

5 YEAR GROUP FINANCIAL HIGHLIGHTS

Financial Year Ended 31 March	2026 RM'000	2025 RM'000	2024 RM'000	2023 RM'000	2022 RM'000
(A) Key data of Operating Results:					
Revenue	64,016	104,561	205,048	120,060	120,188
Profit / (Loss) Before Tax	(3,122)	10,151	9,897	7,846	7,710
Profit / (Loss) After Tax	(4,735)	6,327	6,162	3,132	1,433
Profit / (Loss) Attributable To Equity Holders of the Company	(4,577)	6,572	6,328	3,224	1,526
(B) Key data of Financial Position:					
Total Assets	886,300	829,213	859,555	880,642	883,932
Total Borrowings	262,263	192,170	189,534	229,128	253,086
Equity Attributable to Owners of the Company	488,915	479,827	468,625	448,407	430,372
Total Equity	510,577	501,647	495,562	475,203	456,953
(C) Financial Indicators:					
Return on Equity (%)	-1%	1%	1%	1%	0%
Return on Total Assets (%)	-1%	1%	1%	0%	0%
Earnings / (Loss) Per Share (sen)	(1.04)	1.49	1.44	0.83	0.43
Net Assets Per Share (RM)	1.11	1.09	1.07	1.02	1.22
Net Gearing Ratio	0.48	0.35	0.35	0.45	0.51

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.

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.

2007

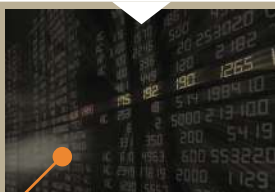
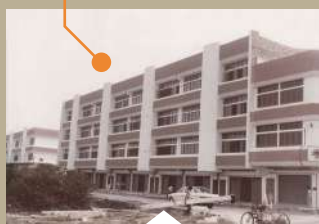
SELANGOR

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

2010

NEGERI SEMBILAN

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



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.

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

2002

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.

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.

1991

2008

2015

OUR JOURNEY

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.



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.



2022

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.



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.

*MOVING
FORWARD
FOR A
BETTER
FUTURE.*

**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 and were successfully completed in September 2023.

2019

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.

2021

PERAK

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

2023

OUR PRESENCE ACROSS MALAYSIA

01

KLANG
VALLEY

Puchong



ARA
RESIDENCES

Puchong Horizon redefines urban living as an integrated township within a satellite city. Strategically located on a 53-acre site in the heart of Puchong, it offers a complete lifestyle that seamlessly blends urban resort living, premium yet affordable homes, corporate offices, retail spaces, and hospitality offerings.

ARA Residences is where thoughtful design meets modern living. This 40-storey development combines contemporary architecture with tranquil spaces, creating a peaceful retreat in the heart of the city. Featuring spacious bedrooms, ample parking, EV charging bays, and multi-tier security, every detail is thoughtfully designed for comfort, convenience, and peace of mind.

With 118 luxurious facilities, ARA Residences blends refined living with a vibrant, thriving community. Perfect for families seeking comfort, connection, and meaningful shared moments, residents can unwind amid stylish lounging areas and serene waters that offer a refreshing retreat from everyday life.

Enjoy seamless connectivity with easy access to major highways, making travel to key destinations across the Klang Valley effortless. Nearby LRT stations also provide convenient commuting to Kuala Lumpur city centre.

Discover refined living enriched by community—your home, your way.

02

PENANG

Perai



altus
Residency @ 御慕軒

Altus Residency is a freehold, low-density smart living development in Perai, Penang. Comprising 148 exclusive dual-key and duplex units, it integrates advanced smart-home features to enhance modern lifestyles. Perfectly positioned near the Penang Bridge and premier shopping destinations, Altus Residency offers an ideal blend of comfort, style, and convenience—designed for harmonious multi-generational living.

Elevate your lifestyle with the convenience of smart-home technology at your fingertips. Experience the spacious luxury of duplex living, with more room to live, work, and unwind. With the flexibility of dual-key layouts, you can tailor your home to suit your needs—whether as a multi-generational residence, a work-from-home setup, or an investment with rental potential.

03

PERAK

Shatin



沙田匯
Ellington 23

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.

OUR PRESENCE ACROSS MALAYSIA

04

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.

05

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.

06

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

07

PERAK

Bandar U Seri Iskandar



Plumeria
@ BANDAR UNIVERSITI SERI ISKANDAR PERAK

Plumeria located in Bandar U Seri Iskandar, Perak's Integrated Education Township. A 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.

08

JOHOR
BAHRU

Taman Denai Alam



ELEMENCE
Premium Lifestyle & Character Movement

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.

