

A portrait of an elderly man with grey hair, smiling slightly. He is wearing a white long-sleeved shirt and a dark blue pinstriped vest. He is standing in what appears to be an indoor setting, possibly a hallway or a room with large windows in the background. The lighting is soft and even.

陈恒辉传

FAI CHAN'S BIOGRAPHY

# CHAN HENG FAI 陳恒輝

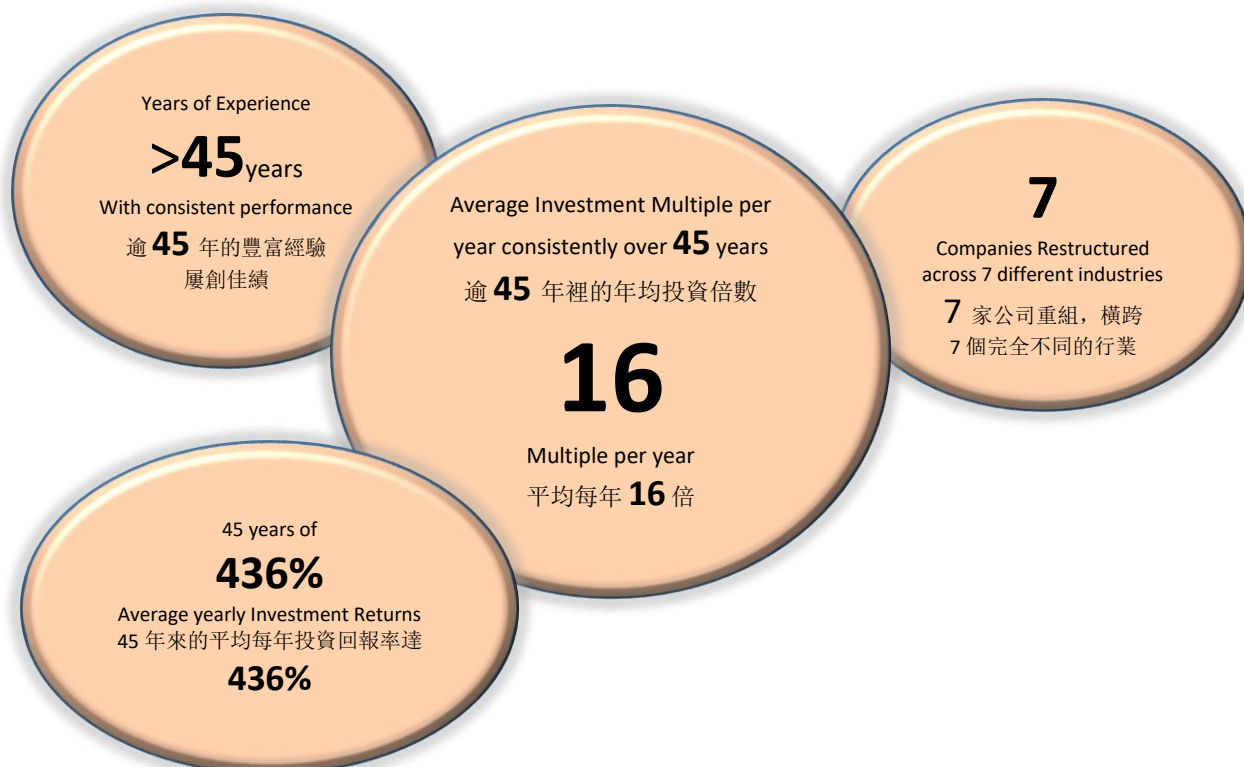
*Financial Architect, Restructuring Expert* 金融架構師、重組專家

An accomplished global business veteran of more than 40 years **Mr. Chan Heng Fai** specializes in financial restructuring and corporate transformation to unlock value and unleash entrepreneurial zeal while managing risk. He has successfully restructured more than 35 corporations in different industries and countries. Some of the remarkable companies that he has built, rescued or transformed include American Pacific Bank (USA), China Gas Holdings Limited and Heng Fai Enterprises Limited both (listed on The Stock Exchange of Hong Kong), Global Med Technologies, Inc. (U.S. medical software company exited for US\$60 million), Singhaiyi Group Ltd (listed on the Singapore Exchange). More details of his achievements and track record can be found at <http://fai185.com/>.

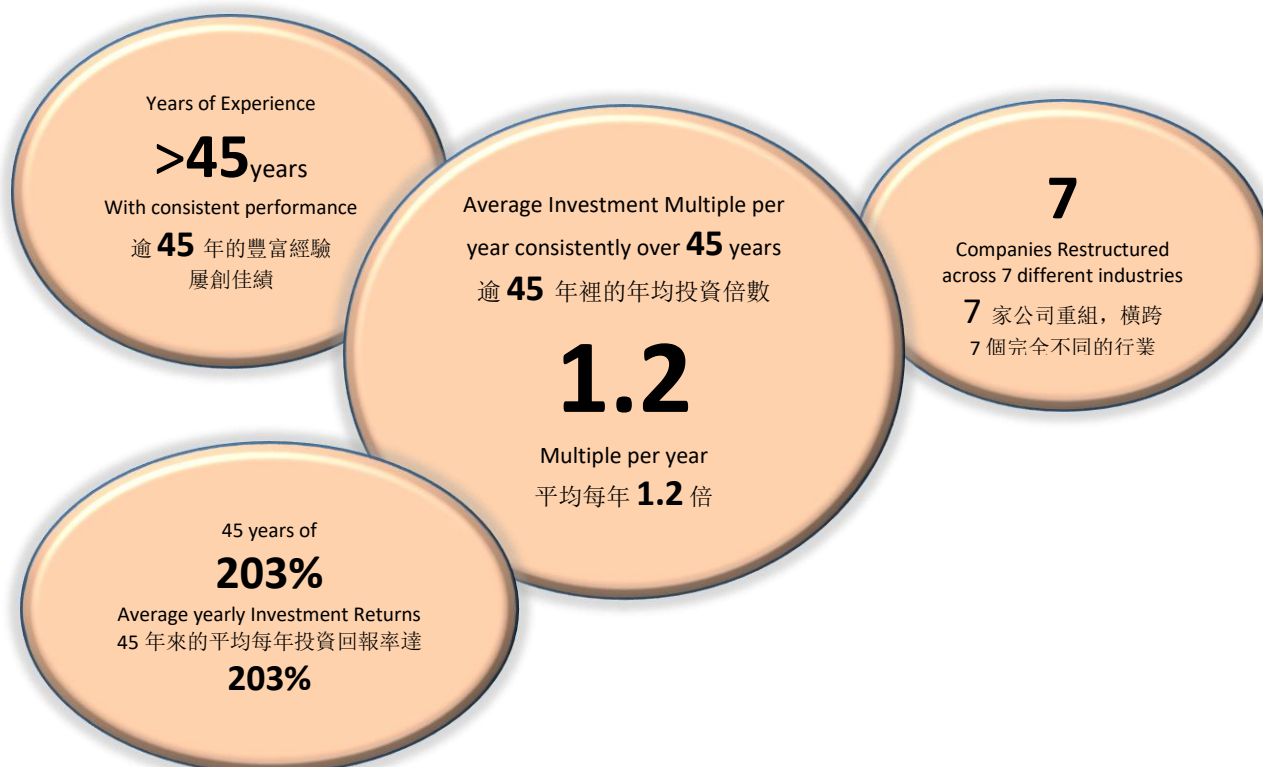
作為在環球商業領域磨礪逾 40 載，取得驕人成績的老行家，**陳恒輝先生**專攻金融重組和企業轉型領域，在為企業管理風險的同時釋放價值與創業熱情。陳先生曾在不同行業和國家順利進行過逾 35 次公司重組，其一手打造、幫助擺脫困境抑或轉型的一些知名企業有 **American Pacific Bank (USA)**、在香港聯交所上市的兩家公司中國燃氣控股有限公司和恒輝企業控股有限公司、**Global Med Technologies, Inc.**（美國醫用軟體公司，獲得 6000 萬美元後退出）、新加坡證券交易所上市公司 **Singhaiyi Group Ltd**。關於陳先生個人成就和以往表現的詳細情況，請訪問 <http://fai185.com/>。

