



***GAME-CHANGER***  
***UNICORN MAKER***

*Managing Liquidity, Optimizing Value, Monetizing Opportunities*

[WWW.FAI185.COM](http://WWW.FAI185.COM)

[WWW.HFUNICORN.COM](http://WWW.HFUNICORN.COM)

# CHAIRMAN'S PAST TRACK RECORD

Chan Heng Fai BIO

Personal Website  
[www.fai185.com](http://www.fai185.com)



Years of  
experience

**>45**

years  
Excellent  
Track  
Record

Average  
Compound  
Annual  
Growth Rate  
of

**69%**

Average  
Investment  
multiple

**48 X**

For each  
Investment

**>7**

Companies  
restructured  
over 7  
industries



INTER ASIA



*American Pacific Bank*



**Mr. Chan Heng Fai**  
Chairman

[WWW.HFUNICORN.COM](http://WWW.HFUNICORN.COM)

# CHAIRMAN'S PAST TRACK RECORD

Chan Heng Fai BIO

Personal Website  
www.fai185.com

From just **5 out of 35** previously restructured companies:

Approx. Current **Market Cap Over**  
**USD 19.9 Billion**  
**AND GROWING**

Bringing in **Profits** of over  
**USD 1 Billion**  
**PER ANNUM**

## Heng Fai Enterprises Limited

Currently Known as ZH International Limited



**Hong Kong Stock Exchange Listed**  
Restructured from the verge of Bankruptcy

## Global Medical Reit



**New York Stock Exchange Listed**  
Founded and Funded from Ground Zero

## SingXpress Land Limited

Currently Known as Singhaiyi Ltd



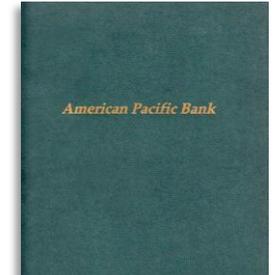
**Singapore Exchange Listed**  
Restructured from the verge of Bankruptcy

## China Gas Holdings Limited



**Hong Kong Stock Exchange Listed**  
Restructured from the verge of Bankruptcy

## American Pacific Bank



**New York Stock Exchange Listed**  
Recapitalized from the verge of Bankruptcy

## How To Become A Teenage Millionaire



## Beginning Of A New Legacy



## Happiness Convention



## CNA Money Mind Part 1



## CNA Money Mind Part 2

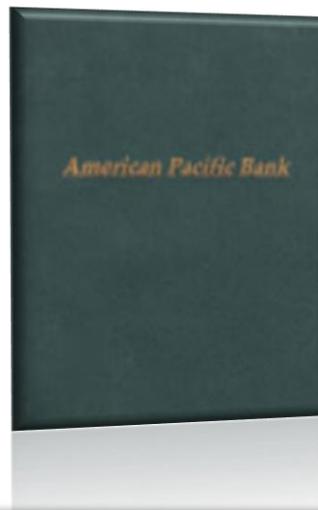
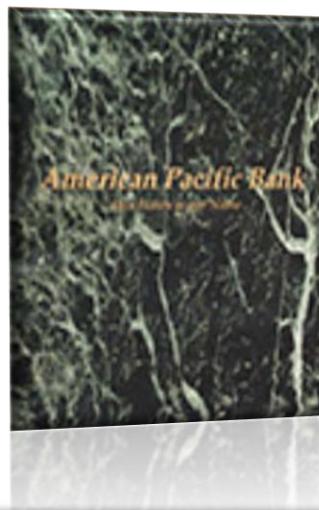


# CHAIRMAN'S PAST TRACK RECORD



*American Pacific Bank*

- ✓ In 1987, Mr. Chan Heng Fai acquired American Pacific Bank (APB), a full-service U.S. commercial bank, out of bankruptcy.
- ✓ American Pacific Bank became a US NASDAQ high asset quality bank, with **zero loan losses for over 5 consecutive years**
- ✓ In June 2004, APB was **ranked #13 by the Seattle Times** "Annual Northwest's Top 100 Public Companies"
- ✓ Ranked #6 in the Oregon state for the year 2003, **ahead of Nike, Microsoft, Costco, AT&T Wireless and Amazon.com.**
- ✓ In 1997, Mr Chan Heng Fai acquired and ran a regional investment banking and securities broking-dealing business headquartered in Denver, with 12 offices throughout U.S.A.
- ✓ In 1997, BankINVESTOR magazine ranked APB as the **top 21 best performance bank** among **ALL** publicly traded banks.



