



**REAL ESTATE INVESTMENT
SERVICE PROVIDER**

DWG[®]
MALAYSIA



30
YEARS OF
ESTABLISHMENT

10
BRANCHES
GLOBALLY

WE HAVE
INVESTED
USD3.6B
ON BEHALF OF
OUR CLIENTS

/ WHO WE ARE

OUR MISSION

Improving, Innovating and
Benefiting the
Community We Serve

OUR VISION

Connecting and Building
Partnerships for Everyone

CORE VALUES

1. Uphold Integrity, Relationships and Trust
2. Beyond Expectations
3. Diversity, Inclusion and Social Responsibility

Established in 1993, DWG has been a real estate service provider specializing in brokering real estate transactions.

Towards the end of 2016, DWG chartered a new course by changing its business model to a real estate investment service provider.

DWG, together with its affiliated partners, has undertaken boutique developments and invested in several iconic and landmark developments.

The company has since invested more than **USD3.6Billion** on behalf of our clients in key cities around the world. This dynamic growth has been built on strong relationships with world class property developers and real estate professionals.

DWG is focused on creating wealth for clients. This is achieved by selectively partnering with leading developers to invest in prime locations as well as upcoming markets around the world. DWG specializes in identifying properties with the aim of having long term capital appreciation and strong rental yields.

DWG takes a unique approach in reassuring our clients they are receiving priority access to the best global property investment opportunities. The company retains a portion of the investment portfolio that is offered to clients, as part of its long-term commitment strategy.

DWG has further developed local asset management platforms which provide full turnkey solutions to investors. This Beyond 360 service takes care of the clients' investment, thereby assisting them to enjoy attractive worry-free investment returns.



/ MILESTONES

2019

"2019 DWG Strategic Partners Conference" held across Beijing, Shanghai, Shenzhen, Chengdu, Thailand and Hong Kong. The conference analyzes the investment opportunities of Bangkok, Malaysia, the most explosive market in Southeast Asia, Japan and the United Kingdom with sustained and stable economic growth from a macro global perspective.

DWG wins Best B2B Real Estate Businesses Southeast Asia in DOT Property Southeast Asia Awards 2018

DWG expands investment portfolio with Malaysia, Kuala Lumpur, partnering with renowned developers Pavilion Group, EcoWorld, Nusmetro etc

Origin Property Pcl, the leading property developer in Thailand, collaborates with DWG to lift up as a global brand

2017

Merger of DWG local agency with PropNex to form Singapore's largest real estate agency under PropNex. **DWG now focused solely on international real estate investment.**

DWG & Major Development launched a joint venture in acquiring a large quantity of MARU Ekkamai and MARU Ladprao units of more than **THB1 Billion**. (Approximately above USD\$32Million)

2014

DWG joined **Project Alliance Group (PAG)** with three other established property agencies to tap each other's network, combined resources and widen consumers reach for clients.

2012

DWG launches its **Facebook Property Search & Listing Tool**, the first and only real estate agency in Singapore to have this capability exclusively for its salespersons.

DWG introduces its exclusive HDB search tool known as **HDB Actually**, which benefitted countless DWG salespersons and clients.

DWG revamps its corporate logo.

2003

Dennis Wee Realty was accorded with the **Superbrands Award**.

2008

Dennis Wee Realty started to be referred to as **DWG (Dennis Wee Group)**.

DWG opened its **mega 23,000 square feet office at Toa Payoh**, across HDB Hub.

1995

Dennis Wee Realty grew in size and numbers resulting to the establishment of the Head Office at **Paragon Shopping Centre**.

1999

Mr Dennis Wee was conferred **honorary doctorate** for Bachelor of Arts.

2001

Dr Dennis Wee was awarded with the **Lifelong Career Award**.

2018

DWG forms strategic partnership with NOBLE (Noble Development Public Company Limited (Thailand), to connect Chinese markets with investment opportunities in Thailand

DWG and Greenland International Hotels Group (a wholly owned subsidiary of Greenland Group, one of the Global Fortune 500 companies) enters into a **strategic partnership collaboration** to launch an integrated and holistic service for the real estate industry.

