

5 Year Group Financial Highlights

Financial Year Ended 31 March	2024 RM'000	2023 RM'000	2022 RM'000	2021 RM'000	2020 RM'000
(A) Key data of Operating Results:					
Revenue	205,048	120,060	120,188	159,560	279,614
Profit / (Loss) Before Tax	9,897	7,846	7,710	(49,176)	(64,275)
Profit / (Loss) After Tax	6,162	3,132	1,433	(52,482)	(73,214)
Profit / (Loss) Attributable to Equity Holders of the Company	6,328	3,224	1,526	(52,400)	(73,133)
(B) Key data of Financial Position:					
Total Assets	859,555	880,642	883,932	972,737	1,069,327
Total Borrowings	189,534	229,128	253,086	292,259	319,524
Equity Attributable to Owners of the Company	468,625	448,407	430,372	440,006	488,409
Total Equity	495,562	475,203	456,953	462,421	510,906
(C) Financial Indicators:					
Return on Equity (%)	1%	1%	0%	-11%	-14%
Return on Total Assets (%)	1%	0%	0%	-5%	-7%
Earnings / (Loss) Per Share (sen)	1.44	0.83	0.43	(14.89)	(20.78)
Net Assets Per Share (RM)	1.07	1.02	1.22	1.25	1.39
Net Gearing Ratio	0.35	0.45	0.51	0.48	0.55

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.

1991



IPOH

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

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.

2021



PERAK

In Bandar U Seri Iskandar, the Group unveiled a collection of 1½ storey terrace houses consisting of 335 units spread across 24 acres of land.

2020



PENANG

Completion and hand over of the Group's maiden project in Penang, Meritus Residensi.

Launched Phase 1 Aston Acacia in Bukit Mertajam, comprising of 311 units of serviced apartments.

2019



PERAK

The Group launched its new project in Bandar U Seri Iskandar, Perak. Sakura comprises of 410 single-storey terrace houses spread across 25 acres of land is targeted for completion in Q4, 2023.

KLANG VALLEY

2022

The Group acquired 4.8 acres of freehold land in Dengkil for residential development. The project, Taman Ara Saujana was launched in early 2024.



Our Journey

2002



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

2007



SELANGOR

Acquisition of 17.89 acres of land in Seri Kembangan to develop One South, a mixed development flagship project. The 1st phase of One South was launched at the start of 2010.

2008



SELANGOR

In October, the Group launched its first high-rise development in Klang Valley, Symphony Heights Services Apartments, which was successfully completed in November 2012.

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 which were completed in January 2020.

2015



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 acquisition of 9.5 acres of land in Taman Juru and 8.59 acres of land in Seberang Prai.

2010



NEGERI SEMBILAN

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



**Moving forward
for a better future.**

Our Presence Across Malaysia



01

01 **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. Tower B was open for registration in April 2022.



02

02 **PERAK**
Bandar U
Seri Iskandar



Strategically located in the dynamic bustling town of Bandar U Seri Iskandar, Sakura is a residential development encompassing 410 units divided into 5 phases, spanning across 25 acres of land. Sakura presents practical living spaces with each unit measuring 22' x 65' with a built-up size of 814 sq.ft. Boasting 3 bedrooms and 2 bathrooms centred on offering residents a relaxing living space, complete with high ceilings for added comfort.



03

03 **PERAK**
Bandar U
Seri Iskandar



A new flagship project located in Bandar U Seri Iskandar, Perak's integrated education township. Centaurea comprises of 335 units of 1½ storey terrace houses spanning across 24 acres of land. The units available in Centaurea are either 20' x 65' or 22' x 60' in size, with a built-up area of 1,200 sq.ft. Each unit features 4 bedrooms and 3 bathrooms, a spacious living hall, car porch, high ceiling, and is equipped with high-speed internet connectivity.

04 **KLANG VALLEY**
Dengkil,
Selangor



Taman Ara Saujana, the latest modern and contemporary homes launched in April 2024 comprise 59 units of 2-storey terrace houses situated on 4.8 acres of freehold land. It comes with land sizes of 20' x 60' and 20' x 70', built up areas of 1,652 sq.ft. and 1,948 sq.ft. respectively. Each unit comes with 4 bedrooms, balcony, family area and car porch that accommodates up to 2 cars parked side-by-side comfortably. This low-density development homes are built to inspire a safe community living surrounded by nature greenery and community-centric spaces. Easily accessible via major highways and adjacent to leisure entertainment, healthcare, education, recreational amenities and public transportation.

