



## Private Equity Hotel Investment Opportunity

*Suitable for accredited or sophisticated investors only*

### Investment opportunity

The **one and only** licensed hotel on Penang Hill

Investment in 37.5% ordinary shares at MYR 21m, valuing company at MYR 56m

### About Penang hill

- The most popular hill resort in Malaysia.
- At 833m above sea level, it is accessible by a funicular train (c. 10 minutes ride) and a tarred road (for approved vehicles only).
- Set up during colonial era, it has breathtaking views over Penang and unique biodiversity.
- Penang Hill was designated as a Biosphere Reserve by UNESCO in 2021
- <https://penanghill.gov.my/index.php/en/>

### Investment details

- Bellevue Hotel is the **one and only** licensed hotel in Penang Hill
- Occupying 87,000+ sq ft land with 12 rooms, the lease is currently being extended to 99 years
- The current shareholder is looking to realise some of the hidden value and is looking for ordinary shareholders who are willing to support the hotel's re-development as a proprietary club. The sale of 37.5% stake is for MYR 21m and by private treaty.



### Investment terms

Total equity available:	MYR 21m
Minimum investment:	MYR 0.25m
Ordinary equity available:	37.5% ordinary shares at MYR 21m
Advisor & introducer fee (one off):	6%
Management fee:	Nil



# Exclusively for Accredited / Sophisticated Investors

## Important information:

Investment advisory is offered by Crea8 which includes Crea8 Capital Sdn Bhd, licensed by the Securities Commission Malaysia ([eCMSL/A0369/2020](#)), and Crea8 Capital Incorporated, licensed by the Labuan Financial Services Authority ([SL/20/0013](#)).

## Disclaimer

The information contained in this document and such other material issued in connection therewith (the “Content”) are provided for information purposes only and should not be construed as an offer to sell equity by Crea8 or solicitation by anyone in any jurisdiction in which such an offer or solicitation is not authorised or to any person to whom it is unlawful to make such an offer and solicitation, nor as advice on securities or collective investment schemes or other financial or investment advice. The Content has not been authorised or approved by the Securities Commission of Malaysia, the Labuan Financial Services Authority or any regulatory body of competent authority whether in Malaysia or elsewhere.

This document is not directed to, or intended for distribution to or use by, any person or entity who is a citizen or resident of or located in any locality, state, country or other jurisdiction where such distribution, publication, availability or use would be contrary to law or regulation or which would subject Crea8 or any of the advice it dispenses to any registration or licensing requirement within such jurisdiction.

Nothing in this document constitutes accounting, legal, regulatory, tax or other advice. Any decision to subscribe for interests in any equity must be made solely on the basis of information contained in the relevant prospectus, which information may be different from the information contained in this document, and with independent analyses of your investment and financial situation and objectives. The information contained in this document is qualified in its entirety by reference to the relevant prospectus, and this document should, at all times, be read in conjunction with the relevant prospectus. Detailed information on the relevant fund and associated risks are contained in the relevant prospectus. You should consult your professional adviser if you are in doubt about the stringent restrictions applicable to the use of this document, regulatory status of the relevant equity, applicable regulatory protection, associated risks and suitability of the relevant fund to your objectives.

The property market is volatile and illiquid and property prices and rental yields may fluctuate widely or be affected by a broad range of risk factors. All plans and specifications in the Content are intended as a guide only and are subject to such variations, modifications and amendments as may be required by the relevant authorities or the relevant developer’s consultants or architects.

While the Content is believed to be reliable, Crea8 makes no representation or warranty whether express or implied, and accepts no responsibility for its completeness or accuracy or reliability and expressly disclaims any liability, including incidental or consequential damages arising from errors in this publication. The Content is a summary only and is subject to revision. All financial information contained herein is approximate, unaudited and subject to change.

This document may contain projections or other forward looking statements regarding future events or future financial performance of countries, markets or companies and such projection or forecast is not indicative of the future or likely performance. Neither Crea8 nor any of their associates, nor any director, officer or employee accepts any liability whatsoever for any loss arising directly or indirectly from the use of this document. The Content, including any data, projections and underlying assumptions are based upon certain assumptions, management forecasts and analysis of information available as at the date of this document and reflects prevailing conditions and our views as of the date of the document, all of which are accordingly subject to change at any time without notice and Crea8 is under no obligation to notify you of any of these changes.

Accordingly, you assume all responsibility and risk for reliance upon and the use of the Content and, Crea8, its agents, directors, officers, employees, representatives, successors, and assigns expressly disclaim any and all responsibility for any direct or consequential loss or damage of any kind whatsoever arising directly or indirectly from: (i) the use of the Content, (ii) reliance on any information contained in the Content, (iii) any error, omission or inaccuracy in any such information including, without limitation, financial data, forecasts, analysis and trends, or (iv) any action or non-performance resulting from the foregoing. This exclusion clause shall take effect to the fullest extent permitted by applicable laws.

## Recipient & Distribution

This presentation may not be distributed, either directly or indirectly, to the public or any member of the public in Malaysia. By receiving these materials, you represent and warrant that you are an accredited or sophisticated investor, as defined in Schedule 6 of the Capital Markets and Services Act 2007. Neither this presentation nor any copy or portion of it may be sent or taken, transmitted or distributed, directly or indirectly, in or into Japan, Australia, Canada or the United States (as defined in Regulation S under the U.S. Securities Act of 1933, as amended (the “Securities Act”)) or any other jurisdiction which prohibits the same. This presentation is not for distribution in, nor does it constitute an offer for sale of the securities in the United States.

## Professional Advice

Any statement contained in the Content is made on a general basis and Crea8 has not given any consideration to nor have Crea8 made any investigation of the investment objective, financial situation or particular need of any user or reader, any specific person or group of persons. You are advised to make your own assessment of the relevance, accuracy and adequacy of the information contained in the Content and conduct independent investigations as may be necessary or appropriate for the purpose of such assessment including the investment risks involved. You should consult an appropriate professional advisor for legal, tax, accounting, or investment advice specific to your situation, as to whether any governmental or other consents are required or if any formalities should be observed for the purposes of making such investments as are mentioned in the Content. If you are unsure about the meaning of any of the information contained in the Content, please consult your financial or other professional advisor.

## Performance Data

In considering any performance data contained herein, you should bear in mind that past performance is not indicative of future results, and there can be no assurance that the said investment will achieve comparable results. Nothing contained herein should be deemed to be a prediction or projection of future performance of the equity. Each prospective investor should consult its own attorney, business adviser, and tax adviser as to legal, business, tax, and related matters concerning the information contained herein and such offering.

## Third Party References

References to third party publications are provided for your information only. The content of these publications is issued by third parties. As such, Crea8 is not responsible for the accuracy of information contained in those publications, nor shall Crea8 be held liable for any loss or damage arising from or related to their use. The statements made in this material are summary in nature and should not be relied upon. All the representations contained in this material and any supplementary collateral materials provided are subject to change.