

# 5 YEAR GROUP FINANCIAL HIGHLIGHTS

Financial Year Ended 31 March	2025 RM'000	2024 RM'000	2023 RM'000	2022 RM'000	2021 RM'000
<b>(A) Key data of Operating Results:</b>					
Revenue	<b>104,561</b>	205,048	120,060	120,188	159,560
Profit/(Loss) Before Tax	<b>10,151</b>	9,897	7,846	7,710	(49,176)
Profit/(Loss) After Tax	<b>6,327</b>	6,162	3,132	1,433	(52,482)
Profit/(Loss) Attributable to Equity Holders of the Company	<b>6,572</b>	6,328	3,224	1,526	(52,400)
<b>(B) Key data of Financial Position:</b>					
Total Assets	<b>829,213</b>	859,555	880,642	883,932	972,737
Total Borrowings	<b>192,170</b>	189,534	229,128	253,086	292,259
Equity Attributable to Owners of the Company	<b>479,827</b>	468,625	448,407	430,372	440,006
Total Equity	<b>501,647</b>	495,562	475,203	456,953	462,421
<b>(C) Financial Indicators:</b>					
Return on Equity (%)	<b>1%</b>	1%	1%	0%	-11%
Return on Total Assets (%)	<b>1%</b>	1%	0%	0%	-5%
Earnings/(Loss) Per Share (sen)	<b>1.49</b>	1.44	0.83	0.43	(14.89)
Net Assets Per Share (RM)	<b>1.09</b>	1.07	1.02	1.22	1.25
Net Gearing Ratio	<b>0.35</b>	0.35	0.45	0.51	0.48

# OUR JOURNEY



## 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.



## 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.



## 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. The Phase 2 to Phase 6 were launched progressively after 2010, with the final phase successfully completed in 2017.



## NEGERI SEMBILAN

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

1978

1991

1993

2002

2007

2008

2010

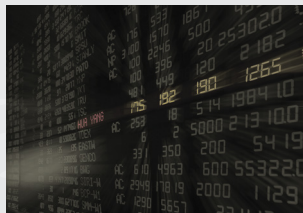
2015

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.

## IPOH



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



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

## SELANGOR



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.

## PENANG





**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.



**PENANG**

Launched Phase 1 Aston Acacia in Bukit Mertajam, comprising of 311 units of serviced apartments. Completion of The Group's 2nd Penang Project – Aston Acacia in December 2024.



**KLANG VALLEY**

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

**PERAK**

The Group acquired 2 pieces of lands which are 3.15 acres of freehold land in Sitiawan and 5.21 acres of leasehold land Mukim Tronoh, Daerah Kinta respectively for residential development.

2018

2019

2020

2021

2022

2023

2024

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 and were successfully completed in September 2023.

**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. The project was completed in April 2024.

**PERAK**



The Group acquired 5.3 acres of leasehold land at Mukim Sungai Terap Bemban, Batu Gajah, Perak for residential development.

**PERAK**

**MOVING FORWARD FOR A BETTER FUTURE.**

# OUR PRESENCE ACROSS MALAYSIA

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. The completion and vacant possession for Aston Acacia in December 2024.



Centaurea  
© BANDAR UNIVERSITI SERI ISKANDAR PERAK

02

## 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. The project was successfully completed in April 2024.

03

## PERAK

Bandar U Seri Iskandar



Nestled in the heart of Bandar U Seri Iskandar, Santolina is a thoughtfully crafted single-storey terrace development designed for those who desire a harmonious blend of style, comfort, and affordability.

Each unit spans 20' x 65', with a built-up area of 890 sq.ft. offering 3 bedrooms, 2 bathrooms, a generous living hall, spacious car porch, and soaring high ceilings that enhance natural light and ventilation. To meet the demands of today's connected lifestyle, every home is equipped with High-Speed Fibre-Optic Internet.

With its modern contemporary design and open neighbourhood layout, Santolina delivers an elegant and welcoming living environment — perfect for families, young professionals, or first-time homeowners seeking timeless value in a growing township.



Ara  
Saujana

04

## KLANG VALLEY

Dengkil, Sepang

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.

The project Phase 1 was successfully completed in November 2024.

Be welcomed home by luxuriant green living in LINEA @ Elemence 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 Elemence 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 Elemence 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.

The LINEA @ Elemence at Taman Denai Alam was successfully completed in July 2024.



**06**

**JOHOR BAHRU**

**Taman Denai Alam**



**07**

**PERAK**

**Bandar U Seri Iskandar**



Azalea, a beautifully designed terrace home development located in the heart of Bandar U Seri Iskandar — a growing, strategically positioned township built for the future.

With a lot size of 22' x 65' and a built-up area of 1,399 sq.ft., Azalea offers the space and comfort your family needs. Each unit features 4 bedrooms, 2 bathrooms, two inviting living areas, a fully extended kitchen, and a spacious columnless car porch — all thoughtfully laid out for effortless everyday living.

Inspired by the charm of the modern farmhouse style, Azalea's Semi-D-like layout delivers extra privacy and a standout façade that reflects your modern lifestyle. Stay connected with High-Speed Fibre-Optic Internet, and enjoy a home built for both functionality and style.



Ellington 23 located at Shatin, Perak is designed to blend work and life seamlessly, offering great convenience with amenities like shops, schools, banks, and hospitals all nearby. Located just 3km from Ipoh town, it's easy to get to and surrounded by established neighbourhoods. It combines convenience and modern living, making it an ideal choice for businesses and community life.

Dwell in your dream life with everything you need just a walk away. Ellington 23 is set to become the talk of the town and the go-to spot for everyone in Ipoh.

**08**

**PERAK**

**Shatin**



# HIGHLIGHTS OF 2024 - 2025

## APRIL 2024

**15 April**

Show House-Ph 2 Linea



**22 April**

Hari Raya Luncheon - IPOH



**25 April**

Hari Raya Luncheon @ Thistle Hotel (JB)



**26 April**

Townhall



Raya Dinner @ Double Three Hotel (HQ)



## JULY 2024

**24 July**

Jom Durian Event @ HQ



## SEPTEMBER 2024

**5 September**

AGM



**14 September**

Malaysia Day Event & Soft Launch (Santolina, Plumeria & Azalea) - IPOH



## OCTOBER 2024

**8 - 10 October**

Occupational Safety & Health Coordinator (OSH-C) Competency Programme - HQ



## NOVEMBER 2024

**22 November**

Anti-Bribery and Anti-Corruption (ABAC) Training



## JANUARY 2025

**3 - 12 January**

Road Show @ Lotus's Eco Tropic



# HIGHLIGHTS OF 2024 - 2025

## JANUARY 2025

### 21 January

#### CNY Luncheon - PENANG



### 24 January

#### CNY Luncheon - IPOH



## FEBRUARY 2025

### 15 February

#### CNY Appreciation Event - HQ



### 27 February

#### CNY Luncheon - JB