## PERSONAL ACHIEVEMENTS 個人成就

Unbelievable Performance 表現驚人



## Believable Performance 成績毋庸置疑



For the Believable Performance diagram (directly above), the Average Investment Multiple per year and Average Yearly Investment Returns does not include InterAsia Travel Ltd's performance.

關於正上方的“成績毋庸置疑”圖，每年的平均投資倍數和平均每年投資回報率不包括 InterAsia Travel Ltd 的業績。

## INTERASIA TRAVEL LIMITED



### Summary

- Global Travel Company
- Market: Worldwide
- From £100 in 1969 to 14 branches with 300+ staffs worldwide in 1972, and sold for US\$1 million
- Return multiple: 4,133.1 times
- Yearly investment returns: 1605%

### 概要

- Global Travel Company
- 市場：全球
- 由 1969 年的 100 英鎊擴增至 1972 年的 14 家分公司，在全球範圍內有超過 300 名員工，以 100 萬美元賣出
- 回報倍數：4,133.1 倍
- 年投資回報率：1605%

InterAsia Travel Limited was a global travel company founded with £100 capital by Mr. Chan in 1969 while he was still a college student in the United Kingdom. It grew from its base in London to have 13 other offices worldwide across Europe, North America and Asia. Providing an affordable alternative for Hong Kong and Malaysian students to travel home during summer vacation, the Company grew into an international long-distance charter service. It operated regular flight schedules, provided chartered, free and easy tours, and handled wholesale hotel sales operations. It was one of the most successful low-cost travel operators in the early 1970s with over three hundred staff. The agency was eventually sold to Singapore finance company in 1972.

歐亞旅行社是一家在全球擁有 13 個辦事處的國際旅遊公司，1969 年由陳恒輝先生以一百英鎊創辦。公司總部設於倫敦，始於當時陳先生在倫敦求學時，為香港和馬來西亞留學生在暑假回國時提供服務。公司後期業務發展包括：定期的國際長途包機、特許旅遊、自助旅行及酒店房間銷售。成為一家擁有 14 個國際辦事處和超過 300 名職員的旅遊公司。是 70 年代初其中一間最成功的低成本運營範。1972 年陳先生將該公司售予新加坡一家財務公司。

## AMERICAN PACIFIC BANK



### Summary

- Commercial Banking
- Market: US
- From US\$ 0.25 in 1987 to US\$16.0 in 1997
- Return multiple: 64 times
- Yearly investment returns: 151.57%

### 概要

- 商業銀行
- 市場：美國
- 由 1987 年的 0.25 美元增加至 1997 年的 16.0 美元
- 回報倍數：64 倍
- 年投資回報率：151.57%

Mr. Chan acquired the full-service U.S. commercial bank out of bankruptcy for US\$0.25 per share in 1987. He recapitalized and grew the bank's operations. Under his leadership, **American Pacific Bank** became a U.S. NASDAQ high asset quality bank, with zero loan losses for over 5 consecutive years before it was ultimately sold for US\$12 per share. Prior to its sale, American Pacific Bank achieved a ranking of #21 for performance among all U.S. listed banks in 1997 and was ranked #13 by the Seattle Times "Annual Northwest's Top 100 Public Companies" for 2003, ahead of names such as Nike, Microsoft, Costco, AT&T Wireless and Amazon.com.

**Website link:** <https://www.riverviewbank.com/>.

1987 年，陳先生以每股 0.25 美元的價格，收購了在美國提供全面服務但卻面臨破產的商業銀行。在陳先生的領導下，透過資本調整和營運改進，**美國太平洋銀行**成為一間在美國納斯達克上市且品質卓越的高資產銀行，並創下連續 5 年零壞賬率的記錄。銀行出售前，在 <<西雅圖時報>> [Seattle Times] 舉辦的「年度西北部 100 強上市公司」[Annual Northwest's Top 100 Public

Companies] 評選中排名第 13 位，遠超 Nike、Microsoft、Costco、AT&T Wireless 及 Amazon.com.

網站連結：<https://www.riverviewbank.com/>

## CHINA GAS HOLDINGS LIMITED

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### Summary

- Gas distribution
- Market: China
- Share price from HK\$0.50 (US \$0.06) per share in 1997 to HK\$4.0 in 2010
- Return multiple: 8 times
- Yearly investment returns: 117.0%

### 概要

- 燃氣分銷
- 市場：中國
- 股價由 1997 年的每股 0.50 港元（合約 0.06 美元）上漲至 2010 年的每股 4.0 港元
- 回報倍數：8 倍
- 年投資回報率：117.0%

Mr. Chan acquired a failing Japanese fashion company listed in Hong Kong at HK\$0.50 (US\$0.06) per share in 1997. He restructured the company to focus on clean energy. It has now become one of China's biggest gas distributors. **China Gas** is currently trading at approximately HK\$13.9 (US\$1.79) and its market cap is worth HK\$69.7 billion (US\$9 billion).

