

Offer Document

EVIAN HOLDINGS INTERNATIONAL SDN. BHD.





EVIAN HOLDINGS INTERNATIONAL SDN. BHD. leading investment in the leisure industry which is an increasingly popular field, especially as people's demand for leisure and entertainment grows. We focused on recreation, entertainment, sport and tourism (REST)-related products and services base in Penang, Malaysia.

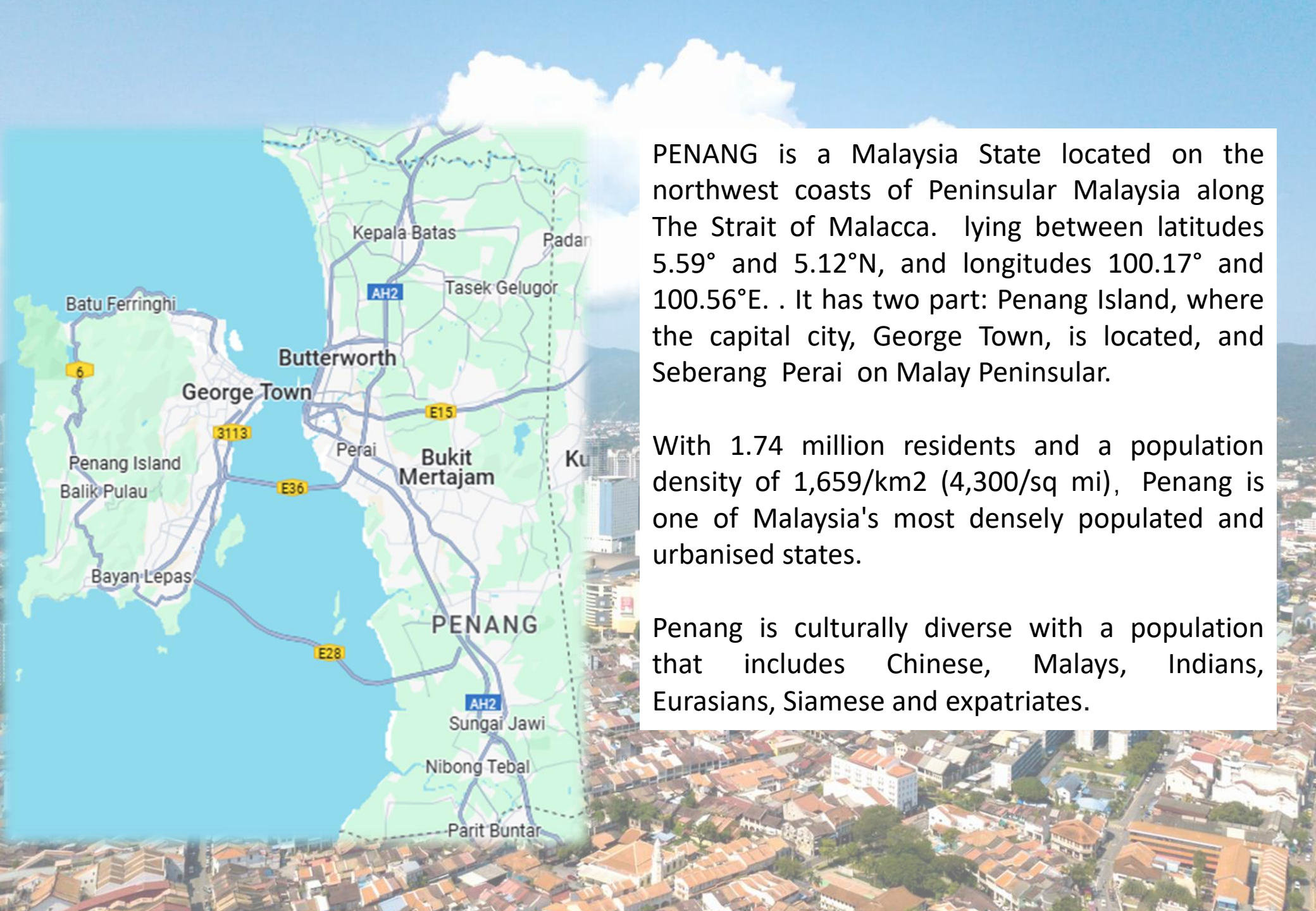


HOSPITALITY

RECREATION

TOURISM

ENTERTAINMENT



PENANG is a Malaysia State located on the northwest coasts of Peninsular Malaysia along The Strait of Malacca. lying between latitudes 5.59° and 5.12°N, and longitudes 100.17° and 100.56°E. . It has two part: Penang Island, where the capital city, George Town, is located, and Seberang Perai on Malay Peninsular.

With 1.74 million residents and a population density of 1,659/km² (4,300/sq mi), Penang is one of Malaysia's most densely populated and urbanised states.

Penang is culturally diverse with a population that includes Chinese, Malays, Indians, Eurasians, Siamese and expatriates.

