

WeCare City

– A Legacy for Humanity

HEALTH | HARMONY | HERITAGE | INNOVATION

Project by

WeCare Holdings & Healthcare Berhad

Venkateshan, MD

Executive Summary

WeCare City is a visionary 2,373-acre coastal city in Dengkil, Malaysia — designed to become **Asia's most iconic integrated township** blending healthcare, education, culture, and tourism.

- Land Area: 2,373 acres (Freehold, Sea Frontage)
- Promoter: WeCare Holdings & Healthcare Berhad
- Partners: CSCEC (Engineering), China Construction Bank (Funding)
- Investment Size: RM 90–100 Billion
- Project Duration: 8–10 years (Phase-wise development)
- Vision: *To heal, educate, inspire, and empower humanity through city-scale innovation.*



Chairman's Message

“Great ideologies carry greater responsibilities. At WeCare Holdings, we strive to create not just buildings but a new way of life — where health, culture, and learning coexist in harmony. WeCare City is our tribute to humanity, symbolizing hope, peace, and progress.”

– *Tan Sri Dr. Suleiman Mohamed*
Chairman, WeCare Holdings &
Healthcare Berhad

Our Core Philosophy



WeCare City stands on three timeless pillars:

- **Health** – The foundation of life and community.
- **Harmony** – A balanced coexistence between nature, people, and technology.
- **Heritage** – Honoring culture, faith, and tradition while embracing modernity.

Every element, from hospitals to parks, follows this trinity of purpose.





About WeCare Holdings & Healthcare Berhad

WeCare Holdings is a diversified Malaysian conglomerate operating across:

- **Healthcare & Medical Tourism**
- **Education & Research**
- **Hospitality & Real Estate**
- **Investment & Financial Consultancy**
- **Agro & Infrastructure Development**

The company is committed to building world-class ecosystems that improve quality of life globally.

Land Overview

- Location: **Dengkil, Selangor, Malaysia**
- Land Size: **2,373 Acres (Freehold)**
- Zoning: No restriction on land use
- Frontage: Road (Federal Route 5) + Sea Frontage
- Landmark Neighbors: Kem Bina Negara Tg. Rhu, Sepang Gold Coast
- Average Land Cost: RM 16 per sq. ft.
- Location Map

Project Vision

WeCare City envisions a **self-sustained global destination** that integrates:

- Asia's Largest Healthcare & Wellness Ecosystem
- World-Class Universities and Research Institutes
- The Continent's Largest Mosque & Cultural District
- A Disney-Scale Theme Park & Crystal Lagoon
- Eco-Smart Residential and Commercial Townships
- Fully Renewable Smart City Infrastructure

Project Objectives

- Establish the **world's largest integrated medical and wellness hub**.
- Develop **Asia's premier education and innovation corridor**.
- Build a **spiritual and cultural destination** for global harmony.
- Foster **sustainable tourism and economic growth**.
- Create over **100,000 direct and indirect employment opportunities**.
- Implement a **carbon-neutral smart infrastructure** model.

Global Benchmarks

City	Country	Core Theme	Land Area	Benchmark Element
NEOM	Saudi Arabia	Smart & Sustainable Future City	10,000+ sq km	Linear City Model
Songdo	South Korea	Smart Infrastructure	1,500 acres	IoT Smart City
Expo City	UAE	Innovation & Tourism	1,080 acres	Global Destination Hub
WeCare City	Malaysia	Healthcare, Culture, Education, and Sustainability	2,373 acres	“Healing City by the Sea”



