

Investment Proposal for the development of HORIZON PALACE SMART RETIREMENT RESORT, Langkawi

- **TrisM Kontrak Sdn Bhd (“TRISM”)** proposes to build a cluster of state of the art, conceptually **SMART international retirement resort** with an **Islamic option** on the island of **Langkawi** with an objective of attracting international clientele from the Middle East, Asia, European countries, USA and up-market segment of Malaysian society.
- Key team members:
 - [Yasni Dato’ Mohamad Yusof](#) – CEO, [TrisM Kontrak Sdn Bhd](#) & [IFP ADVISORS GROUP](#)
 - [IDr Monie Mohariff](#) – Executive Director, [TrisM Kontrak Sdn Bhd](#); Principal, [MZ Design Consultancy](#)
 - [Dr Mahender Singh](#) – Former Rector and CEO, [Malaysia Institute for Supply Chain Innovation \(MISI\)](#); Former Executive Director, [Massachusetts Institute of Technology](#), USA.
 - [Dato’ Dr Syed Abdul Aziz Syed Zin Benyahya](#) – Medical Director, [Medical Air Ambulance by Prima Air under HM Group](#); Country Medical Consultant to [Elo Water \(M\) Sdn Bhd](#); Former Senior Consultant Paediatric Cardiac Anesthesiology and Head of Unit at [Hamad Medical Corporations, Doha, Qatar](#)

GDV = RM 310,470,825
GDC = RM 94,963,357
Nett Profit = RM 162,196,607
Nett Profit %= 52.24%

On 2nd November 2017, **Yasni bin Mohamad Yusof** had purchased the 4-acre land from Rusle bin Mat Ariff.

By power of attorney, on 27th May 2018, TRISM KONTRAK SDNBHD was nominated to develop the land.



The project can be funded **100%** by MOTAC's Tourism Development soft loans (up to RM100 million) as well as other government initiated funding such as TERAS grant under TERAJU, grant from Northern Corridor Investment Authority (NCIA), Malaysia Digital Economy Corporation (MDEC) and the conventional banking funding if necessary.

- Developer plans to apply for **15% Grant of TERAS under TERAJU** (from the project cost)
- Which adds up with capital in hand to more than the minimum 20% needed to qualify for **TDIF soft loan of RM57 million** which we factor the interest will be at 5% per annum
- Loan fully payable upon 5 years of the project commencement

TRISM seeks to invite investors to participate by offering **40% stake** for **RM20 million**.

Fund Utilisation:

- **RM6 mil:** Working capital over the next 1 year and development plan expenditure, preliminary marketing expenses and expenses in relation to SMART Home sourcing and applications.
- **RM14 mil:** Capital on standby before we apply for intended Tourism Development Infrastructure Fund (TDIF)-soft loan of @ between 4-6% interest per annum.

The balance 60% is retained by TRISM & the founding key members whereby the shareholding of the new investors will be formalized via a Special Purpose Vehicle (SPV; **Horizon Palace Smart Retirement Resort Sdn Bhd**) and/or a Shareholders Agreement.

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Development Plan

Apartment (Top of the Hill)

- 1 and 2 bedroom apartments
- Reception and Office
- Communal Lounge
- Communal Kitchen or BBQ place
- Café/Restaurant
- Musallah
- A pool for hydrotherapy (open different times for male and female)
- Physiotherapy room
- Garden plots for communal gardening

Villas (Lower part of the Hill)

- 3 units of 2-storey villas (4 bed rooms)
- 1 unit of 3-storey villa (5 bedrooms)
- Lease or Time Sharing

Semi Ds (Lower part of the Hill)

- Single and 2-storey Semi Ds (2 or 3 bed rooms).

Unique Added Features

• **SMART Home applications**

We are working closely with a former professor from Massachusetts Institute of Technology (MIT), US to incorporate smart technology to the homes.

• **Usage of “Wonder Stones” in Building Development**

Wonder Stones are special building material imported from Turkey that not only provides for a sustainable and livable environment (cooling inside and insulated against outside heat) but it also produces positive ions/energy for the body to “recharge faster”.

• **Incorporation of ELO Water**

We are forming a strategic alliance with ELO Mart Pte Ltd to incorporate the usage of FLOWater and ELOBath/ELO Spa therapy as part of the facility contents and programs which will make it the only one of its kind in the world.
(<http://www.facebook.com/elowaterofficial>)

Other Features

- Alive in resident consultant Doctor and 24-hour access to nurses.
- Transportation:
 - Transport is provided for shuttling residence to the hospital, airport transfers, shopping in Kuah, recreational activities around Langkawi, ie: to the beach, hills, golf courses.

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Islamic Options:

- **Daily Religious Classes:**

Tafseer Al-Quran and Hadith
Quranic memorization
Feqah, Tauhid and Akhlaq classes

- Muslim patients' **modesty** and **privacy** will be valued and taken care of by nurse(s) of the **same gender**.
- **Easy Access to Mosque** for the congregational Jummah (Friday) prayer as well as a Surau/Musallah in the development.

Estate Planning and Funeral Management

• **Professional Consultation**

- Preparing wasiat/wills
- Appointment of executor for transference of property to the chosen beneficiary(ies) any balance of the deposit paid upfront to the resort.
- Keeping proper documentation on behalf of the deceased family.

• **Funeral management system:**

- Proper preparations on who to be informed first in the event of death, where to be buried and etc.
- Standard operating procedure (SOP) upon death; repatriation, etc.
- After death procedures – Police report, death certification, permit for burial / repatriation and etc will be either fully undertaken or coordinated by the management of the resort.
- Cleaning the deceased body (al-Ghusl), shrouding the deceased (al-Kafn) for male & female and its etiquettes. How and where this will be done as per request made by the deceased.

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How TRISM can contribute to the economy:

- Attract **international clientele**
- Contribute to boosting the **tourism and hospitality industry** in Langkawi
- Create **job opportunities**
- Bringing in Wonder Stones from Turkey and train the local talents (**human development capital**) via our strategic alliances with local colleges providing vocational training and courses in **Stone Masonry** instead of the normal welding, electrical, automotive and many other common skills which eventually will be replaced by machines.

MITI and KeTTHA

- Throughout the development process, TRISM will be dealing a lot with imported goods, namely the Wonder Stones from Turkey, and seek to get exclusive rights from the Turkish manufacturers as the sole supply and install partner for the Wonder Stones business in Malaysia and the whole of Asia.
- Wonder Stones are in line with the sustainable development and green development policies whereby there are also incentives under the [Ministry of Energy, Green Technology and Water \(KeTTHA\)](#) such as the [Efficient Energy \(EE\) Incentive](#).
- We will also be importing ELOWater from Singapore and eventually plan to have ELOBath/ELO Spa therapy at the resort.
- The [Ministry of International Trade & Industry \(MITI\)](#) will be playing a huge role in facilitating the bureaucratic process of international trade.