Invested more than **USD1 Billion** in key cities around the world.

Established **10 DWG's Regional Offices**.

2016

Start of Strategic Partnership with **Japan Developer - Dualtap Co., Ltd.**, to gain access to Japan's real estate investment opportunities.

Start of Strategic Partnership with **UK Developer - CERT Property Limited**, to gain access to real estate opportunities in the UK.

Start of Strategic Partnership with **Thai Developer - Singha Estate Public Company Limited**, to gain access to real estate opportunities in Thailand.

2013

DWG enhanced training for salespersons and created more exclusive IT platforms like **DWG NOW**, customised property guide and mobile apps.

2009

DWG hatches **The Ultimate Plan** to maximize income for salespersons.

2011

DWG accorded with the **Singapore Brands Award**.

2006

Dennis Wee Realty commenced **International Projects Marketing**.

Dennis Wee **Ultimate Power Selling Sales Training** was inducted into the NUS Extension course.

2002

Dennis Wee Realty was accorded with the **Promising Brand Award**.

2000

Dennis Wee Realty attained **ISO certification** in Real Estate Valuation.

1997

Dennis Wee Realty established a **branch office at Goldhill Centre**.

1993

Dennis Wee Realty was established with only 10 sales associates in the **pioneer office at Katong**.

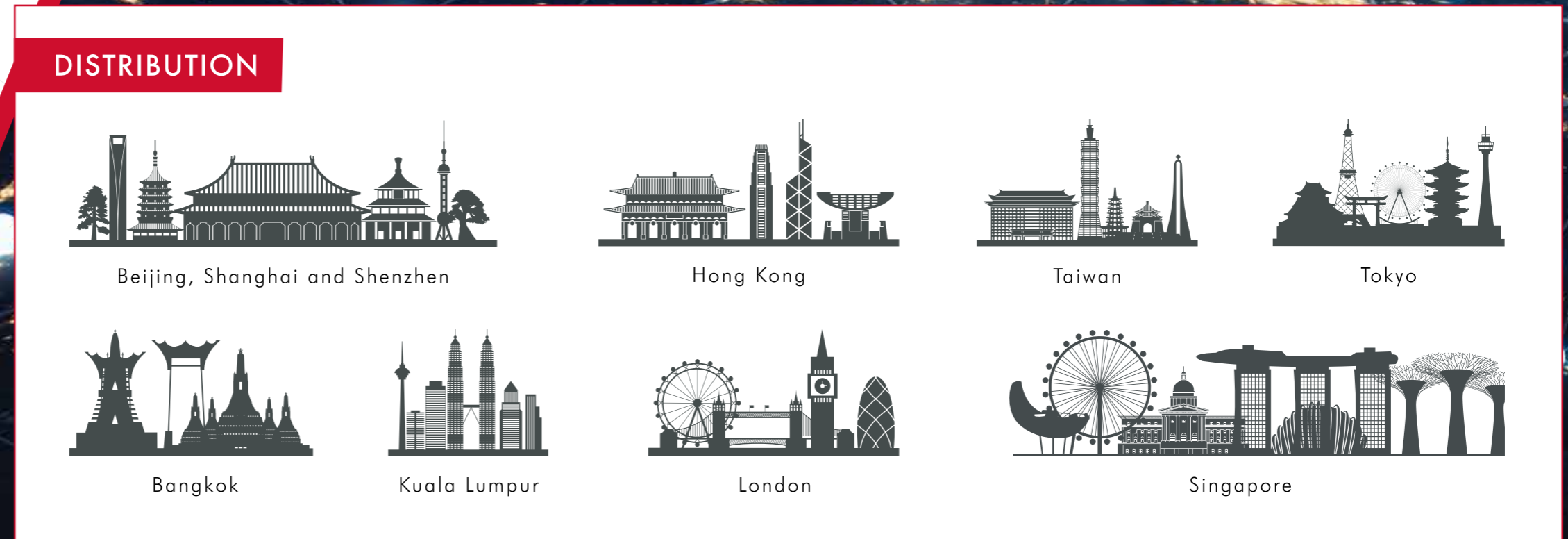
/ GLOBAL FOOTPRINT

DWG's Investment Portfolio brings together some of the best real estate investment products into one collection for you. These are developments located in key cities around the world which have shown to us to have great potential to generate strong growths and returns.