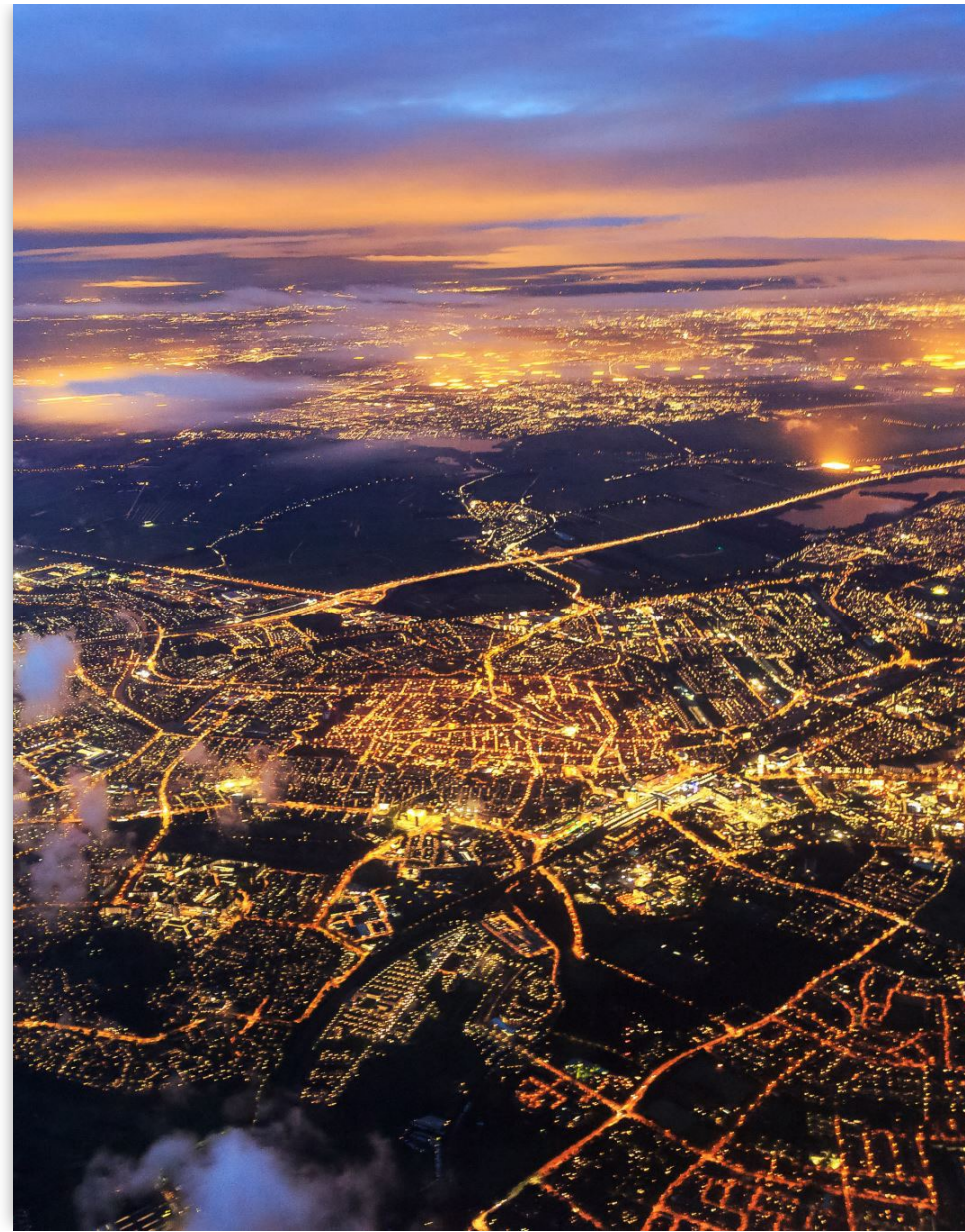
Investor Highlights

- Strategic Location:** Within Malaysia's fastest-growing economic zone.
 - High ROI:** Expected IRR between 18–25% across verticals.
 - Diversified Revenue Streams:** Healthcare, education, hospitality, real estate.
 - Government Support:** Alignment with Malaysia's Twelfth Plan for sustainable development.
 - Global Brand Potential:** A landmark city that redefines Asian living.
-

Regional Map - The Strategic Heart of Malaysia

WeCare City is ideally positioned in **Dengkil**, within the **Selangor Corridor**, one of Malaysia's most rapidly developing regions.

- 25 min to **Kuala Lumpur International Airport (KLIA)**
- 40 min to **Kuala Lumpur City Centre**
- 30 min to **Putrajaya & Cyberjaya Smart City Cluster**
- 45 min to **Port Klang Free Trade Zone**





Connectivity Overview

Global Access for Global Ambitions

- **Air Connectivity:** KLIA and KLIA2 serve over 120 international destinations.
- **Road Connectivity:** Linked via Federal Route 5 (Banting–Sepang Highway).
- **Rail Connectivity:** Close to ERL (KL–IA Express Line).
- **Seaport Access:** Port Klang – Malaysia’s busiest container port – under 50 km away.
This makes WeCare City the **ideal gateway for healthcare, education and tourism traffic.**

Strategic Positioning



AT THE INTERSECTION
OF GROWTH AND
OPPORTUNITY



PART OF MALAYSIA'S
SOUTHERN
DEVELOPMENT
CORRIDOR.



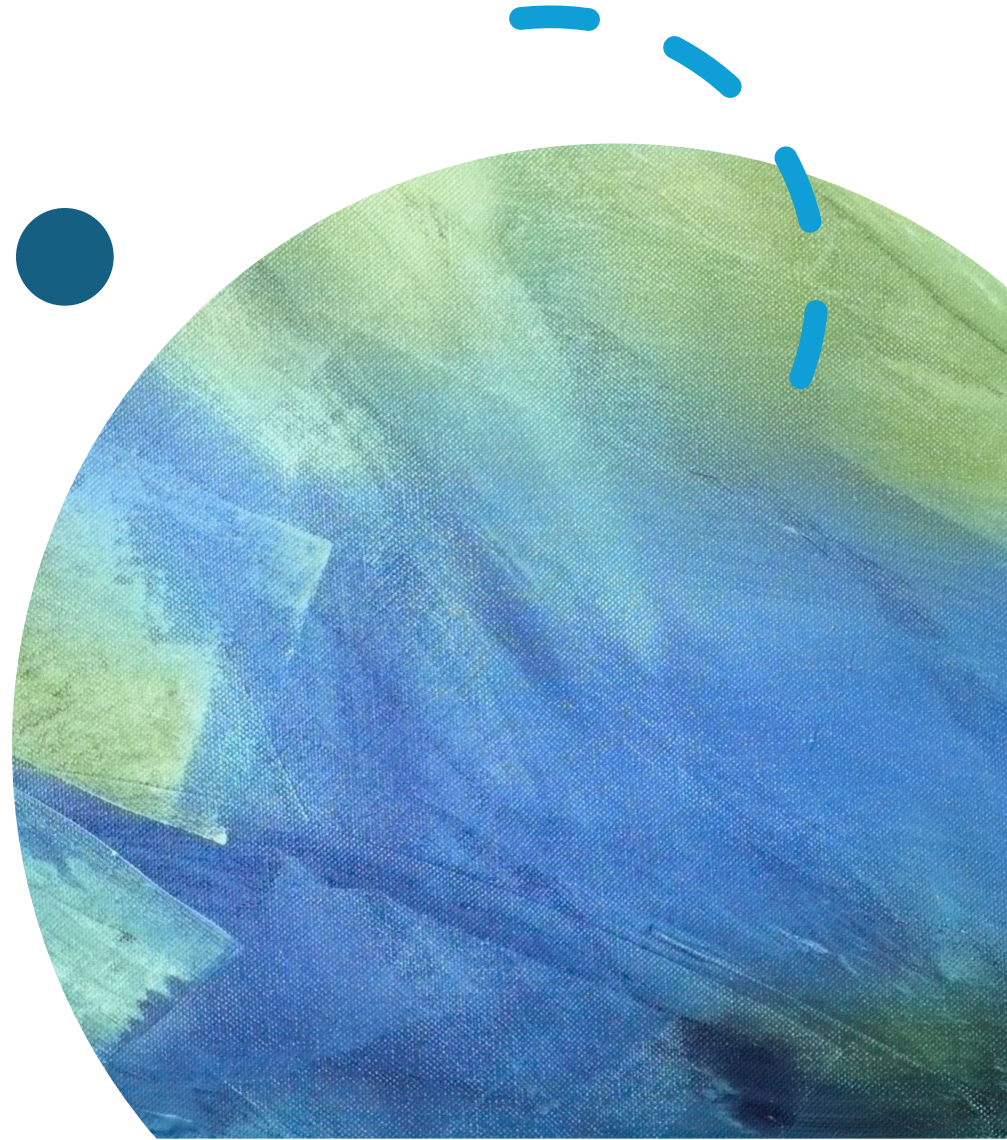
BETWEEN THE
**TECHNOLOGY
TRIANGLE**
(PUTRAJAYA–
CYBERJAYA–SEKONG).