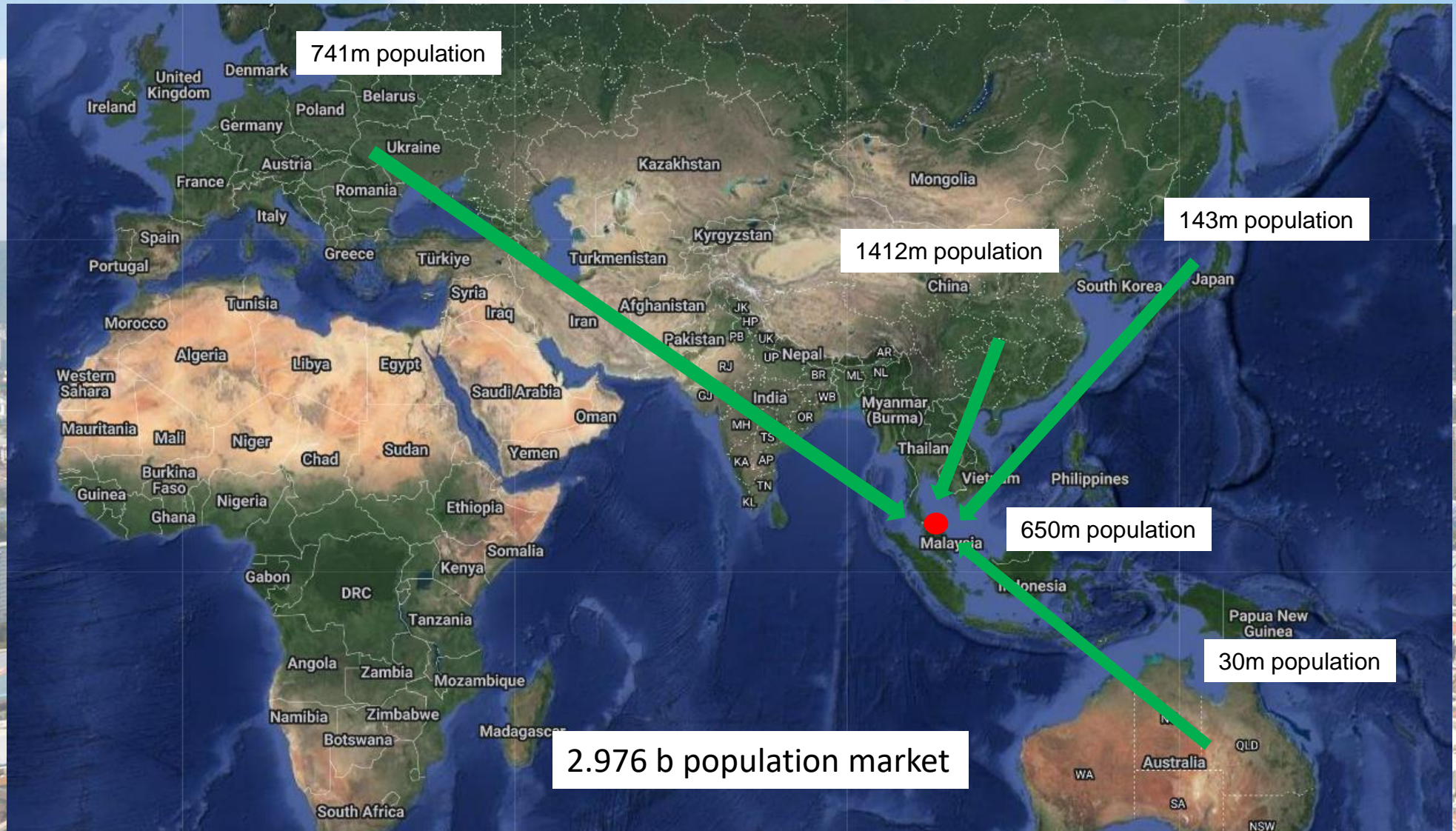


In 2008, UNESCO gazetted nearly 260 ha (2.6 km²) within downtown George Town as a World Heritage Site. The city centre is recognised by UNESCO for its "unique architectural and cultural townscape without parallel anywhere in East and Southeast Asia". Shophouses sit alongside Anglo-Indian bungalows, mosques, temples, churches, and European-style administrative and commercial complexes, forming the city's multicultural framework.

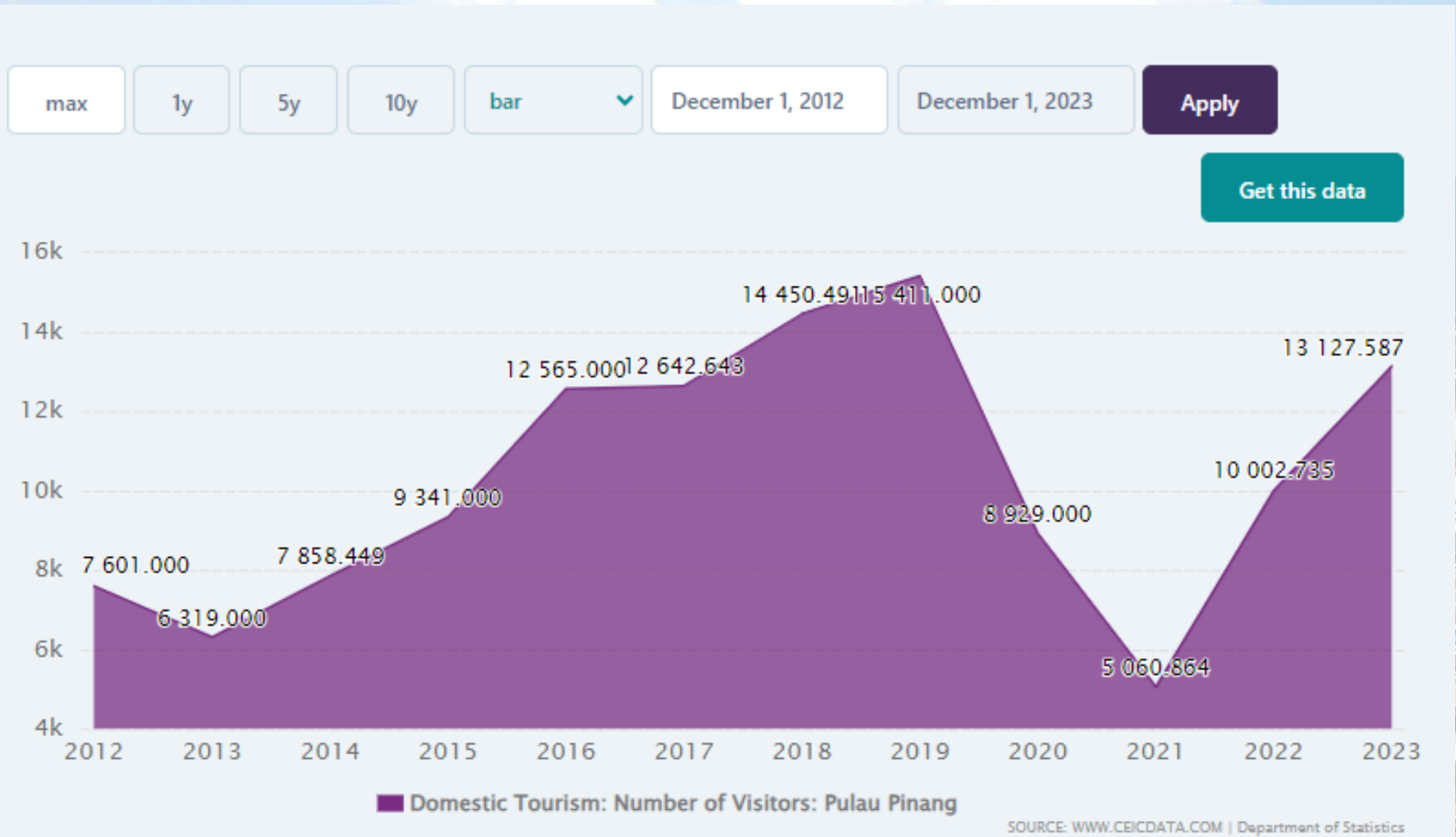
The Historic City of George Town covers an area of 109.38ha bounded by the Straits of Malacca on the north-eastern cape of Penang Island, Lorong Love (Love Lane) to the north-west and Gat Lebuh Melayu, Lorong Carnarvon and Lebuh Carnarvon to the south-west corner. There are more than 1,700 historic buildings within this Core Zone aligned on four main streets of Pengkalan Weld, Lebuh Pantai, Jalan Masjid Kapitan Keling and Lorong Love, as well as several perpendicular streets of Jalan Tun Syed Sheh Barakbah, Lebuh Light, Lebuh Bishop, Lebuh Gereja, Lebuh China, Lebuh Pasar, Lebuh Chulia, Lebuh Armenian and Lebuh Aceh.