09

PENANG

Bukit Mertajam



ASTON ACACIA
SERVICED APARTMENT
BUKIT MERTAJAM

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.

HIGHLIGHTS OF 2025 - 2026

APRIL 2025

09 April

Ipoh Branch Raya Luncheon



14 April

JB Branch Raya Luncheon



25 April

Townhall



25 April

HQ Office Raya Dinner



MAY 2025

13 May

On-Site Health Screening
- HQ Office



JUNE 2025

28 JUNE

New Penang Branch & Altus
Residency Grand Opening
Event



JULY 2025

08 July

HYB Group Training – General
Cybersecurity Awareness



24 July

Fruit Festival Event -
Ipoh Branch



25 July

Fruit Festival Event -
Penang Branch



AUGUST 2025

04 August

Fruit Festival Event - JB Branch



08 August

Fruit Festival Event - HQ Office



11 August

Stamp Act 1949



15 - 18 August

HYB Group Training –
AI Training Workplace
Productivity



HIGHLIGHTS OF 2025 - 2026

AUGUST 2025

19 AUGUST

Stay Save & Save Smartly by
UOB - JB Branch



20 AUGUST

Stay Save & Save Smart Talk By
UOB - Penang Branch



27 AUGUST

46th AGM



29 AUGUST

Merdeka Celebration -
Penang Branch



30 AUGUST

Blood Donation Event -
Ipoh Branch



AUGUST 2025 - MARCH 2026

**28 AUGUST -
01 SEPTEMBER 2025**

Roadshow Sunway Carnival
Mall - Penang Branch



**30 OCTOBER -
02 NOVEMBER 2025**

Roadshow Sunway Carnival
Mall - Penang Branch



13 - 16 NOVEMBER 2025

Roadshow Sunway Carnival
Mall - Penang Branch



18 - 21 DECEMBER 2025

Roadshow Sunway Carnival
Mall - Penang Branch



19 - 23 MARCH 2026

Roadshow Sunway Carnival
Mall - Penang Branch



10 SEPTEMBER

HYB Wellness & Financial
Safety Day: Scam Awareness
Talk, UOB Perks & Wellness
Booths



SEPTEMBER 2025

12 SEPTEMBER

HYB Group Training -
Corporate ESG Briefing Hosted
By Public Bank



13 SEPTEMBER

Sales Gallery Event Malaysia
Day Colouring Contest -
Penang Branch



HIGHLIGHTS OF 2025 - 2026

SEPTEMBER - OCTOBER 2025

25 SEPTEMBER - 05 OCTOBER 2025

2025 Roadshow @ Lotus's Eco
Tropics 26 - JB Branch



OCTOBER 2025

09 OCTOBER

Transformational Leadership



11 - 12 OCTOBER

Roadshow HerTrade Expo -
Penang Branch



OCTOBER 2025

18 OCTOBER

Program Gotong Royong BUSI
Sponsored By Hua Yang (CSR)
- Ipoh Branch



19 OCTOBER

Fun Run & Azalea Showhouse
Launch - Ipoh Branch



22 OCTOBER

Anti-Bribery and Anti-
Corruptions ("ABAC") Training



30 OCTOBER

HYB Group Training :
E-Invoicing Implementation In
Malaysia



NOVEMBER 2025

03 - 09 NOVEMBER

Roadshow Mydin -
Penang Branch



NOVEMBER 2025

17 - 18 NOVEMBER

AI Program - Accounts &
Finance Team



29 NOVEMBER

Property Talk - Penang Branch



HIGHLIGHTS OF 2025 - 2026

DECEMBER 2025

08 DECEMBER

ERT (Basic Occupational First Aid, CPR & AED Training Course) - HQ & JB Branch



16 DECEMBER

Document Destruction



28 DECEMBER

New Year Community Workout Event - Ipoh Branch



FEBRUARY 2026

03 FEBRUARY

CNY Dinner - Penang Branch



04 FEBRUARY

CNY Dinner - Ipoh Branch



06 FEBRUARY

ERT Training @ Atas Event Space - Ipoh Branch



09 FEBRUARY

CNY Dinner - JB Branch



22 FEBRUARY

CNY Event At Ellington 23 - Ipoh Branch



26 FEBRUARY

CNY Event - HQ Office



28 FEBRUARY

CNY Appreciation Event - Ara Residensi Sales Gallery



HIGHLIGHTS OF 2025 - 2026

MARCH 2026

03 MARCH

Buka Puasa Dinner -
Penang Branch



04 MARCH

Iftar Ramadhan - Ipoh Branch



16 MARCH

Buka Puasa Dinner - HQ office



28 MARCH

Sales Gallery Event Hari Raya
Open House - Penag Branch