Our portfolio includes a diverse range of projects from 15 different cities in 4 countries - Japan, Malaysia, Thailand and United Kingdom, chosen for their attractive rental yields, strong capital growth prospects, or both.

All the developments included in our Investment Portfolio are those that DWG has invested in. They have undergone rigorous due diligence checks conducted not only by our legal team, but also by those of external legal firms. This is to ensure that the risks that accompany any real estate investment is minimized both for our clients and for ourselves.

Because DWG invests in the bulk of each development we take, if not fully, it leaves developers free to focus on what they do best - Developing our investment to the quality they should be, without having to worry about their finances.



/ BUSINESS MODEL



INVESTING & DEVELOPING GLOBALLY

- Real Estate Development
- Joint Venture Partnerships



RISK ASSESSMENT & DUE DILIGENCE

- Thorough background check and review of Developers
- Strict review on project selection
- Rigorous and thorough due diligence check on land and title certificate
- Developer project summary risk assessment and evaluation



END-TO-END INVESTMENT SERVICES

- Handover/ Transfer
- Mortgage
- Lease
- Resale



FULL SPECTRUM MARKETING SUPPORT

- Strategic marketing plan and detailed project materials
- Professional intensive product training
- Event / Activity Support










LOCAL TEAM SUPPORT

- Senior legal aid
- Panels of bank to assist with mortgages and opening bank account service
- Site Visits
- After Sales services support

/ ONE-STOP PROPERTY & ASSET MANAGEMENT SERVICES

We assist and offer overseas investors a comprehensive range of services that provide total solutions to the management of their real estate portfolio. Our team of experts are committed to maximising the value of our client's real estate assets. Armed with unsurpassed technical and industry knowledge of the local market, coupled with a widely renowned consultative approach will ensure a well-managed real estate.

OUR 360° APPROACH COVERS EVERY ASPECT OF PROPERTY MANAGEMENT

		
Multi Language Customer Service Support	Regular House Inspection, including checking of all Water and Electricity supply facilities and appliances	Schedule for Repair and Maintenance Works
		
Room Ventilation and Regular Housekeeping	Mailbox Access and Bill Payment Arrangement	Selling / Leasing on behalf of Customers
		
		Monthly Reports to illustrate Property Performance



INTERIOR DESIGN AND HOME APPLIANCES PACKAGE

Modern interior designs recommendation, home appliances and furniture package, renovation quotations, home décor and decorating design

ATTENTIVE & METICULOUS WORKFLOW & PROCESS

- Room Measurement and Furniture Arrangement & Configuration
- Interior Design
- Provide Quality Home Furnishing Package
- Interior Decoration
- Stay / Rent upon Décor Completion

LEASE TRUSTEE

	Provide professional property report, market analysis and rent trend		Rental collection and depositing into the designated bank account
	Promote rental availability via online property advertising platform with rental asking based on most recent market rate		Professional evaluation of the condition of the premises, furniture and fittings, before moving in, prior to handing over and when lease ends
	Exercise due diligence in checking the status of their prospective foreign tenants		Collection of security deposit, deduct all bills incurred during the lease period and repairing cost to damages (if any). Thereafter arranged for balance refund to tenant
	Lease Negotiation & Discussion		Monthly financial statements report
	Draft and sign (on behalf of) Lease contract		

RESALE SERVICES

- Provision of professional photography service for your property
- Marketing your property to key markets ethically
- Professional property consultants will arrange for unit viewings to potential customers, complete the sale transaction and provide you with the sales contract and assist with the property transfer process

PROPERTY OWNERSHIP TRANSFER

Assisting with the opening of bank accounts, applying for the transfer of ownership, liaising between developers and land department, to collect land titles, keys and required registration documents during this process.

