



Although all efforts have been carried out to ensure that the information provided is accurate and up to date, the Registrar will not be liable for any losses arising from any inaccurate or omitted information.

**CORPORATE INFORMATION**

Name : SUNWAY CITY (IPOH) SDN. BHD.

Last Old Name : TAMBUN HOT SPRINGS SDN. BHD.

Date of Change : 28-10-1996

Registration No. : **199101009436 (219749-M)**

Incorporation Date : 28-06-1991

Type : LIMITED BY SHARES  
PRIVATE LIMITED

Status : EXISTING

Registered Address : LEVEL 16, MENARA SUNWAY  
JALAN LAGOON TIMUR  
BANDAR SUNWAY  
PETALING JAYA  
SELANGOR

Postcode : 47500

Origin : MALAYSIA

Business Address : R-G-01, APARTMEN SUNWAY ONSEN  
JALAN SUNWAY ONSEN 2  
SUNWAY CITY IPOH  
IPOH  
PERAK

Postcode : 31150

Nature of Business : PROPERTY DEVELOPMENT, INVESTMENT HOLDING AND PROVISION  
OF MANAGEMENT SERVICES.





SURUHANJAYA SYARIKAT MALAYSIA  
COMPANIES COMMISSION OF MALAYSIA

**SUMMARY OF SHARE CAPITAL**

Name : SUNWAY CITY (IPOH) SDN. BHD.

Registration No. : 199101009436 (219749-M)

TOTAL  
ISSUED  
(RM)

148,600,000.0000

	CASH	OTHERWISE THAN CASH
ORDINARY	148,600,000	0
PREFERENCE	0	0
OTHERS	0	0



**DIRECTORS/OFFICERS**

Name : SUNWAY CITY (IPOH) SDN. BHD.

Registration No. : 199101009436 (219749-M)

<b>Name/Address</b>	<b>IC/Passport</b>	<b>Designation</b>	<b>Date of Appointment</b>
TAN KIM AUN 29, JALAN MIDAH 2 TAMAN MIDAH 56000 KUALA LUMPUR WILAYAH PERSEKUTUAN KUALA LUMPUR	620612-07-5423	SECRETARY	28-09-1995
CHIN LEE CHIN R18-06, BLOCK D'AMAN RIA NO 3 JALAN PJU 1A/41 ARA JAYA 47301 PETALING JAYA SELANGOR	701013-08-5384	SECRETARY	08-11-2012
RAZMAN MD HASHIM BIN CHE DIN MD HASHIM, TAN SRI DATUK SERI NO. 18, JALAN PALONG THE MINES RESORT CITY MALAYSIA 43300 SERI KEMBANGAN SELANGOR	390531-07-5287	DIRECTOR	01-10-2013
WONG WAN WOUI NO. 80 JALAN PERAJURIT TIMUR 9 TAMAN IPOH INDAH MALAYSIA 31400 IPOH PERAK	610814-08-6009	DIRECTOR	07-02-2022
ONG MEI NAAR NO. 22, JALAN BIDARA 3/KS6 TAMAN BANDAR BOTANIC 41200 KLANG SELANGOR	750614-14-5718	SECRETARY	07-02-2022



SURUHANJAYA SYARIKAT MALAYSIA  
COMPANIES COMMISSION OF MALAYSIA

**DIRECTORS/OFFICERS**

Name : SUNWAY CITY (IPOH) SDN. BHD.

Registration No. : 199101009436 (219749-M)

<b>Name/Address</b>	<b>IC/Passport</b>	<b>Designation</b>	<b>Date of Appointment</b>
HENG SWEE LIAN NO. 38, JALAN 12/20 PUTERI 12 BANDAR PUTERI 12 MALAYSIA 47100 PUCHONG SELANGOR	780803-05-5022	DIRECTOR	31-03-2025





SURUHANJAYA SYARIKAT MALAYSIA  
COMPANIES COMMISSION OF MALAYSIA

**SHAREHOLDERS/MEMBERS**

Name : SUNWAY CITY (IPOH) SDN. BHD.

Registration No. : 199101009436 (219749-M)

IC/Passport/ Registration No	Name/Company Name	Total of share
202101013277 (1413576-P)	JR SUCCESS VENTURES SDN. BHD.	2,000,000
-	PERBADANAN KEMAJUAN NEGERI PERAK	4,000,000
198201007806 (87564-X)	SUNWAY CITY BERHAD	141,174,000
197801000442 (37465-A)	SUNWAY HOLDINGS SDN BHD	1,426,000



**COMPANY CHARGES**

Name : SUNWAY CITY (IPOH) SDN. BHD.

Registration No. : **199101009436 (219749-M)**

1. Charge Number : 001  
Total of Charges : 6,400,000.00  
Date of Creation : 15-01-2003  
Name of Chargee : MALAYAN BANKING BERHAD  
Charge Status : FULLY SATISFIED
2. Charge Number : 002  
Total of Charges : 6,400,000.00  
Date of Creation : 15-01-2003  
Name of Chargee : MALAYAN BANKING BERHAD  
Charge Status : FULLY SATISFIED
3. Charge Number : 003  
Total of Charges : 6,400,000.00  
Date of Creation : 15-01-2003  
Name of Chargee : MALAYAN BANKING BERHAD  
Charge Status : FULLY SATISFIED
4. Charge Number : 004  
Total of Charges : 6,400,000.00  
Date of Creation : 30-06-2004  
Name of Chargee : MALAYAN BANKING BERHAD  
Charge Status : FULLY SATISFIED
5. Charge Number : 005  
Total of Charges : 6,400,000.00  
Date of Creation : 30-06-2004  
Name of Chargee : MALAYAN BANKING BERHAD  
Charge Status : FULLY SATISFIED

**COMPANY CHARGES**

Name : SUNWAY CITY (IPOH) SDN. BHD.