Website link: <http://www.chinagasholdings.com.hk/>.

1997 年，陳先生以每股 0.50 港元 [0.06 美元] 收購了在港上市但瀕臨破產的日本時裝零售公司。重組後專注於發展能源，現已成為中國最大的天然氣分銷商之一。**中國燃氣**現在股價為 13.9 港元 [1.79 美元]；市值為 697 億港元 [90 億美元]。

網站連結：<http://www.chinagasholdings.com.hk/>.

## GLOBAL MED TECHNOLOGIES, INC.

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### Summary

- Information Management software for healthcare.
- Market: US
- Performance: Financed the start up with US\$4 million and was sold in 2010 for US\$60M
- Return multiple: 15 times
- Yearly investment returns: 125.3%

### 概要

- 醫療資訊管理軟體。
- 市場：美國
- 表現：啟動融資額為 400 萬美元，2010 年賣出價達 6000 萬美元
- 回報倍數：15 倍
- 年投資回報率：125.3%

Mr. Chan financed the U.S. start-up which has designed and developed information management software products for blood banks, hospitals and centralized transfusion centers since 1998. Under his guidance, the company's sales grew from zero to become an overall leader in the U.S. with a 28% market share. In 2010, it was bought over by Haemonetics Corp, a major U.S.-listed healthcare company and the global leader in blood management solutions for US\$60 million.

Website link: <http://www.globalmedtechnologies.net/>.

陳先生自 1998 年起，為美國一間醫療科技公司的產品設計研發注資，用於開發血庫，醫院和中央輸血中心的資訊管理軟體。在他的引導下，該軟體銷售從零起步，一躍成為美國市場領軍企業，成功佔領市場份額的 28%。2010 年，美國大型上市醫療保健公司，全球血液管理解決方案行業翹楚 Haemonetics Corp，以 6 千萬美元的價格收購了該公司。

公司網站：<http://www.globalmedtechnologies.net/>.



## SINGHAIYI GROUP LTD

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### Summary

- Construction and Restructuring
- Market: Asia Pacific
- Market cap grew from S\$4 million to over S\$ 500 million within three years
- Return multiple: 125 times
- Yearly investment returns: 500%

### 概要

- 建築和重組
- 市場：亞太地區
- 市值在三年內由 400 萬美元增加至超過 5 億美元
- 回報倍數：125 倍
- 年投資回報率：500%

Mr. Chan took over Singapore-listed **SingXpress Land Limited** as Chairman and Managing Director in 2008, at the height of the global financial crisis. SingXpress Land was restructured from an unsuccessful travel company to focus on property development. Under his management, the company grew from a market cap of S\$4 million (US\$3.2 million) to over S\$500 million (US\$400 million) within three years before a change in controlling ownership and corporate identity to SingHaiyi Group Ltd in 2013.

**Website link:** <http://www.singhaiyi.com/>.

陳先生于 2008 年接管 **SingXpress Land Limited** 後對企業進行重組。將旅遊接待業務轉型為房地產開發。在短短三年內，公司市值由 400 萬新加坡元激增至 5 億新加坡元。並於 2013 年出售給海逸控股私人有限公司及更改公司名稱為新海逸集團有限公司。

**網站連結：** <http://www.singhaiyi.com/>.

## SKYWEST AIRLINES

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### Summary

- Airline Industry
- Market: Perth
- One of the "most hostile takeover ever", and accept an off-market offer from Advent Air Limited

### 概要

- 航空業
- 市場：珀斯
- “迄今最惡意收購”之一，從 **Advent Air Limited** 接獲場外收購建議

In 2004, Mr. Chan successfully orchestrated and financed a local minority shareholder in Perth with a 25% ownership to conduct a hostile takeover of **Skywest Airlines**. It was described by some as the "most hostile takeover ever" due to the number of times disputes had to go to arbitration between the conflicting parties. The disposal of Skywest's stake was completed in August 2006 after accepting an off-market offer from Advent Air Limited for all the fully-paid ordinary shares in Skywest.

**Website link:** <http://www.skywest.com/>.

陳先生于 2004 年成功為一位在澳大利亞 - 珀斯當地的少數股東策劃了對 **Skywest Airlines** 的敵意收購，並對其進行資助。當時該股東的持股量為 25%，由於衝突雙方間產生多次糾紛，不得不申請仲裁，其次數之多；被一些人稱為是「有史以來最具敵意的收購」。Skywest 股份的出售於 2006 年 8 月完成，當時該股東接受了 Advent Air Limited 的市場要價，出售了 Skywest 的所有普通股。

**網站連結：** <http://www.skywest.com/>.

## HENG FAI ENTERPRISES LIMITED

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### Summary

- Restructuring and investment holding activities
- Traded on The Stock Exchange of Hong Kong [Stock code: 0185]
- Market cap grew from HK\$ 30 million in 1992 to HK\$1.6 billion in March 2014.
- Return multiple: 53 times
- Yearly investment returns: 119.8%

### 概要

- 重組和投資控股活動
- 在香港聯交所上市買賣  
[股份代號：0185]
- 市值由 1992 年的 3000 萬港元增長至 2014 年 3 月的 16 億港元。
- 回報倍數：53 倍
- 年投資回報率：119.8%

Mr. Chan took over **Heng Fai Enterprises Limited**, a construction company listed in Hong Kong, as Managing Chairman in 1995. Under Mr. Chan's directorship, the company was transformed to focus on restructuring and investment holding activities. The company's market cap grew from HK\$30 million (US\$3.8 million) in 1992 to over HK \$1.6 billion (US\$205 million) in March 2014. It changed controlling ownership in year 2015.

**Website link:** <http://www.zhsuccess.com/>.

1995 年陳先生接管**恒輝企業有限公司**，並擔任執行主席。領導企業由一間建築公司轉型為專注於企業重組及投資的控股企業。公司資產值由 1992 年之 3,000 萬港元（380 萬美元）增長至 2014 年 3 月之逾 16 億港元（2.05 億美元）。

**網站連結：** <http://www.zhsuccess.com/>.

## AMERICAN HOUSING REIT

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### Summary

- Real Estate Investment Trust
- Market: US OTCBB
- Pays higher-than-average 8% target annualized yield quarterly
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### 概要

- 房地產投資信託
- 市場：美國場外交易議價板
- 每季度支付高於平均水準的 8% 目標年化收益

The U.S. OTCBB-listed **American Housing REIT Inc.** ("AHR") owns a portfolio of single-family rentals situated primarily in Texas, Florida and Georgia, seeking to pay a higher-than-average 8% target annualized yield quarterly. AHR attained the backing of large institutions such as banks and Black Stone Group. AHR is also looking to migrate to the NASDAQ main market by 2017.