CLOSE TO
**MALAYSIA'S
EDUCATION HUB** –
UNIVERSITIES,
RESEARCH PARKS AND
TECH FIRMS.



NEAR **TOURISM
HOTSPOTS** LIKE
SEKONG GOLD COAST
& MORIB BEACH.
*THIS DUAL IDENTITY –
INDUSTRIAL
STRENGTH AND
COASTAL BEAUTY –
MAKES WECARE CITY
UNIQUE.*



Economic Corridor

Within Malaysia's High-Growth Belt

WeCare City sits inside Selangor's economic triangle:

- **North:** Industrial Clusters – Electronics & Manufacturing.
- **South:** Tourism & Hospitality Developments.
- **Centre:** Emerging Healthcare and Education Districts.

This connectivity ensures **steady inflow of investors, professionals and students.**



Transport Infrastructure

Seamless Mobility Within and Beyond the City

- Upcoming **Light Metro Extension** linking to Putrajaya Line.
- **Internal Electric Tram** to connect healthcare, education and residential zones.
- **Dedicated Bike & Pedestrian Tracks.**
- **Green Transit Hubs** with EV charging stations.
- Intelligent Traffic Management System using IoT sensors.



A City Connected to the World

Minimal travel time to airport and capital.

- Direct express routes for medical tourists.
- Integrated public and private transport corridors.



Climate and Coastal Advantages

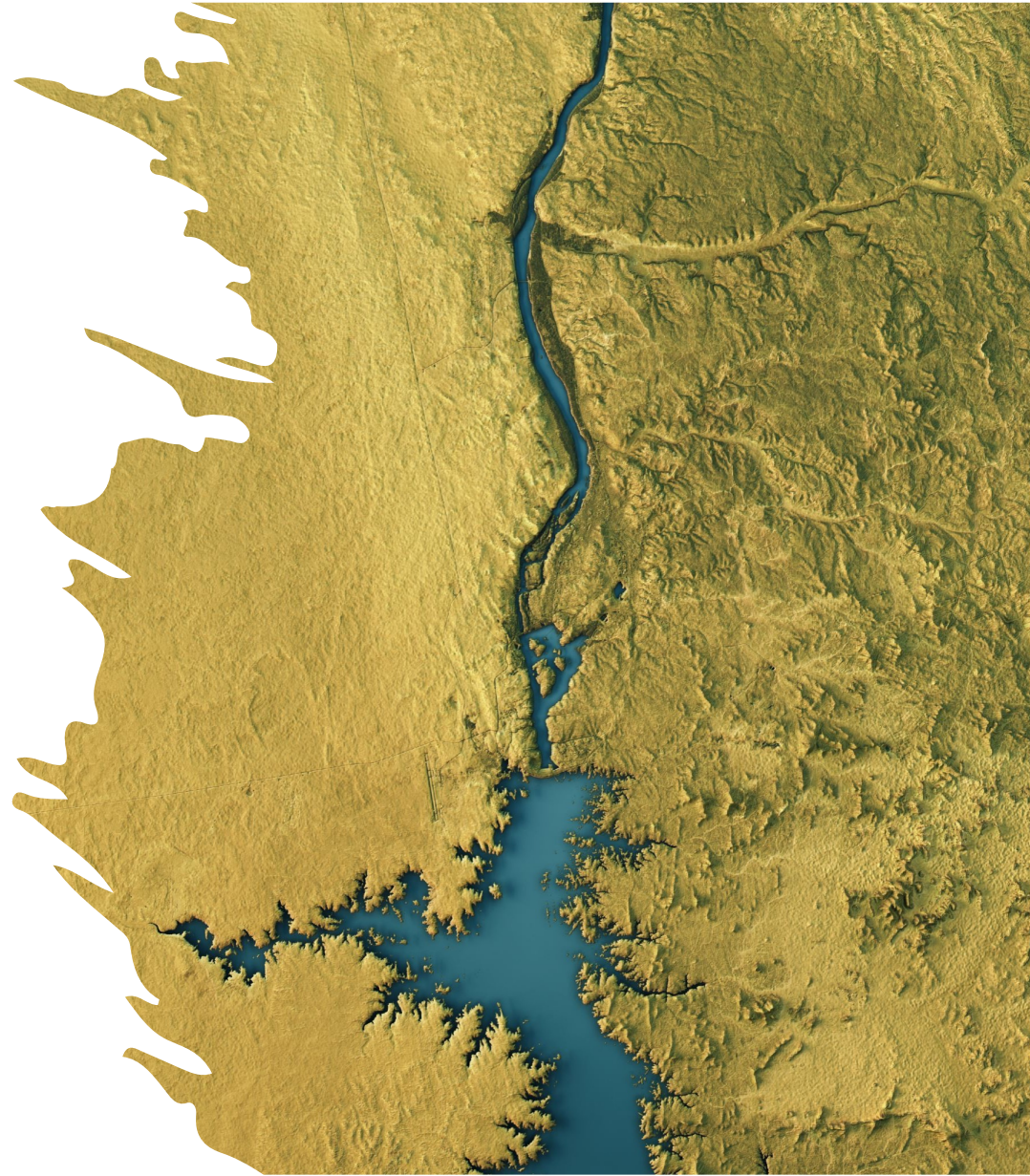
Nature's Blessing for Sustainable Development