PROFESSIONAL PROPERTY INSPECTION SERVICE AND PROCESS

- 1 Customer to confirm the engagement of our professional service
- 2 Our certified engineer shall conduct onsite inspection, meticulously going through looking out for any work defects and taking pictures for filing purposes and same time issue a defect notice report to developer
- 3 Our engineer to follow up with second site inspection referencing to the defect notice report issued
- 4 Our engineer will make another round of photo taking on site capturing the after results, consolidating and compiling them into a report and submit to our customer

COUNTRY HIGHLIGHTS



AXAS Nihonbashi
TOKYO



AXAS Nishi Shinjuku
TOKYO



AXAS Kita Ikebukuro
TOKYO



Garden Terrace
Ginza East
TOKYO



La Grace Nippori
TOKYO



Oshiage 墨邸
TOKYO



Shibuya Hill Top
TOKYO



Xebec Hatanodai
TOKYO



Xebec Nippori II
TOKYO



Xebec Otemachi
TOKYO



Garcia Hotel
Shinsaibashi
OSAKA



The Peak Namba
OSAKA



The Peak Shinsaibashi
OSAKA



The Peak Tengachaya
OSAKA



US \$120 Billion Economic Stimulus Package announced to enhance post-olympics economic viability



3rd Largest Economy in the world, after USA and China



Matured property Investment and business environment



Stable and vibrant rental market



World Expo 2025 - 28 million expected visitors to the event alone, generating around 2 trillion yen for the national economy



No restrictions for foreign ownership of property

COUNTRY HIGHLIGHTS



Country Garden
JOHOR BHARU



Tropicana Danga Bay
JOHOR BHARU



Arte Mont Kiara
KUALA LUMPUR



Bon Kiara
KUALA LUMPUR



Bukit Bintang City Centre
KUALA LUMPUR



Pavillion Damansara Heights
KUALA LUMPUR



Seni Mont' Kiara
KUALA LUMPUR



The Maple Residences
KUALA LUMPUR



The Tropika Bukit Jalil
KUALA LUMPUR



Harbour City
MELAKA



Imperio Residence
MELAKA



Silverscape
MELAKA



Terminal Pahlawan
MELAKA



Jesselton Twin Towers
SABAH



Sunsuria Forum
SELANGOR



Kuala Lumpur Structure Plan 2020 (KLSP2020) is a national agenda that contains the vision, goals, strategies, development policies and proposals on the development and land use of Kuala Lumpur. It's vision to make Kuala Lumpur a world class city by year 2020



The city's demographic dividends could be a boon benefiting from the creation of more than 3.3 million new jobs opportunities



Ensures that the infrastructure, environment, city management and cultural, social and community facilities and favourable policies release attracts and meet the highest expectations of global investors and enterprises to settle in



Malaysia My Second Home (MM2H) programme attracts a large number of immigrants



Malaysia records historical high in foreign direct investment (FDI) inflow and will continue to rise and remain attractive to foreign investors



The One Belt and One Road Initiative (OBOR) will open up more trade opportunities for Malaysia mainly because it involves the belt and the maritime, running through Malaysia, linking the Eurasian continent

COUNTRY HIGHLIGHTS



Bang Sue Grand Station - South East Asia's largest Railway Station and ASEAN's rail hub



Foreigner-friendly ownership laws allowing foreigners to own attractive freehold condominium projects



Highly searched-for real estate investment destination, clinching the highest spot in 2018, climbing from 6th place in 2016



Development of rail and transit infrastructure enhancing connectivity across the country and linking Thailand with 7 ASEAN member countries



Rising middle class steadily looking to improve quality of housing and living



Attractive tax structure and ease of sales to both Thai nationals and foreign buyers