美國場外交易議價板掛牌公司 **American Housing REIT Inc.**（“AHR”）擁有主要位於德州、弗羅裡達州和喬治亞州的獨棟租房組合，致力於每季度支付高於平均水準的 8% 的目標年化收益。AHR 獲得了大型機構，如銀行和黑石集團（Black Stone Group）的鼎力支持。AHR 目前還正在打算於 2017 年之前進軍納斯達克主要市場。

## GLOBAL MEDICAL REIT

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### Summary

- Medical Real Estate Investment Trust
- Market: NYSE
- Seeded US\$30 million and has bought 16 hospitals since, uplifted listing status to NYSE from OTC and raised US\$ 160 Million with 300 million oversubscribed

### 概要

- 醫療房地產投資信託
- 市場：紐約證券交易所
- 投入 3000 萬美元，迄今已買下 16 家醫院，上市地位由場外交易上升至紐約證券交易所，募集資金達 1.6 億美元，獲得超額認購 3 億

Mr. Chan initiated and seeded US\$30 Million worth of capital into **Global Medical REIT Inc.** which was originally listed on the U.S. OTCBB. GMRE has since built a medical real estate portfolio of specialized, high acuity medical facilities and bought 16 hospitals. It paid an annualized yield of 8% and has been consistently distributing monthly dividends since July 2014. GMRE uplifted its listing on the New York Stock Exchange in June 2016 and successfully raised US\$160 Million in additional capital to purchase more medical facilities.

**Website Link:** <http://www.globalmedicalreit.com/>.

陳先生發起並向 **Global Medical REIT Inc.** 投入 3000 萬美元資本，該公司原先於美國場外交易議價板掛牌。GMRE 迄今已形成了一個醫療房地產組合，配備專業化、靈敏度高的醫療設備，且購入了 16 家醫院。其支付 8% 的年化收益，自 2014 年 7 月以來一直穩定地分派每月股息。GMRE 於 2016 年 6 月提升其在紐約證券交易所的上市地位，成功募資 1.6 億美元的額外資本，以購置更多的醫療設備。

**網站連結：** <http://www.globalmedicalreit.com/>



# Current Companies 當前公司

Hengfai International, Inc. ("HFI")

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## Summary

- Warren Buffet investment philosophy
- Market: Global

## 概要

- 沃倫巴菲特投資理念
- 市場：全球

Berkshire Hathaway, the listed company of Warren Buffet since the 1960s, has seen its share value increase consistently from US\$8 to more than US\$240,000 (IRR +20%). HFI's goal is to engage on a similar business philosophy which made Berkshire Hathaway one of the greatest success stories in the world of investment. It involves investment in well managed, under-valued companies which have recurring income generating capabilities, capital appreciation and growth potential. HFI has bolstered this business philosophy with a third "bucket" of investment by providing capital services for markets in China and Asia. The 3 buckets are:

- 1) Investment in Operating Businesses
- 2) Strategic Investment
- 3) Providing Capital Services

沃倫巴菲特於 20 世紀 60 年代以後設立上市公司 Berkshire Hathaway，其股價由當初的 8 美元不斷增長至超過 240,000 美元（內部收益率：+20%）。HFI 的目標從類似的商業理念著手，從而使得 Berkshire Hathaway 成為投資界最偉大的成功案例之一。其涉及管理有方、價值被低估的公司，這類公司具備產生經常性收益的能力、資本升值和增長潛力。HFI 通過向中國及亞洲的市場提供資本服務，利用三“桶”投資來加強這一商業理念。這 3 桶指：

- 1) 經營業務投資
- 2) 戰略投資
- 3) 提供資本服務

HENGFAI ASSET MANAGEMENT (“HFAM”)

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**Summary**

- *Fund Management*
- *Trading member of Singapore Exchange and a RFMC regulated by MAS.*
- *Designated Market Maker for Equities on the Singapore Exchange*

**概要**

- 基金管理
- 新加坡證券交易所的交易成員及新加坡金管局所監管的註冊基金管理公司。
- 新加坡證券交易所的股票指定做市者

HFAM is a trading member of the Singapore Exchange and a registered fund management company (RFMC) regulated by the Monetary Authority of Singapore (MAS). It is also a designated market maker for equities on the Singapore Stock Exchange. HFAM’s investment philosophy centers on capital preservation and liquidity, focused on producing consistent returns through market volatility while providing an assurance on principal and maintaining a good level of regular liquidity to our investors. HFAM will consist of 4 funds:

1. Global Systematic Multi-Strategy (GSMS) Fund
2. Global Opportunity Fund (GOF)
3. Global Property Development Fund (GPDF)
4. Global Property Dividend Fund

**Website Link:** <http://www.hf-asset.com/main>.

恒輝資產管理是新加坡證券交易所的一家交易成員，也是新加坡金融管理局監管的一家註冊基金管理公司。該公司還是新加坡證券交易所的股票指定做市者。恒輝資產管理的投資理念圍繞保本和流動性，專注於通過市場波動創造穩定回報，同時保本和向投資者維持合理水準的定期流動性。恒輝資產管理將由 4 檔基金組成：

1. Global Systematic Multi-Strategy (GSMS) Fund
2. Global Opportunity Fund (GOF)
3. Global Property Development Fund (GPDF)
4. Global Property Dividend Fund

**網站連結：** <http://www.hf-asset.com/main>

## BMI SECURITIES LIMITED



### Summary

- Trading member of Hong Kong Stock Exchange
- Market: Hong Kong
- Performance: servicing over 800 listed enterprises and assisting over 80 companies in their listing in Hong Kong Stock Exchange
- Sponsored over 300 companies in Shanghai Stock Exchange

### 概要

- 香港聯交所的交易成員
- 市場：香港
- 表現：服務超過 800 家上市公司，幫助超過 80 家公司在香港聯交所上市
- 在上海證券交易所保薦超過 300 家公司

BMI Securities Limited operates as a subsidiary of BM Intelligence Group and is a trading member of the Hong Kong Stock Exchange (HKSE), providing research and investing information services. The Company offers online trading and financial advisory services. BM Intelligence Group, founded in 1995, specialises to provide “ONESTOP” tailor-made corporate consultancy services to listed companies including corporate finance, professional valuation, corporate services, corporate communications & event management, professional translation, share registration, internal control and risk management. The group is servicing over 800 listed enterprises and assisting over 80 companies in their listings.