- Coastal micro-climate supports year-round wellness tourism.
- Consistent sunlight hours enable solar energy optimization.
- Sea breeze promotes natural ventilation and reduces AC loads.
- Temperature range of 25 °C – 34 °C ideal for tropical living.

Soil & Terrain Study

Solid Foundations for the Future

- Predominantly alluvial and coastal plain terrain.
- Stable soil type suitable for mixed-use construction.
- **Foundation Suitability:** Medium-deep piles with high load capacity.
- *geotechnical report summary and map*



Coastal Protection & Flood Management Engineered Resilience

- Comprehensive coastal defense using levees and natural mangroves.
- Smart stormwater drainage and rainwater harvesting network.
- Real-time monitoring of tides and flood levels.
- Collaboration with Malaysia's Department of Irrigation and Drainage.



Accessibility Matrix

Multi-Modal Access for All User

Mode	Destination	Travel Time	Comment
Air	KLIA	25 Min	Direct access via Federal Route 5
Road	Kuala Lumpur CBD	40 Min	Smooth expressway connectivity
Rail	Putrajaya Station	30 Min	Future metro link planned
Port	Port Klang	45 Min	Direct logistics corridor
City Tram & E-Bus	Internal	5 Min Avg	Green mobility system

WeCare City offers unmatched connectivity to every major economic, tourism and logistics hub in Malaysia.



Master Plan Overview

The Blueprint of a Global Landmark

WeCare City's Master Plan is designed as a **city-within-a-city**, harmonizing six core zones over 2,373 acres:

- Healthcare & Wellness Zone (300 acres)
- Education & Knowledge Hub (250 acres)
- Cultural & Spiritual District (200 acres)
- Tourism & Entertainment Park (400 acres)
- Residential & Commercial Sectors (1,000 acres)
- Green & Smart Infrastructure (223 acres)

Each zone feeds into a central “City Spine” for smooth mobility and energy flow.

Land Use Allocation

Zone	Area (in Acres)	% of Total	Primary Function
Healthcare & Wellness	300	12.6	Hospitals & Research
Education & Knowledge	250	10.5	Universities & Schools
Cultural & Spiritual	200	8.4	Mosque & Cultural Museum
Tourism & Entertainment	400	16.9	Theme Park & Resorts
Residential & Commercial	1000	42.1	Homes, Malls, Offices
Green Infrastructure	223	9.5	Parks & Utilities
TOTAL	2,373	100	