Areeya Bangna
BANGKOK



A Space I.D. Asoke Ratchada
BANGKOK



Banyan Tree Residence
BANGKOK



Chapter One Flow
BANGKOK



Eyse Sukhumvit 43
BANGKOK



Ideo Charan 70
BANGKOK



M Jatujak
BANGKOK



Maru Ekkamai 2
BANGKOK



Maru Ladprao 15
BANGKOK



Muniq 23
BANGKOK



Niche Mono Mega Space Bagna
BANGKOK



Noble Ambience 42
BANGKOK



Noble Around 33
BANGKOK



Noble Around Ari
BANGKOK



Noble BE19
BANGKOK



Noble Revolve 2
BANGKOK



Noble State Sukhumvit 39
BANGKOK



Nue Noble Chaengwattana
BANGKOK



Nue Noble Srinakarim
BANGKOK



Park 24
BANGKOK



Park EM District
BANGKOK



Park Origin Phayathai
BANGKOK



Park Origin Thonglor
BANGKOK



Siamese Rama 9
BANGKOK



Singha Complex
BANGKOK



The Esse Asoke
BANGKOK



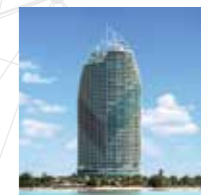
The Origin Ratchada Ladprao
BANGKOK



The Origin Sukhumvit 105
BANGKOK



The Lai Thai
KRABI



Movenpick Hotel & Residence
PATTAYA

COUNTRY HIGHLIGHTS



High Street Chesterton
CAMBRIDGE



NOVUM
CAMBRIDGE



The Curve 2
BIRMINGHAM



Water Street
CAMBRIDGE



Whichcote
CAMBRIDGE



Palace Studios
LEEDS



2 Moorfields
LIVERPOOL



Queensland Place
LIVERPOOL



Brook House
LONDON



Berkeley Court
LONDON



Gamma Mansions
LONDON



ALTO
MANCHESTER



Halo
MANCHESTER



Hill Quays
MANCHESTER



Insignia
MANCHESTER



Kinetic
MANCHESTER



No.1 Trafford Wharf
MANCHESTER



Wilburn Basin
MANCHESTER



Numerous regeneration projects driving economic growth



Housing shortage caused by imbalanced supply and demand



2nd largest economy in Europe (Not just the EU)



Home to international conglomerates such as Unilever, Aviva, and HSBC - Europe's largest bank



Strong and transparent rule of law



Large resale market to domestic and foreign buyers



PETALING JAYA - 09 December 2022: DWG Malaysia Sdn Bhd is one of the recipient of the SME100™ Awards 2022. The Awards recognize SMEs that have achieved growth in turnover, profit, and market share. In addition, the Awards also focus on resilience factors such as best practices, sustainability, and vision.

In a highly competitive industry, this award personifies a symbol of validation and trust to the developers and real estate agencies we work with.

Justin Chew, CEO of DWG Malaysia



February 2023 - Thailand Property Launch Event | Kuala Lumpur



October 2022 - The Maple Residences - Tower C | Kuala Lumpur



August 2019 - Agent Summit | Bangkok



June 2019 - Together | Hong Kong



May 2019 - Hello Chengdu | Chengdu



May 2019 - DWG Like.No.Other | Shenzhen



April 2019 - Hello Beijing | Beijing



March 2019 - The Red Party | Shanghai

/ MEDIA COVERAGE



September 2022 - WCT Land and DWG Malaysia form Strategic Collaboration.



July 2019 - Origin Property Turns to DWG in search of International Sales.



April 2019 - DWG德伟集团携手NOBLE诺博地产合作, 深耕泰国地产投资机会, 共振合鸣.



March 2019 - 全力推进“房产业发展360度整合服务” DWG德伟地产集团与世界500强企业绿地酒店旅游集团携手共创全方位战略合作.



September 2018 - DWG X Noble Development Strategic Partnership



December 2017 - Major Development closed the big deal Maru at more than THB \$ 1 Billion.

/ PARTNERS COLLABORATION

DWG is in the B2B segment, and we sell via our channel partners globally instead of selling our developments ourselves. Hence, we have diligently formed alliances with the best real estate agencies worldwide and built an extensive network of companies collaborating with us.



FEATURE ON DWG MALAYSIA



2000+
MONTHLY
TRAFFIC

100k+
MONTHLY
IMPRESSION

13
AVERAGE RANKING
POSITION

DWG Malaysia - dwgmalaysia.com is the ultimate destination for anyone looking to invest in real estate. Our website attracts a constant flow of property investors, new home-buyers, and just about anyone seeking tailored resources on the property market, such as property guides, news, videos, and project-related information locally and internationally.