There has been rising demand for residential high-rises at the suburbs since 2015, driven by the growing need for strata housing and the city's thriving economy.

Our Targeting Market



View Malaysia's Malaysia Domestic Tourism: Number of Visitors: Pulau Pinang from 2008 to 2023 in the chart:



SOURCE: WWW.CEICDATA.COM | Department of Statistics

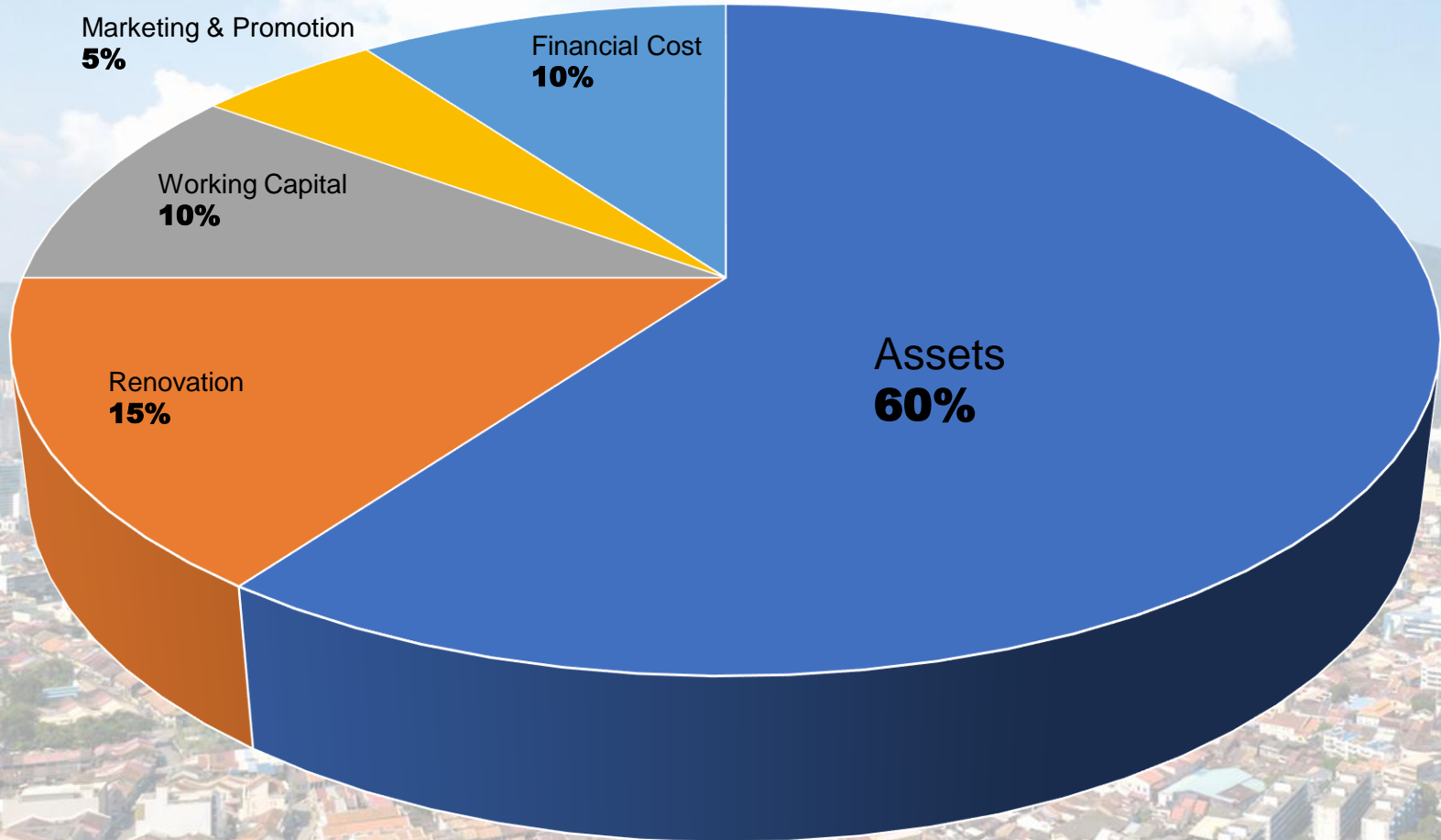
Our Project

Total Value

RM 108,000,000.00



Funds Allocation



■ Asset

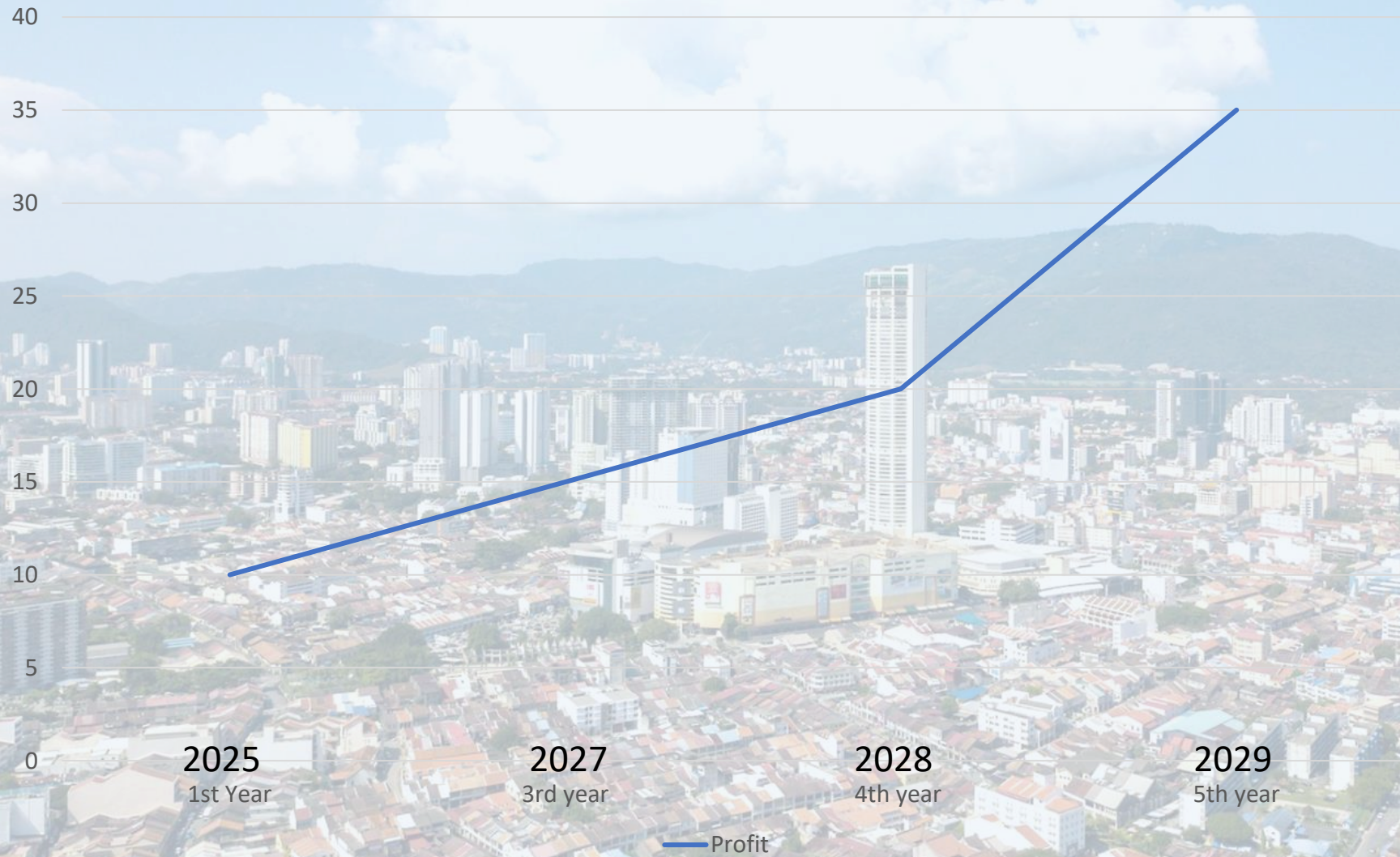
■ Renovation

■ Working Capital

■ Marketing & Promotion

■ Financial Cost

Profit Forecast



We Offer

Share Type: ordinary share

6,000,000 share = 60%

1 Lot(min) = 20,000 share

1 share = RM 16.70

8%/share per annum

Exit 10 year buyback.

Capital + 25% /share per return

Company Structure



**EVIAN'S HOLDINGS INTERNATIONAL
SDN. BHD.**

Founder

EVIAN CHOONG



Young Innovative women Entrepreneur born Penang, Malaysia. She innovative startup a leisure industry encompasses a wide range of businesses and activities that provide entertainment, relaxation, and enjoyment to individuals during their free time. The industry includes serval sectors such as: hospitality, recreation, entertainment, travel & tourism. She is targeting the China, Japanese, Korean, Australian and other European populations to come to Penang for leisure consumption.

Ability ○ Enchantment ○ Beautiful

A scenic view of a beach with waves, sand, and a blue sky with clouds. The text "Thank you" is centered in the image.

Thank you