Smart Urban Grid Concept

Designed for People, Powered by Technology

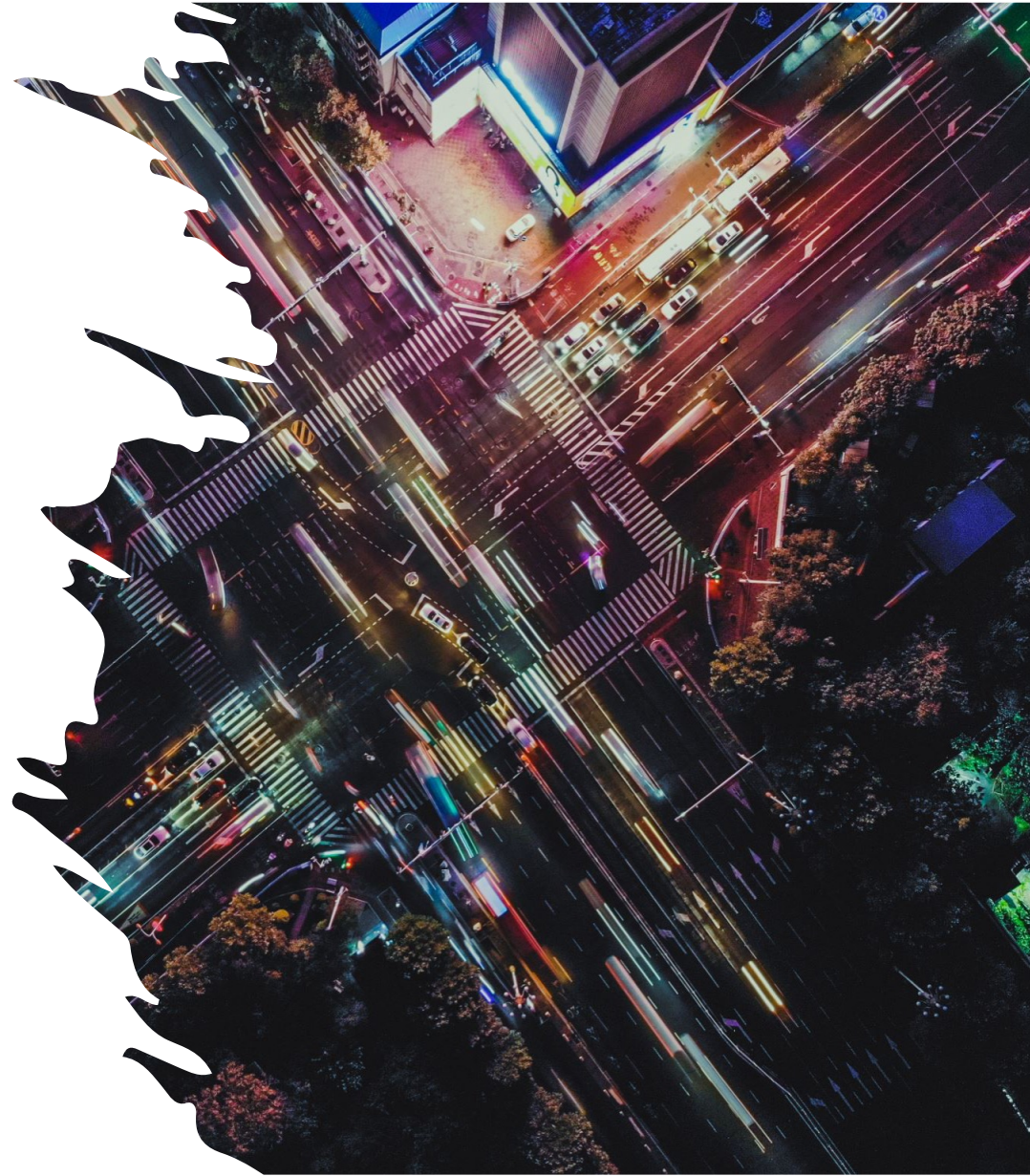
- Pedestrian-first layout reduces vehicle congestion by 40%.
- Dedicated EV lanes and charging networks.
- Decentralized energy microgrids for zero downtime.
- IoT sensors monitor lighting, air quality, and waste management in real time.
- AI-driven traffic lights minimize emissions and travel time.



The City Spine

A Grand Boulevard Connecting All Worlds

- 10 km long tree-lined avenue linking healthcare, education, and tourism zones.
- Landmarks: Mosque Plaza, Central Hospital, Innovation Tower.
- Underground utility tunnels reduce surface clutter.
- Night lighting with solar pathways and art installations.