DWG MALAYSIA

HOME ABOUT INVESTMENTS RESOURCES CONTACT f i y in

PROPERTY GUIDES

FEATURED ARTICLE

BANGKOK
A HOT PROPERTY MARKET YOU CAN'T AFFORD TO MISS

3/15/23
Bangkok: A Hot Property Market You Can't Afford to Miss
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HOW TO BUY THAILAND PROPERTY FROM MALAYSIA

3/8/23
Is Buying Property in Thailand a Smart Investment?
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HOW TO BUY THAILAND PROPERTY FROM MALAYSIA

2/16/23
How to Buy Thailand Property from Malaysia
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WHAT IS SINKING FUND AND MAINTENANCE FEES IN MALAYSIA?

12/22/22
What is Sinking Fund And Maintenance Fees In Malaysia?
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AFFORDABLE HOUSING MALAYSIA: SHOULD YOU BUY IT?

11/9/22
Affordable Housing Malaysia: Should you buy it?
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HOME LOAN INSURANCE IN MALAYSIA - MRTA, MLTA, MRTT, and MLTT

10/27/22
Home Loan Insurance in Malaysia - MRTA, MLTA, MRTT, and MLTT
[Read More](#)

VACANT POSSESSION (VP) MALAYSIA

9/7/22
Vacant Possession (VP) Malaysia
[Read More](#)

HOUSING DEVELOPMENT ACT (HDA) MALAYSIA

9/2/22
Housing Development Act (HDA) Malaysia
[Read More](#)

/ MARKETING INITIATIVES



- Marketing Initiatives:**
- Video Production
 - Informational Infographics
 - Social Media Posts
 - Featured Articles
 - Newsletters