Website Link: <http://www.bmisonline.com/>.

邦盟匯駿證券有限公司作為邦盟匯駿集團的一家附屬公司運作，為香港聯交所的交易成員，提供研究和投資資訊服務。該公司提供網上交易和融資顧問服務。邦盟匯駿集團創辦於 1995 年，專門向上市公司提供“一站式”量身打造的企業顧問服務，包括企業融資、專業估值、企業服務、企業公關與活動管理、專業翻譯、股份登記、內部控制和風險管理。該集團服務超過 800 家企業，幫助超過 80 家公司上市。

網站連結：<http://www.bmisonline.com/>

## TRUE PARTNER FUND



### Summary

- Asset Management Company
- Market: Hong Kong
- Managing over US\$ 300 million in funds
- Voted the best hedge fund of Asia in 2015 of its class

### 概要

- 資產管理公司
- 市場：香港
- 管理基金超過 3 億美元
- 公認為 2015 年亞洲同類最佳對沖基金

True Partner Advisor Limited (“TPA”) is a Cayman-based investment advisory company. True Partner Capital Advisor is the sub-advisor company of TPA, with a Hong Kong SFC license for Asset Management. TPA advises True Partner Fund (“TPF”), a Cayman global volatility arbitrage fund launched in mid-2011. True Partner Fund is allowed to deal with professional investors only. True Partner Capital team members combine excellent academic credentials and theoretical knowledge with extensive practical experience in options trading and trading software. It is managing up to US\$300 Million in funds.

Website Link: <https://www.truepartnercapital.com/>.

True Partner Advisor Limited (“TPA”) 是一家開曼投資顧問公司。True Partner Capital Advisor 是 TPA 的一家下屬顧問公司。TPA 向 True Partner Fund (“TPF”) 提供意見，該基金於 2011 年年中發起的一隻開曼全球波動套利基金 (“TPF”)。True Partner Fund 僅被允許與專業投資者進行業務往來。True Partner Capital 團隊成員通過自身的豐富實戰經驗，將一流的學術造詣和理論知識帶入期權交易和交易軟體。其基金投資額高達 3 億美元。

網站連結：<https://www.truepartnercapital.com/>

## AMERICAN PACIFIC BANCORP INC.

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### American Pacific Bancorp

#### Summary

- Bank Holding Company
- Market: US
- Shareholder of two U.S.A Commercial bank

#### 概要

- 銀行控股公司
- 市場：美國
- 美國兩家商業銀行的股東

**American Pacific Bancorp Inc.** (“APB”) is a bank holding company based in Texas. APB specializes in the acquisition of underperforming banks and provide expertise on the following areas: extensive corporate restructuring, management reorganization and balance sheet recapitalization to return to profitability. Currently, the group owns a major holding in a bank in Florida and is in an application process to own controlling shareholding in a bank in Illinois, USA.

**American Pacific Bancorp Inc.** (“APB”) 是德州的一家銀行控股公司，從事收購經營不善的銀行和提供下列方面的專門知識：全面企業重組、管理重組和資產負債表重組，以恢復盈利。目前，該集團擁有弗羅裡達州一家銀行的多數股權，且正在辦理擁有美國伊利諾斯州一家銀行控股股權的申請。

## BIOMEDICAL 生物醫學

### SED BIOMEDICAL INC.

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#### Summary

- Investment Holding Company for the Biomedical Industry
- A division of Singapore Exchange-listed Singapore e-Development Ltd
- Provide funding and restructuring services to biomedical enterprises

#### 概要

- 生物醫學業的投資控股公司
- 新加坡證券交易所上市公司 *Singapore e-Development Ltd* 的一個部門
- 向生物醫學公司提供資金和重組服務

**SeD Biomedical Inc.** is an investment holding company that focuses in providing funding and restructuring expertise for companies in the biomedical sector. Currently, SeD Biomedical International is involved in the following 4 divisions:

- 1) Neurology
- 2) Oncology
- 3) Mosquito deterrence
- 4) International Infectious Control

SeD Biomedical is working closely with outstanding scientists, one of which is a two-time Nobel Prize nominee for his work in cutting-edge organic and carbohydrate chemistry.

**SeD Biomedical Inc.** 是一家投資控股公司，專注於為生物醫學行業公司提供資金和重組專門知識。目前，SeD Biomedical International 從事以下四個分支：

- 1) 神經學
- 2) 腫瘤學
- 3) 蚊蟲威懾
- 4) 國際傳染病控制

SeD Biomedical 正在與傑出科學家密切合作，其中一名科學家由於在尖端有機化學和糖化學方面的工作而被兩次提名諾貝爾獎。

## NUTRITION AND SUPPLEMENTS 營養及其補充劑

### LITE FOODS INC.



#### Summary

- Research and Development
- Market: Global
- 4 main aspects: Reduce saturated fats on French fries, zero calorie sweetener to substitute sugar, low G.I. bread mix, and healthier salt without compromising on taste

#### 概要

- 研發
- 市場：全球
- 4 個主要方面：減少炸薯條的飽和脂肪、用無卡甜味劑替代糖、低升糖指數值麵包混合粉和低鹽而不影響口味

LiteFood's initial research and discovery began at Functional Food Center in Oxford Brookes University (United Kingdom). It jointly held Research and Development at Switzerland with think-tanks of the European bread industry. The company's presence in the US provides access to the headquarters of many leading fast food chains. LiteFood's innovation and development centers offer collaboration among researchers located in Australia, America and Switzerland. It targets to be the market leader in America, Hong Kong, China, India, Southeast Asia, and Europe. The 4 main products of Lite Foods are:

- 1) Neusolite™ - Reduces saturated fats on French fries
- 2) ZEROVIA™ - A zero calorie sweetener to substitute sugar
- 3) GiLITE™ - Low G.I. Bread Mix
- 4) LITESALT™ - Healthier salt without compromising on taste

Website Link: <https://www.litefoodsinc.com/>

LiteFood 的最初研究和發現是在英國牛津布魯克斯大學的功能食品中心開始的。其攜手歐洲麵包產業的智囊團共同在瑞士著手研發。該公司立足美國，提供了通向眾多領先速食連鎖總部的管道。LiteFood 的創新和開發中心為澳洲、美國和瑞士的研究者提供合作便利。該公司旨在成為美國、香港、中國、印度、東南亞和歐洲的市場領袖。Lite Foods 的 4 大產品為：