Our Presence Across Malaysia

05

**PERAK
Bandar U
Seri Iskandar**



Plumeria located in Bandar U Seri Iskandar, Perak's Integrated Education Township. A new flagship project comprises of 152 units of 22' x 65' Single Storey Terrace House with each unit of Plumeria measures 22' x 65' with a built-up size of 851 sq.ft. Offering 3 bedrooms and 2 bathrooms, spacious living hall and car porch, high ceiling and comes with High-Speed Internet (Fibre-Optic).

The cozy environment filled with greenery of nature, cool and fresh air to ensure peace of mind and family safety. Full of various opportunities to achieve your dream lifestyle.

Bandar U Seri Iskandar offers the beautiful aspirations of dream home with modern design and very affordable. The township is surrounded by mature facilities and amenities such as Malaysia's Best Universities (UTP & UiTM), Lotus (Tesco), Government Administrative departments and more.



06

**JOHOR BAHRU
Taman Denai
Alam**



Be welcomed home by luxuriant green living in LINEA @ Elemenace at Taman Denai Alam. LINEA, a perfect home enclaved within a 73 acres freehold integrated township, consists of residential and commercial precincts, interlaced with nature and a 1.45 acres recreational park. LINEA features 52 exclusive units of double storey terrace houses, infusing natural surroundings for multigenerational households. Each unit of LINEA measures 18' x 65' with built-up sizes from 1,609 sq.ft. This development presents practical layouts designed for growing families seeking a modern lifestyle that embraces the "Work from Home" concept. The sizable 4 bedrooms and 3 bathrooms offer a sense of luxury and spaciousness, catering to the needs of families.

New commercial precinct of the highly acclaimed Elemenace Township is strategically located fronting Jalan Canggung, Pasir Gudang. This vibrant commercial centre offers an abundance of flexibility with excellent consumer flow. Comprising only 46 exclusive units of double and three storey shop offices were launched into few parcels in May 2023, January 2024 and March 2024 respectively. It comes with land size of 22' x 70' and built-up areas ranging between 3,080 sq.ft. – 5,133 sq.ft.

Situated in Taman Denai Alam @ Pasir Gudang, the Elemenace township provides excellent connectivity and ample amenities to residents. This incredible and innovative community development is strategically located with excellent accessibility and connectivity to Johor Port, Pasir Gudang Highway, Senai–Desaru Expressway, and EDL Highway.



Highlights of 2023 - 2024

APRIL 2023

14 April
Townhall



MAY 2023

11 May
JB Branch Raya Luncheon



JUNE 2023

3 June
Ipoh Rumah Terbuka
Hari Raya



SEPTEMBER 2023

22 - 24 September
Teambuilding @ Angsana
Teluk Bahang, Penang



MAY 2023

9 May
Penang Branch Raya
Luncheon



13 May
JB 5P2A Signing



8 - 11 June
Penang Sunway Carnival
- Aston Acacia Road Show



NOVEMBER 2023

11 November
Ipoh Plumeria Ph1
Showhouse launching



10 May
Ipoh Branch Raya
Luncheon



24 May
HQ office Raya Luncheon



Highlights of 2023 - 2024

JANUARY 2024

27 January
HQ Dengkil Sales Event



FEBRUARY 2024

3 February
HQ Dengkil Sales Event

EVENT PREVIEW		CNY
4	2 STOREY LANDED @PUTRAJAYA	SIZE: 20 X 60
3	FREE RSVP	3RD FEB (SAT)
	TIME: 11AM-5PM	
		VENUE: LSV PROPERTY OFFICE, CBD 3, CYBERJAYA.
RM5XXK		FOOD & BEVERAGES PROVIDED.
LUCKY DRAW GIVEAWAY !!		

6 February

CNY Luncheon - Penang Branch



FEBRUARY 2024

7 February
CNY Luncheon - Ipoh Branch



22 February
CNY Luncheon - JB Branch



FEBRUARY 2024

22 February
CNY Luncheon - HQ



MARCH 2024

28 - 31 March
Penang Lotus Mall - Aston Acacia Road Show