## Former APB Investment Track Record

PURCHASE PRICE:	USD 0.25
SOLD AT:	USD 16.00
RETURN MULTIPLE:	<b>63X</b>

# CHAIRMAN'S PAST TRACK RECORD on REITs



## Global Medical REIT



Market Cap  
(Common Shares and Preferred A shares)  
Over **USD 1 Billion**  
IN NYSE

Annualised Yield of **8%** at IPO (**USD 10.00** a share)  
(Stock high of USD 14.26 in 2019m USD 15.65 in 2020)  
**NYSE Listed**

MSCI Equity Indexes November 2019 Index Review:  
**GMRE** has been added to the **MSCI US REIT Index**



## American Housing REIT



Single Family Homes  
+  
Senior Homes

**8%**  
ANNUALISED  
YIELD  
QUARTERLY

# CHAIRMAN'S PAST TRACK RECORD on HFE



**Heng Fai Enterprises Limited**  
恒輝企業控股有限公司

**Heng Fai Enterprises Limited**  
*Currently Known as ZH International Limited*



**Hong Kong Stock Exchange Listed**  
*Restructured from the verge of Bankruptcy*

## SUMMARY

Restructuring and investment holding activities  
Traded on The Stock Exchange of Hong Kong [Stock code: 0185]

**Former HFE Company Sold in March 2014**

IN 1992  
**US\$ 3.9 MIL (HK\$30 MILLION)**



IN MAR 2014  
**US\$ 206 MIL (HK\$1.6 BILLION)**

RETURN  
MULTIPLE  
**53 X**

YEARLY INVESTMENT  
RETURNS:  
**119.8%**

# CHAIRMAN'S PAST TRACK RECORD on Property Development

## CITYLIFE@TAMPINES



## PASIR RIS ONE



## CHARLTON RESIDENCES



## COSMOLOFT



## STOCKS

# ST Index slumps below 3,300

Penny stocks spotlight shines on SingXpress Land, which sees 2.3 billion shares traded

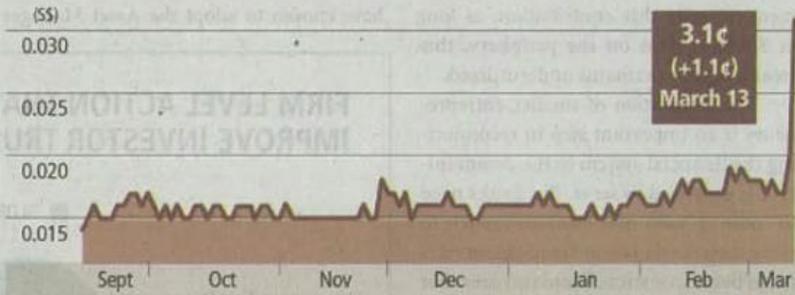
**T**HE Straits Times Index yesterday dropped 14.5 points to 3,288.52 in line with a 1.5 per cent loss in Hong Kong and a weak opening for Europe, the selling possibly coming in anticipation of a weak Wednesday for Wall Street.

In the penny stocks segment, attention was focused mainly on SingXpress Land Ltd, which surged 1.1 cents or 55 per cent to 3.1 cents on astounding volume of 2.3 billion shares – possibly an all-time high for a single stock – after the company announced a placement and large rights issue that after completion would result in a new chairman – Neil Bush, related to two former US presidents. As of today, SingXpress will be renamed SingHaiyi Group.

Blue chips that were hit the most were Keppel Corp, some Jardine group stocks and the banks. Brokers said that the pressure came from falls throughout the region – over in China, the major indices lost just under one per cent – and its source was probably scepticism that Wall Street could continue its record-breaking run.

## Accounts for 43% of market volume

### SingXpress Land



3.1c  
(+1.1c)  
March 13

Source: Bloomberg



**Singapore Exchange Listed**  
Restructured from the verge of Bankruptcy

## SingXpress Land Limited

Currently known as SingHaiYi Ltd

PURCHASE PRICE:

SGD 0.015

SOLD AT:

SGD 0.070

RETURN MULTIPLE:

**4.7X**

# CHAIRMAN'S PAST TRACK RECORD



China Gas Holdings Limited



*Hong Kong Stock Exchange Listed  
Restructured from the verge of Bankruptcy*

## Former China Gas Investment Track Record

PURCHASE PRICE:	HKD 0.25
SOLD AT:	HKD 5.00
	(Current Price \$25 – 100X)
RETURN MULTIPLE:	<b>20X</b>

# UNICORNS IN THE MAKING...



SINGAPORE STOCK EXCHANGE LISTED COMPANY  
(SGX: 40V)



Document Security Systems, Inc.  
NEW YORK STOCK EXCHANGE LISTED COMPANY  
(NYSE: DSS)



IMPACT BIOMEDICAL INC.



# CONTACT US



fai@alsetinternational.com



www.fai185.com



## United States

200 Canal View Blvd.  
Suite 104  
Rochester, NY 14623

## United States

1700 Coit Road, Suite 100,  
Plano, Texas 75075

## United States

Bethesda MD 20814  
Hampden Square 4800  
Montgomery Lane, Suite 210

## Australia

Level 5, 126 Phillip Street,  
Sydney NSW 2000,  
Australia

## Singapore

7 Temasek Boulevard  
Suntec Tower One  
#29-01B, Singapore 038987

## Malaysia

Unit 1-1-2 Level 1, Infinite  
Centre, Lot 1, Jalan 13/6,  
46200 Petaling Jaya,  
Selangor, Malaysia

## Hong Kong

7/Floor  
Skyway Centre  
23 Queen's Road West  
Sheung Wan, Hong Kong