- 1) Neusolite™ — 減少炸薯條的飽和脂肪
- 2) ZEROVIA™ — 用無卡甜味劑替代糖
- 3) GiLITE™ — 低升糖指數值麵包混合粉
- 4) LITESALT™ — 低鹽而不影響口味

網站連結：<https://www.litefoodsinc.com/>

### IGALEN INTERNATIONAL INC.



#### Summary

- Lifestyle Solutions Provider
- To minimize and manage inflammation
- Flagship product: Emulin+
- Distribution by network marketing

#### 概要

- 生活方式解決方案提供商
- 最大程度減少和管理炎症
- 旗艦產品：Emulin+
- 通過網路行銷進行分銷

iGalen is the world's first network marketing organisation to offer a complete and natural carbohydrate management system to reduce inflammation. iGalen's vision is "To live in a world of minimized and managed inflammation, leading to improved health and prolonged life." Its mission is to educate people on the dangers of inflammation and provide the natural scientifically tested solutions and lifestyle options.

Website Link: <http://igalen.com/>

iGalen 是全球首個網路行銷組織，提供一個可減少炎症的全面、天然糖類管理系統。iGalen 的願景是“活在炎症最少、可控的世

界，身體健康，延年益壽。”公司使命是教育人們瞭解炎症的危害，提供自然、經過科學驗證的解決方案和生活方式選擇。

網站連結：<http://igalen.com/>

## HOLISTA COLLTECH LIMITED

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### Summary

- *Research-driven Biotechnology Company*
- *Market: Australia*
- *Researches, develops, growing needs of natural medicines*

**Holista Colltech Limited (ASX: HCT)** is a public company listed on the Australia Stock Exchange (ASX). It is a research-driven biotechnology company which researches, develops, growing needs of natural medicines. The company is the only company producing sheep (ovine) collagen using its patented extraction methods and is on track in nano-nising and encapsulating the liposomes of the ovine collagen. Mr. Chan is the second major shareholder and a Non-Executive Director. **Website Link:** [www.holistaco.com](http://www.holistaco.com)

### 概要

- 研究型生物技術公司
- 市場：澳洲
- 研究、開發及推動對天然藥物的需求

**Holista Colltech Limited (澳交所證券代號：HCT)** 是一家在澳洲證券交易所上市的公司，屬研究型生物技術公司，其專注於研究、開發及推動對天然藥物的需求。該公司是唯一一家使用專利提取方法生產羊（羊族）膠原蛋白的公司，目前正在進行羊膠原蛋白的納米化和封裝作業。陳先生為第二大股東兼任非執行董事。**網站連結：** [www.holistaco.com](http://www.holistaco.com)



## HOLISTA FOOD INC.

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### Summary

- *Healthy Food Supplier for food chains and retail stores*
- *Have clients including several global food chain organization*
- *Low glycemic white bread such as sandwich, pizza, baked-goods, etc.*

### 概要

- 食品連鎖和零售店的保健食品供應商
- 客戶包括若干全球食品連鎖組織
- 低升糖指數值白麵包，如三明治、披薩、焙烤食品等。

**Holista foods** is a joint venture between Lite Food and Nadja Foods.

Nadja Piatka, CEO of the company, is a former guest on the Oprah Winfrey show and also a baked goods supplier to major food chains.

The company will target to market with the US government to provide healthy meals for students and hospitals. The management possess vast experience in marketing to large food chain globally.

**Holista foods** provide exclusively natural raw materials (100% natural) to bread manufacturers the following products:

- Bread – convert white bread as healthy as whole wheat bread
- Noodle – Convert into healthy noodles with low G.I.
- Pizza – Convert Pizza dough into healthy dough with low G.I.
- Baked Products – Convert all bakery products healthy

**Website Link:** <http://www.holistafoods.com/>.

**Holista foods** 是由 Lite Food 與 Nadja Foods 合資創辦的合資企業。

該公司首席執行官 Nadja Piatka 曾經是奧普拉秀的嘉賓，同時也是各大食品連鎖的焙烤食品供應商。該公司將打算與美國政府共同推銷，為學生及醫院提供健康膳食。公司管理層在向全球大型食品連鎖推銷方面擁有豐富經驗。**Holista foods** 向麵包生產廠家提供全天然原料（全天然）。其提供的產品如下：

- 麵包 – 轉化與全麥麵包同樣健康的白麵包
- 麵食 – 轉化為低升糖指數值的健康麵食
- 披薩 – 將披薩麵團轉化為健康的低升糖指數值麵團
- 焙烤產品 – 將所有焙烤類產品作健康化處理

**網站連結：** <http://www.holistafoods.com/>



### Summary

- Development Platform
- Platform as a Service ("PaaS")
- For Business Solutions
- To allow users to communicate and store data in a safe and secure manner

### 概要

- 開發平臺
- 平臺即服務 ( "PaaS" )
- 針對商業解決方案
- 讓使用者安全、可靠地通信及存儲資料

**HotApp International Inc.** is a dynamic information technology company. It consists of a freemium app platform available on Android & iOS connecting users, communities, and enterprises. Unifying voice calling, instant messaging, social communities and e-commerce, their core modules include HotCalls, HotChats, HotRooms & HotNearby. HotApp aims to enable and empower communities to communicate in a safe and secure manner. HotApp provides to users the following open platforms:

#### HotApp@

- |                   |                  |                                  |
|-------------------|------------------|----------------------------------|
| 1) Business       | 6) Hospitality   | 11) Business Mobile Intelligence |
| 2) MLM            | 7) Travel        |                                  |
| 3) Network Leader | 8) Estate Agency | 12) Bank Mobile Intelligence     |
| 4) Home           | 9) Security      |                                  |
| 5) Community      | 10) Small Cap    | 13) Med-Info                     |

**Website Link:** <http://hotappinternational.com/>.

**HotApp International Inc.** 是一家動態資訊技術公司。其包括一個可在安卓及 iOS 上使用的免費增值應用程式平臺，用以連接使用者、社區及企業。統一的語音電話、即時通訊、社會群體和電子商務、核心模組包括 HotCalls、HotChats、HotRooms 及 HotNearby。HotApp 旨在讓社會群體能夠安全、可靠地交流。HotApp 向用戶提供以下開放式平臺：