Green Corridors & Blue Belts

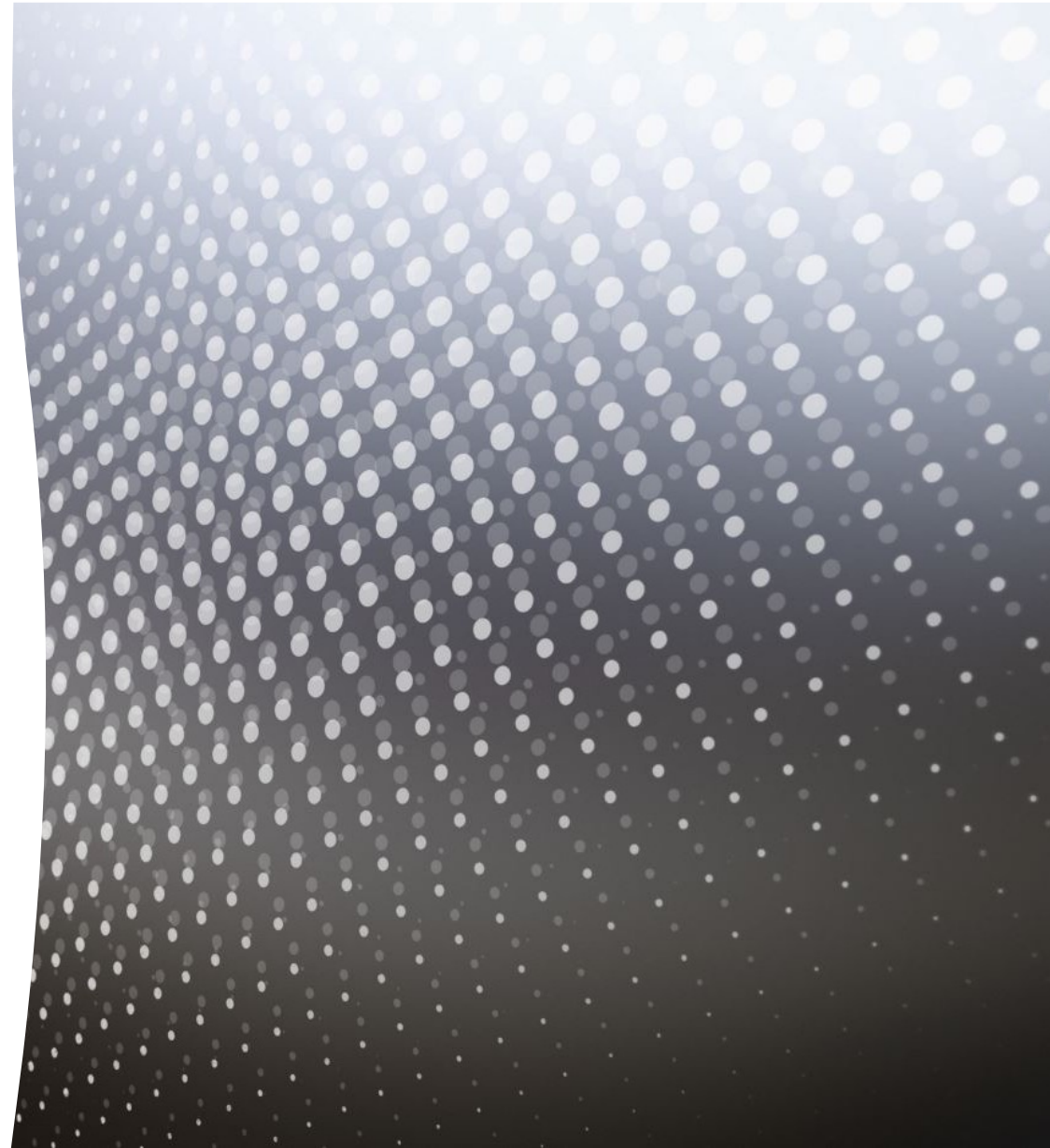
Nature as the City's Backbone

14 km of continuous green corridors for cycling and walking.

Crystal Lagoon system connecting recreation and rainwater harvesting.

Biodiversity zones preserve local flora and fauna.

Mangrove buffers act as coastal protection and eco-tourism spots.



Public Transport System

Sustainable Mobility for All

- Electric tram network covering entire city grid.
- E-Bus loop service every 5 minutes.
- Smart card & mobile ticketing integration.
- Underground metro connection planned for Phase 2 (2030).
- Free EV shuttles for medical patients and students.



Master Plan Phases

From Vision to Reality – Phased Execution Plan

| Phase | Timeline | Key Milestones

Phase 1 | 2025–2027 | Infra backbone, branding, permits

Phase 2 | 2027–2030 | Healthcare & Education zones

Phase 3 | 2030–2033 | Tourism & Residential build-out

Phase 4 | 2033–2035 | Luxury villas, research centres

Each phase delivers operational assets with independent revenue streams.

Sustainability Integration

A Blueprint for Carbon Neutral Living

- 100% renewable energy mix (target 2035).
- Rainwater harvesting and grey-water reuse systems.
- Passive cooling architecture in residences and institutions.
- Recycling targets: 90% waste reduction by 2030.
- Urban forestry plan: Plant one million trees in ten years.



City Branding

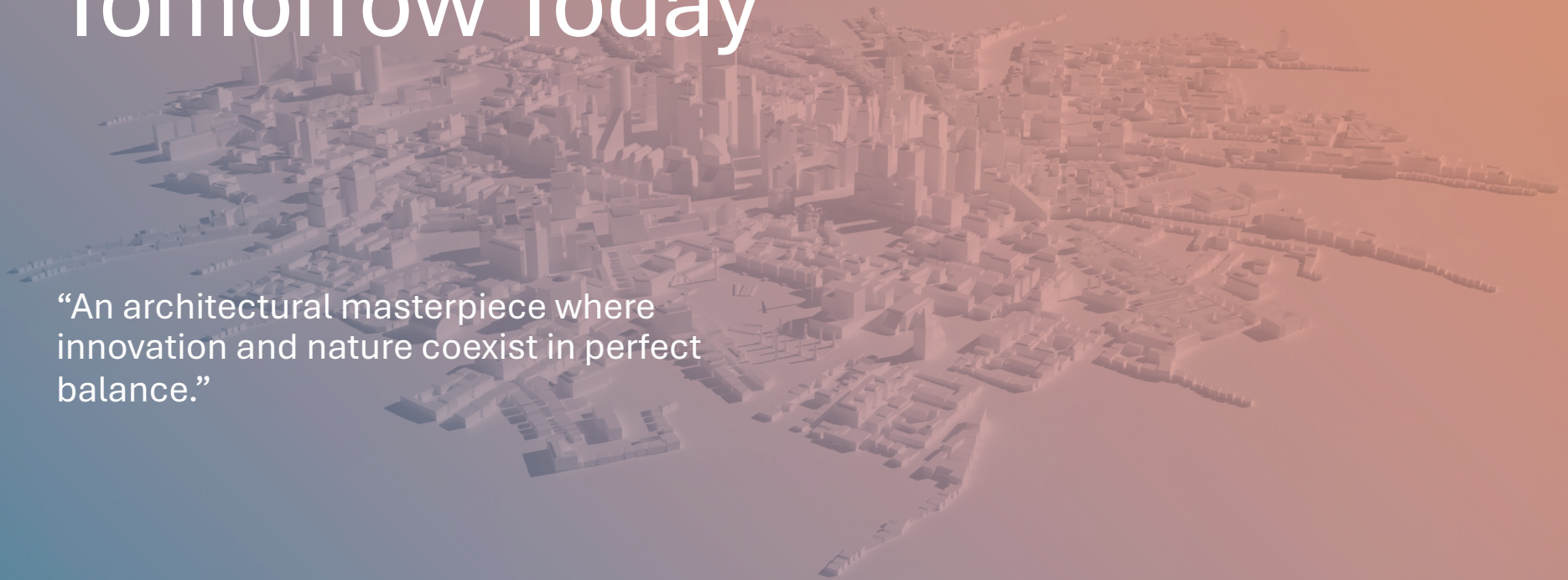
The Healing City by the Sea

WeCare City is not just a real estate project – it's a movement.