INFORMATIONAL INFOGRAPHICS



SOCIAL MEDIA POSTS



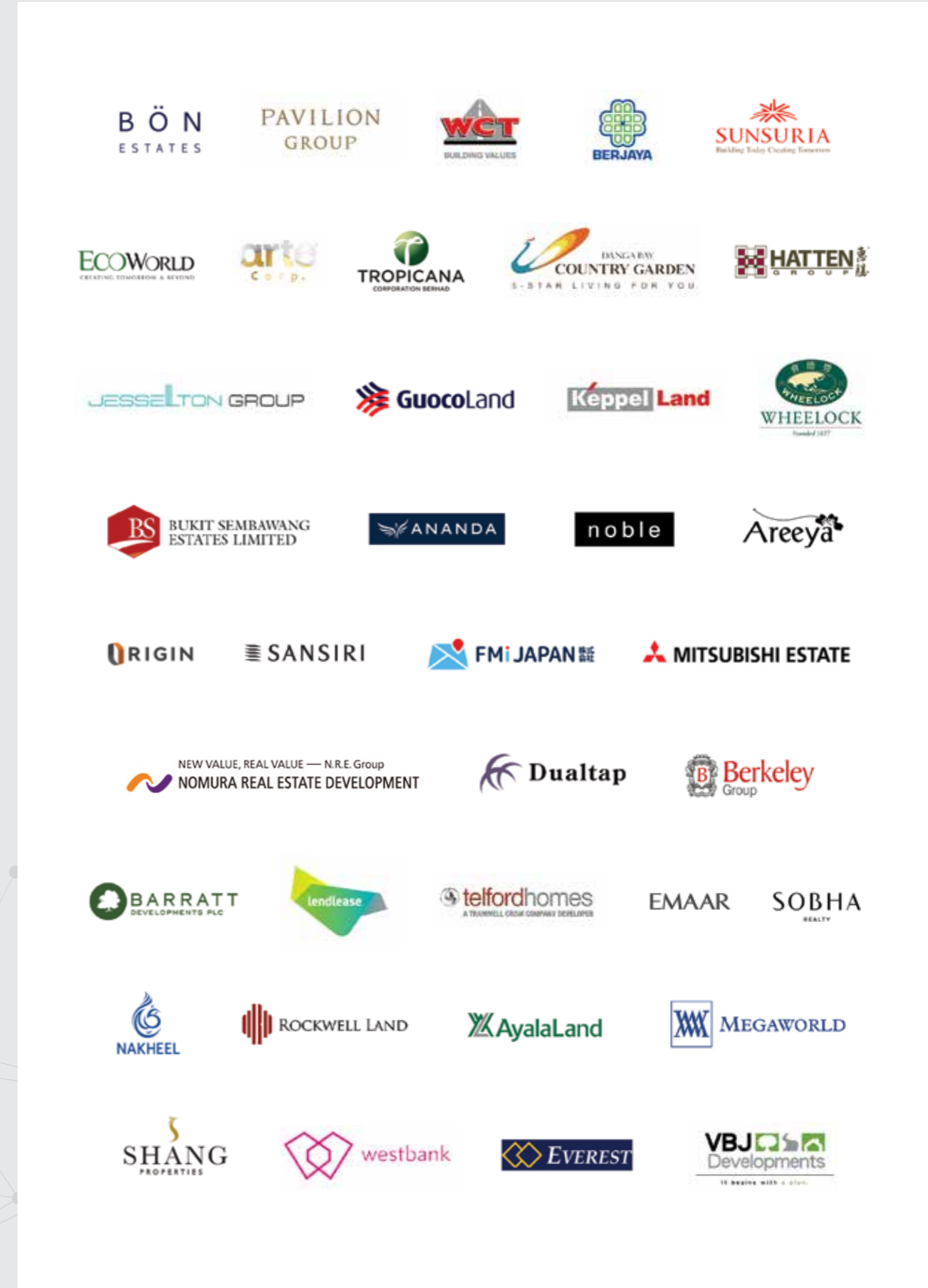
FEATURED ARTICLES



Shared on our social media platforms:
@DWG Malaysia



/ DWG PARTNERS



OUR OFFICES

BEIJING (CHINA)

3rd floor, Building A, Qiaofu Fangcaodi,
No. 9, Dongdaqiao Road,
Chaoyang District, Beijing, 100020

Tel: +86 010 5785 2302
E-mail: info.beijing@dwgchina.com

SHANGHAI (CHINA)

4F ZhongChuang Building,
819 Nanjing Xi Road, Jing'An District,
Shanghai, 200041

Tel: +86 021 6438 6822
E-mail: info.shanghai@dwgchina.com

TAIWAN (CHINA)

4F., No. 36, Sec. 2, Minquan E. Rd.,
Zhongshan Dist., Taipei City 10491,
Taiwan (R.O.C.)

E-mail: contact@dwg.net.tw

KUALA LUMPUR (MALAYSIA)