#### HotApp@

- |         |                       |             |
|---------|-----------------------|-------------|
| 6) 商務   | 6) 酒店管理服務             | 11) 商務移動智慧化 |
| 7) MLM  | 7) 旅行                 |             |
| 8) 網路領導 | 8) 房產仲介               | 12) 銀行移動智慧化 |
| 9) 家政   | 9) 保安                 |             |
| 10) 社區  | 10) 小盤股 ( Small Cap ) | 13) 醫療資訊    |



#### Summary

- USA property development company
- Market: US, Singapore, Australia
- Current Investment in USA: US\$ 50 million
- Core strategies in place for building homes with excellent value with active risk mitigation measures

#### 概要

- 美國物業開發公司
- 市場：美國、新加坡、澳洲
- 目前在美國的投資額：5000萬美元
- 通過積極的風險化解措施，建造超值物業的核心策略

**SeD Home International Inc.** is a USA-based property development company with investments of over US\$50 Million to date. The company's core strategies are:

- 1) To pre-sell all lots in the land development project to the top 20 U.S. homebuilders before the purchase of the land.
- 2) To engage in home-building only if the land development project comes with infrastructure cost reimbursement from the government.
- 3) Buying from banks' foreclosure property development projects at deep discount.
- 4) To engage in project syndication with global partnerships with development management fee.
- 5) To build eco-friendly, energy-efficient, smart and well-designed homes with excellent value.

**Website Link:** [www.sed.com.sg](http://www.sed.com.sg).

**SeD Home International Inc.** 是一家美國物業開發公司，截至目前的投資額超過 5000 萬美元。該公司的核心策略如下：

- 1) 在購買土地之前向前 20 名購房者預售土地開發專案中的所有地塊。
- 2) 只在土地開發專案獲得政府基礎設施成本補貼的情況下參與房屋建設。
- 3) 以極其優惠折扣從銀行名下沒收擔保的物業開發專案。
- 4) 利用開發管理費與全球夥伴著手辛迪加專案。
- 5) 打造生態型、節能、智慧化及設計精巧的超值住房。

**網站連結：** [www.sed.com.sg](http://www.sed.com.sg)

## Fai Chan's Successful Track Record – Properties Investments

### *Realized Property Investments - Investment Project Returns*



<b>REALIZED INVESTMENTS</b>	
<b>Textile Centre</b> Singapore Commercial property Entry in 2007	<ul style="list-style-type: none"> <li>• 36% Investor IRR realised</li> <li>• 3.1 times investment multiple realized</li> <li>• Exit gross value of S\$18 million</li> </ul>
<b>The Arcadia</b> Singapore Residential property Entry in 2006	<ul style="list-style-type: none"> <li>• 30% investor IRR realized</li> <li>• 4.3 times investment multiple realized</li> <li>• Exit gross value of S\$11 million</li> </ul>
<b>Hong Kong Apartment Portfolio*</b> Hong Kong Residential property Entry in 2009	<ul style="list-style-type: none"> <li>• 58% investor IRR realized</li> <li>• 2.5 times investment multiple realized</li> <li>• Exit gross value of S\$19 million</li> </ul>
<b>Island Place Tower</b> Hong Kong Commercial property Entry in 2004	<ul style="list-style-type: none"> <li>• 30% investor IRR realized</li> <li>• 5.1 times investment multiple realized</li> <li>• Exit gross value of S\$23 million</li> </ul>
<b>The Sail</b> Singapore Residential property Entry in 2004	<ul style="list-style-type: none"> <li>• 30% investor IRR realized</li> <li>• 1.7 times investment multiple realized</li> <li>• Exit gross value of S\$3 million</li> </ul>
<b>Suntec City Tower</b> Singapore Residential property Entry in 2004	<ul style="list-style-type: none"> <li>• 199% investor IRR realized</li> <li>• 5.4 times investment multiple realized</li> <li>• Exit gross value of S\$26 million</li> </ul>
<b>Southbank*</b> Singapore Residential/Commercial property Entry in 2011	<ul style="list-style-type: none"> <li>• 56% investor IRR realized</li> <li>• 2.6 times investment multiple realized</li> <li>• Exit gross value of S\$12 million</li> </ul>
<b>The Central*</b> Singapore Commercial property Entry in 2010	<ul style="list-style-type: none"> <li>• 49% investor IRR realized</li> <li>• 3.2 times investment multiple realized</li> <li>• Exit gross value of S\$34 million</li> </ul>
<b>CityLife@Tampines*</b> Singapore Commercial property Entry in 2010	<ul style="list-style-type: none"> <li>• 24% investor IRR realized</li> <li>• 2.2 times investment multiple realized</li> <li>• Total development value of S\$528 million</li> </ul>

## Fai Chan's Successful track record – Global Properties Development

### 香港 Hong Kong

#### 商业大厦 COMMERCIAL

北角港运大厦 Island Place Tower, North Point  
北角联合出版大厦 SUP Tower, North Point

#### 工业 INDUSTRIAL

九龙官塘官塘道 326 号 No. 326 Kwun Tong Road, Kwun Tong, Kowloon  
九龙官塘好运工业大厦 Good Luck Industrial Building, Kwun Tong, Kowloon

#### 住宅 RESIDENTIAL

九龙淘大花园 Amoy Gardens, Kowloon  
新界屯门叠茵庭 Parkland Villas, Tuen Mun, N.T.  
新界屯门聚康山庄 Beneville, Tuen Mun, N.T.  
新界屯门泽丰花园 Affluence Garden, Tuen Mun, N.T.  
新界荃湾荃湾中心 Tsuen Wan Centre, Tsuen Wan, N.T.  
新界荃湾荃德花园 Tsuen Tak Gardens, Tsuen Wan, N.T.  
九龙德宝花园 Tak Bo Garden, Kowloon  
筲箕湾筲箕湾中心 Shaaukeiwan Centre, Shaaukeiwan  
旺角金国中心 The Platinum, Mongkok  
新界屯门大兴花园 Tai Hing Gardens, Tuen Mun  
薄扶林碧瑶湾 Baguio Villa, Pokfulam

#### 土地 LAND

新界大屿山丈量约份 316 号 Lot No. 1210 and 1211, Demarcation District  
(地段编号 1210 及 1211 号) (No. 316, Lantau Island, N.T.)  
九龙九龙城启德道 28-30 号 Nos. 28-30 Kai Tak Road, Kowloon City, Kowloon  
九龙红磡必嘉街 16-20 号 Nos. 16-20 Baker Street, Hung Hom, Kowloon