Registration No. : **199101009436 (219749-M)**

- |     |                  |   |                        |
|-----|------------------|---|------------------------|
| 6.  | Charge Number    | : | 006                    |
|     | Total of Charges | : | 6,400,000.00           |
|     | Date of Creation | : | 30-06-2004             |
|     | Name of Chargee  | : | MALAYAN BANKING BERHAD |
|     | Charge Status    | : | FULLY SATISFIED        |
| 7.  | Charge Number    | : | 007                    |
|     | Total of Charges | : | 6,400,000.00           |
|     | Date of Creation | : | 30-06-2004             |
|     | Name of Chargee  | : | MALAYAN BANKING BERHAD |
|     | Charge Status    | : | FULLY SATISFIED        |
| 8.  | Charge Number    | : | 008                    |
|     | Total of Charges | : | 6,400,000.00           |
|     | Date of Creation | : | 30-06-2004             |
|     | Name of Chargee  | : | MALAYAN BANKING BERHAD |
|     | Charge Status    | : | FULLY SATISFIED        |
| 9.  | Charge Number    | : | 009                    |
|     | Total of Charges | : | 6,400,000.00           |
|     | Date of Creation | : | 30-06-2004             |
|     | Name of Chargee  | : | MALAYAN BANKING BERHAD |
|     | Charge Status    | : | FULLY SATISFIED        |
| 10. | Charge Number    | : | 010                    |
|     | Total of Charges | : | 6,400,000.00           |
|     | Date of Creation | : | 30-06-2004             |
|     | Name of Chargee  | : | MALAYAN BANKING BERHAD |
|     | Charge Status    | : | FULLY SATISFIED        |

**COMPANY CHARGES**

Name : SUNWAY CITY (IPOH) SDN. BHD.

Registration No. : **199101009436 (219749-M)**

- |     |                  |   |  |
|-----|------------------|---|--|
| 11. | Charge Number    | : | 011  |
|     | Total of Charges | : | 27,000,000.00                                      |
|     | Date of Creation | : | 06-08-2004   |
|     | Name of Chargee  | : | BANK PEMBANGUNAN DAN INFRASTRUKTUR MALAYSIA BERHAD |
|     | Charge Status    | : | FULLY SATISFIED                                    |
| 12. | Charge Number    | : | 012  |
|     | Total of Charges | : | 4,000,000.00                                       |
|     | Date of Creation | : | 29-10-2004   |
|     | Name of Chargee  | : | MALAYAN BANKING BERHAD                             |
|     | Charge Status    | : | FULLY SATISFIED                                    |
| 13. | Charge Number    | : | 013  |
|     | Total of Charges | : | 4,000,000.00                                       |
|     | Date of Creation | : | 29-10-2004   |
|     | Name of Chargee  | : | MALAYAN BANKING BERHAD                             |
|     | Charge Status    | : | FULLY SATISFIED                                    |
| 14. | Charge Number    | : | 014  |
|     | Total of Charges | : | OPEN CHARGE  |
|     | Date of Creation | : | 26-06-2009   |
|     | Name of Chargee  | : | BANK PEMBANGUNAN MALAYSIA BERHAD                   |
|     | Charge Status    | : | FULLY SATISFIED                                    |
| 15. | Charge Number    | : | 015  |
|     | Total of Charges | : | OPEN CHARGE  |
|     | Date of Creation | : | 29-03-2011   |
|     | Name of Chargee  | : | PUBLIC BANK BERHAD                                 |
|     | Charge Status    | : | FULLY SATISFIED                                    |

**SUMMARY OF FINANCIAL INFORMATION**

Name : SUNWAY CITY (IPOH) SDN. BHD.  
 Registration No. : 199101009436 (219749-M)  
 Auditor : BDO PLT (AF0206)  
 Auditor Address : LEVEL 8, BDO @ MENARA CENTARA  
 360 JALAN TUANKU ABDUL RAHMAN  
 50100 KUALA LUMPUR  
 WILAYAH PERSEKUTUAN KUALA LUMPUR  
 Exempt Private Company : NIL  
 Financial Year End : 31-12-2024  
 Unqualified Reports (Y/N) : Y  
 Consolidated Accounts (Y/N) : Y  
 Date of Tabling : 30-06-2025

**BALANCE SHEET ITEMS**

Non-Current Assets	:	260,344,371.00
Current Assets	:	116,255,605.00
Non-Current Liabilities	:	70,135,235.00
Current Liabilities	:	127,722,749.00
Share Capital	:	148,600,000.00
Reserve	:	3,451,192.00
Retain Earning	:	96,826,035.00
Minority Interest	:	0.00

**INCOME STATEMENT ITEMS**

Revenue	:	112,566,046.00
Profit/(loss) before tax	:	5,576,571.00
Profit/(loss) after tax	:	1,963,844.00
Net dividend	:	0.00
Minority Interest	:	0.00

\*\* END OF REPORT \*\*

This information are from the company's document registered as at 26-07-2025.

Registrar  
 Dated: 27-10-2025

This information is computer generated. No signature is required.