- Brand Pillars: Health, Innovation, Culture, Peace.
- Global Ambassadors program for tourism and education.
- International summits and medical conferences hosted annually.
- Brand Positioning: “The World’s Most Caring City.”

Visualizing Tomorrow Today

“An architectural masterpiece where
innovation and nature coexist in perfect
balance.”



Healthcare Vision

The Heartbeat of WeCare City

WeCare City is envisioned as **Asia's largest integrated healthcare and wellness ecosystem**, offering cutting-edge medicine, preventive care, and holistic well-being under one city-scale umbrella.

- 300 acres dedicated exclusively to healthcare.
- Designed for **10,000+ patients per day** capacity.
- Combines clinical excellence with spiritual and mental healing.
- Integrates nature, nutrition, and neuroscience into treatment models.



World's Largest Hospital

A Global Benchmark in Healthcare Infrastructure

- Capacity: **10,000 beds**, making it the **world's largest single-site hospital**.
- Specialized wings: Oncology, Cardiology, Neurology, Orthopedics, Pediatrics, Geriatrics.
- **AI-powered patient management** and robotic surgery units.
- 6-star hospitality suites for medical tourists.
- 24/7 air ambulance and helipad network connected to KLIA.
(Insert visual: architectural concept of hospital skyline.)



The Cancer Institute

A Global Collaboration for Cancer Research & Treatment

- **500-bed John Hopkins Cancer Hospital** partnership under negotiation.
- Asia's most advanced proton therapy center.
- Dedicated research and genetic sequencing lab.
- “Hope Wing” for terminal care and palliative therapy.
- Cross-border research collaboration with US, Japan, and Singapore.

Wellness & Holistic Healing Retreat

Where Science Meets Serenity

- Ayurvedic, Chinese, Thai, and Unani healing centers integrated.
- Yoga domes, meditation forests, and sound therapy pavilions.
- Nutrition clinics with farm-to-table organic food systems.
- Wellness tourism packages for global clientele.
- AI wellness tracking apps for long-term visitor care.





AI Diagnostic & Telemedicine Hub

Digital Health Beyond Boundaries

- AI-based radiology and pathology interpretation with 99% accuracy.
- Telemedicine links with partner hospitals worldwide.
- Real-time health data collection and patient analytics.
- “Health Cloud” storing anonymized global patient data for research.
- Virtual consultation pods for 24×7 global access.



Bio-Tech & Life Sciences Park

- Innovating the Future of Medicine
- 50-acre research campus for biotech startups and pharma giants.
- Focus areas: Gene therapy, regenerative medicine, vaccine development.
- Shared lab infrastructure for global R&D collaborations.
- Annual Bio-Innovation Summit hosted by WeCare.
- Partnerships with universities for talent pipelines.



Health Tourism Integration

- Malaysia's Global Health Destination
- Health tourism hub targeting ASEAN, Middle East, and EU travelers.
- Dedicated 5-star medical hotels with family accommodation.
- International patient concierge services.
- Estimated inflow: 2 million medical tourists annually by 2035.
- Tie-ups with airlines and visa fast-track programs.



Training & Medical Education

- Shaping the Next Generation of Global Doctors
- Academic partnership between hospital and WeCare Medical University.
- Clinical rotations, simulation labs, and virtual reality training.
- Global faculty exchange program.
- Continuous Professional Development (CPD) centers for practicing doctors.
- Target: 5,000+ healthcare professionals trained annually.