### 新加坡 Singapore

#### 住宅 RESIDENTIAL

The Arcadia  
Dakota Residences  
The Sail

#### 商业 COMMERCIAL

Textile Centre  
The Centre  
Suntec Tower 2  
Southbank SOHO

### 美国 United States

#### 商业 COMMERCIAL

Northeast Corner of Tustin Avenue and  
Katilla Avenue, Orange City, Orange Country,  
California

### 加拿大 Canada

#### 商业 COMMERCIAL

981 Nelson Street, Vancouver, British Columbia  
53rd Street Delta, British Columbia

#### 住宅 RESIDENTIAL

1281 Alberni Street, Vancouver

### 日本 Japan

#### 商业 COMMERCIAL

宫崎市 Hotel Plaza Miyazaki  
Hotel Plaza Miyazaki, Miyazaki City

### 香港 Hong Kong

#### 公共屋村与居者有其屋计划「居屋计划」

#### PUBLIC HOUSING ESTATES AND HOME OWNERSHIP SCHEMES ( "H.O.S" )

蝴蝶村第五期居屋计划 Butterfly Estate, Phase V, H.O.S.  
长青村第二期扩建工程 Cheung Ching Estate Phase II Extension  
祖尧村 Cho Yiu Estate  
彩云村第二期 A Choi Wan Estate, Phase IIA  
彩云村第二期 B Choi Wan Estate, Phase IIB  
彩云村第三期 Choi Wan Estate, Phase III  
彩云村第四期 Choi Wan Estate, Phase IV  
富山村 Fu Shan Estate  
观塘中区居屋计划 Kwun Tong Central H.O.S.  
黄大仙下村第三期 Lower Wong Tai Sin Estate, Phase III  
宝安街市与居屋计划 Po On Market & H.O.S.  
启德村第一、二期 R.A.F. Kai Tak Estate, Phase I & II  
石湖墟村第一期 Shek Wu Hui Estate, Phase I  
新翠村第三期 Sun Chui Estate, Phase III  
大元村第一期 Tai Yuen Estate, Phase I  
青衣村第一期居屋计划 Tsing Yi Estate, Phase I, H.O.S.  
青衣虎头山村 Tsing Yi Tiger' s Head Village Resite  
东头村第一期 Tung Tau Estate, Phase I  
横头磡村第一期 Wang Tau Hom Estate, Phase I  
禾輋村 Wo Che Estate  
黄岗山村第一期 Wong Kong Shan Estate, Phase I  
黄岗山村第三期 Wong Kong Shan Estate, Phase III

#### 商业大厦 COMMERCIAL

道亨银行大厦 Dao Heng Bank Building  
大利楼 Tai Lee Building  
德仁商业大厦 Tak Yan Commercial Building  
彩云社区中心 Choi Wan Estate Community Centre  
尖东消防署总部 Fire Services Headquarter, Tsim Sha Tsui East  
加士屈道司法大楼 Judiciary Building, Gascoigne Road  
启德机场 747 墩桥前端 Kai Tak Airport, 747 Nose-in-pier  
启德机场候机室扩建工程 Kai Tak Airport Terminal Building, Extension  
启德机场候机室装修工程 Kai Tak Airport Terminal Building, Fitting Out work  
葵涌 N.T.S.D 车库 Kwai Chung N.T.S.D. Garage  
牛头角住宅/市政大厦 Ngau Tau Kok Housing / Marketing Complex  
红十字会输血服务中心 Red Cross Blood Transfusion Centre  
沙田 3D 区 (Area 3D) 中学 Secondary School, Area 3D, Shatin  
沙田法院 Shatin Lawcourt  
顺利村中学及社区中心 Shun Lee Estate, Secondary School & Community Centre  
土瓜湾市政大厦暨政府合署 To Kwa Wan Market and Government Office  
荃湾多层停车场与运输交汇处 Tsuen Wan Multi-storey Carpark & Transport Interchange

#### 工厂 INDUSTRIAL

长沙湾分层工厂 Cheung Sha Wan, Flatted Factory  
火炭约分层工厂 Fo Tan Yeuk, Flatted Factory  
建煌工业大厦 Keng Fong Industrial Building  
九龙湾分层工厂 Kowloon Bay, Flatted Factory  
葵涌工业大厦 Kwai Chung Industrial Building  
广联泰工厂 Kwong Luen Tai factory  
屯门区 9 号分层工厂 Tuen Mun Area 9, Flatted Factory

#### 住宅 RESIDENTIAL

上海街 217-223 号 217-223 Shanghai Street  
皇后大道西 222-224 号 222-224 Queen' s Road West  
松园公寓 (Cedar Apartments) Cedar Apartments  
翠珍楼 Chea Jun House  
延文别墅 Inverness Villas  
建福大厦 Kin Fook Mansions  
景林公寓 King Lam Apartments  
摩顿台 Moreton Terrace  
礼贤楼 Rhenish Mansions  
德仁大厦 Tak Yan Mansion  
寿山村道 26 号联排别墅 Townhouses at 26 Shouson Hill Road  
东山别墅 Tung Shan Villas  
金碧别墅 Villa Dorado  
裕仁大厦 Y.Y. Mansions  
益群苑 Yik Kwan Villas

### 新加坡 Singapore

#### 住宅 RESIDENTIAL

Charlton Residences, 1 Charlton Road  
Pasir Ris One, Pasir Ris Central  
CityLife@Tampines, Tampines Central Ave 7/9  
CosmoLoft, 235 Balestier Road

### 美国 United States

#### 住宅 RESIDENTIAL

美国加州蒙特利公园市连栋屋 Townhouses, Monterey Park, California  
美国加州阿罕布拉公寓大楼 Condominiums, Alhambra, California  
美国加州阿罕布拉连栋屋 Townhouses, Alhambra, California

### 加拿大 Canada

#### 住宅 RESIDENTIAL

加拿大温哥华温莎花园 Windsor Gardens, Vancouver, Canada  
加拿大不列颠哥伦比亚三角洲 Ladner Pointe, Delta, B.C., Canada  
Ladner Pointe

### 马来西亚 Malaysia

#### 住宅 RESIDENTIAL

马来西亚豪华公寓大楼 Sri Tunku, luxury condominiums  
Sri Tunku



新加坡物业 SINGAPORE PROPERTIES



日本物业 JAPAN PROPERTIES



香港物业 HONG KONG PROPERTIES



美国物业 U.S. PROPERTIES



CITYLIFE@TAMPINES



PASIR RIS ONE



CHARLTON RESIDENCES



COSMOLOFT