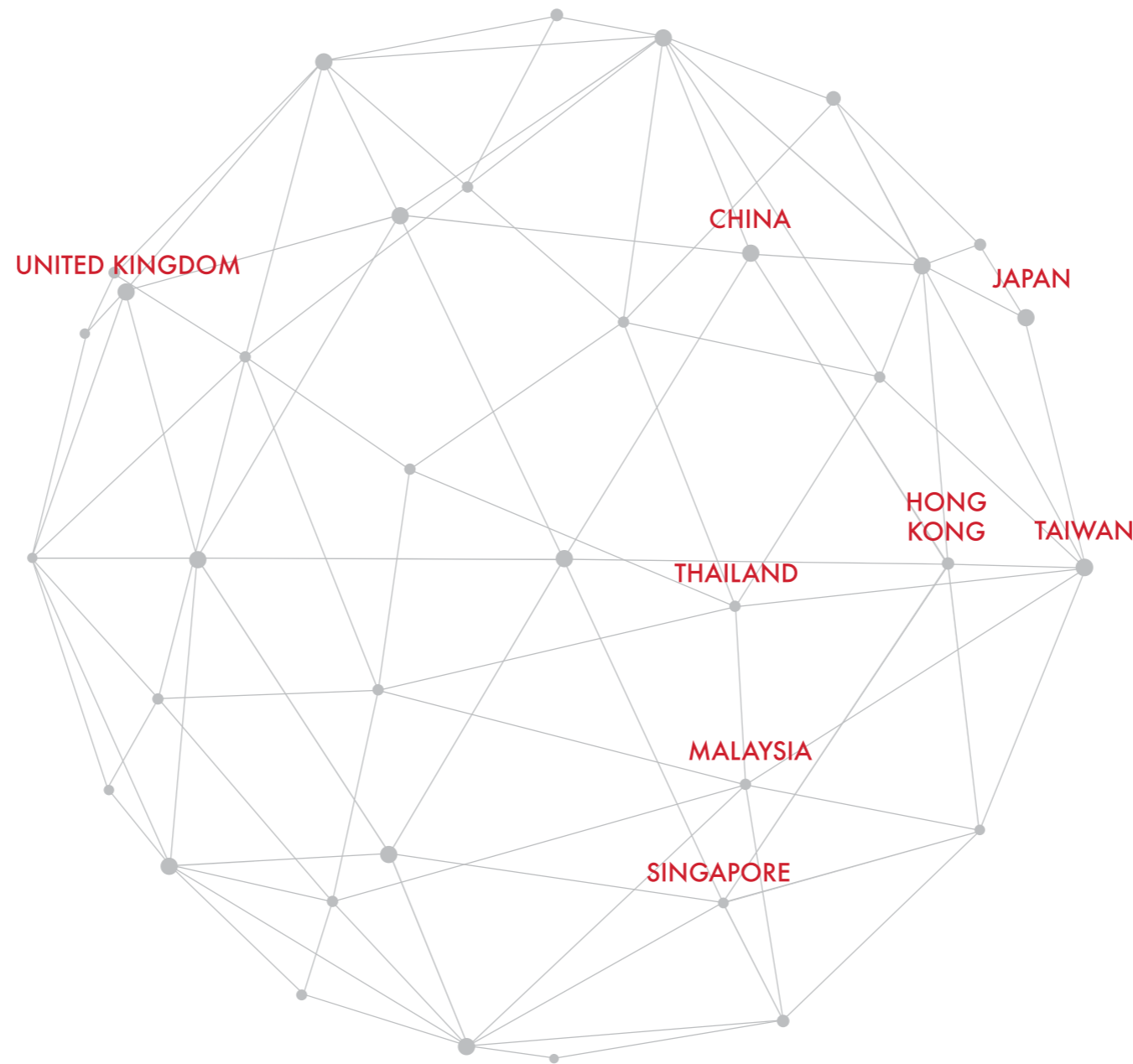
The Vertical Suites Unit 07-06,
Tower B, Jalan Kerinchi,
Bangsar South 59200,
Kuala Lumpur Malaysia

Tel: +603 2242 4027
E-mail: connectnow@dwg.com.sg

BANGKOK (THAILAND)

8 T-One Building Unit 1, Floor 28
Soi Sukhumvit 40, Phra Kanong Sub-District,
Klongtoey District, Bangkok 10110

Tel: +66 0 2105 4508
E-mail: info@dwg.co.th



HONG KONG (CHINA)

801, 8/F, No. 88 Gloucester Road,
Wanchai, Hong Kong

Tel: +852 2177 3438
E-mail: hk@dwg.com.sg

SHENZHEN (CHINA)

Office 1468, 14/F, Times Financial Centre,
No.4001 Shennan Avenue, Futian District,
Shenzhen

Tel: +86 159 9951 7028
E-mail: shenzhen@dwg.com.sg

OSAKA (JAPAN)

1-chome-1-16 Minamihorie,
Nishi-ku, Osaka, 550-0015

Tel: +81 3 6273 3740
E-mail: japan@dwg.com.sg

SINGAPORE

39A Neil Road
Singapore 088823
Tel: +65 6333 5322
E-mail: info@dwg.com.sg

LONDON (UNITED KINGDOM)

15 St. Botolph Street, Aldgate,
London, EC3A 7BB, United Kingdom

Tel: +44 20 3786 3055
E-mail: info@dwguk.co

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