at 392.9 billion U.S. dollars in 2019. By 2030, the market is forecast to have a value of 1380.21 billion U.S. dollars. – by Statista

CONTACT US

William Du

+60127772388

william@ingenioushaus.com

SOCIAL POINT



Ingenious Haus Group

Kuala Lumpur . Singapore . Hong Kong . London . Sydney . Shanghai