Healthcare Zone – Economic Impact

Healing That Drives Prosperity

| Metric | Estimate | Year | Notes

Direct Employment | 20,000 | 2027 | Doctors, Nurses, Staff

Indirect Jobs | 60,000 | 2030 | Tourism, Logistics, Hospitality

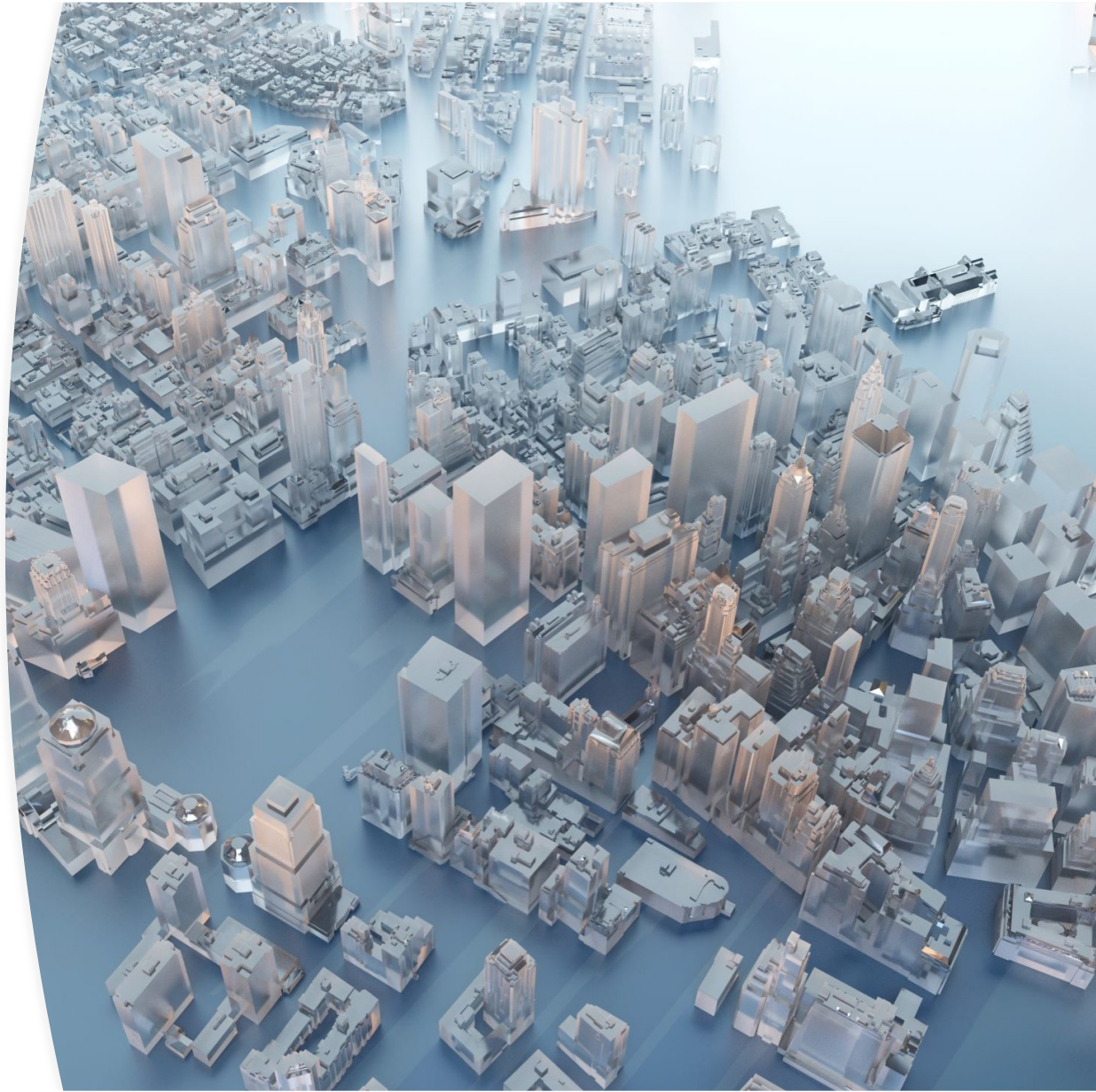
Annual Patient Visits| 3 Million | 2035 | Local & International

Annual Revenue | RM 12 Billion | 2035 | Health & Wellness Cluster

Global Ranking Goal | Top 3 | 2035 | Healthcare Cities Worldwide

Healing in Harmony with Nature

*“Where science,
compassion, and
architecture unite
for a healthier
world.”*





Education Vision

Knowledge as the Pillar of Progress

WeCare City's 250-acre Education & Knowledge Hub unites schools, universities, and research centers under one mission — *to educate hearts and minds for humanity.*

- Integrated learning from kindergarten to PhD.
 - Designed for **50,000+ learners** across all age groups.
 - Education linked with healthcare, technology, and culture.
-

Medical University


A Global Centre for Medical Science & Research

- 5,000-student residential campus adjoining the Super Specialty Hospital.
- Faculties: Medicine, Nursing, Pharmacy, Bioinformatics, Health Management.
- Curriculum aligned with WHO and USMLE standards.
- Dual-degree programs with Johns Hopkins & Cambridge.
- Simulation and robotic-surgery training centres.



Engineering & Technology Institute

Powering the Future with Innovation

- Focus: Artificial Intelligence, Semiconductors, Sustainable Energy, Biotech.
 - Collaboration with global tech firms.
 - On-campus incubation hub for 100+ startups.
 - “Make in Malaysia Lab” for student-driven R&D prototypes.
 - Annual Tech Expo attracting inventors worldwide.
- 

International Residential School


Nurturing the Leaders of Tomorrow

- Curriculum: IB, IGCSE and Malaysian National Syllabus.
- 2,000-student capacity, fully boarding.
- Emphasis on empathy, communication & leadership.
- Bilingual education (English + Bahasa Malaysia + Arabic).
- Character-building programs through arts & sports.



World's First Empathy-Based Education System

Teaching Hearts Before Minds

- Values-centric modules: compassion, mindfulness, ethics.
 - Cross-disciplinary “Human Value Labs.”
 - AI-driven personalised learning dashboards.
 - Parent-Teacher Wellness Workshops integrated with healthcare zone.
- 

Research & Innovation Park

The Knowledge Corridor of Asia

- 100-acre R&D cluster adjoining the university.
- Labs for biotech, nanotech, renewable energy, and AI applications.
- Joint research with Malaysian & international institutes.
- Patent-funding support through WeCare Innovation Fund.
- Annual Global Research Awards hosted in WeCare City.

Language & Cultural Academy


Where Diversity Speaks

- Offers 15 global languages: Malay, English, Arabic, Mandarin, Tamil, French, Japanese etc.
- Houses a “World Linguistic Museum.”
- Promotes cross-cultural dialogues and exchange programs.
- Training centre for interpreters and diplomatic corps



AI-Driven Learning Ecosystem

Education 4.0 in Action

- Adaptive AI that personalises learning paths for each student.
 - Blockchain-secured certificates for transparency.
 - Real-time analytics on student well-being and performance.
 - Virtual classrooms connecting campuses worldwide.
- 

Education Hub CapEx Overview

Investing in Knowledge Capital

Component	Area (acres)	Est. Investment (RM Billion)	Highlights
Medical University	100	3.0	Hospitals & Labs Integration Engineering
& Tech Institute	50	2.0	Innovation Park & Start-ups International
School Cluster	30	0.8	K-12 Education Facilities Research Park &
Language Centre	70	1.5	AI & Cross-Cultural Programs
Total	 250	 7.3 Billion	World-class Knowledge Ecosystem



Campus Life & Global Collaboration

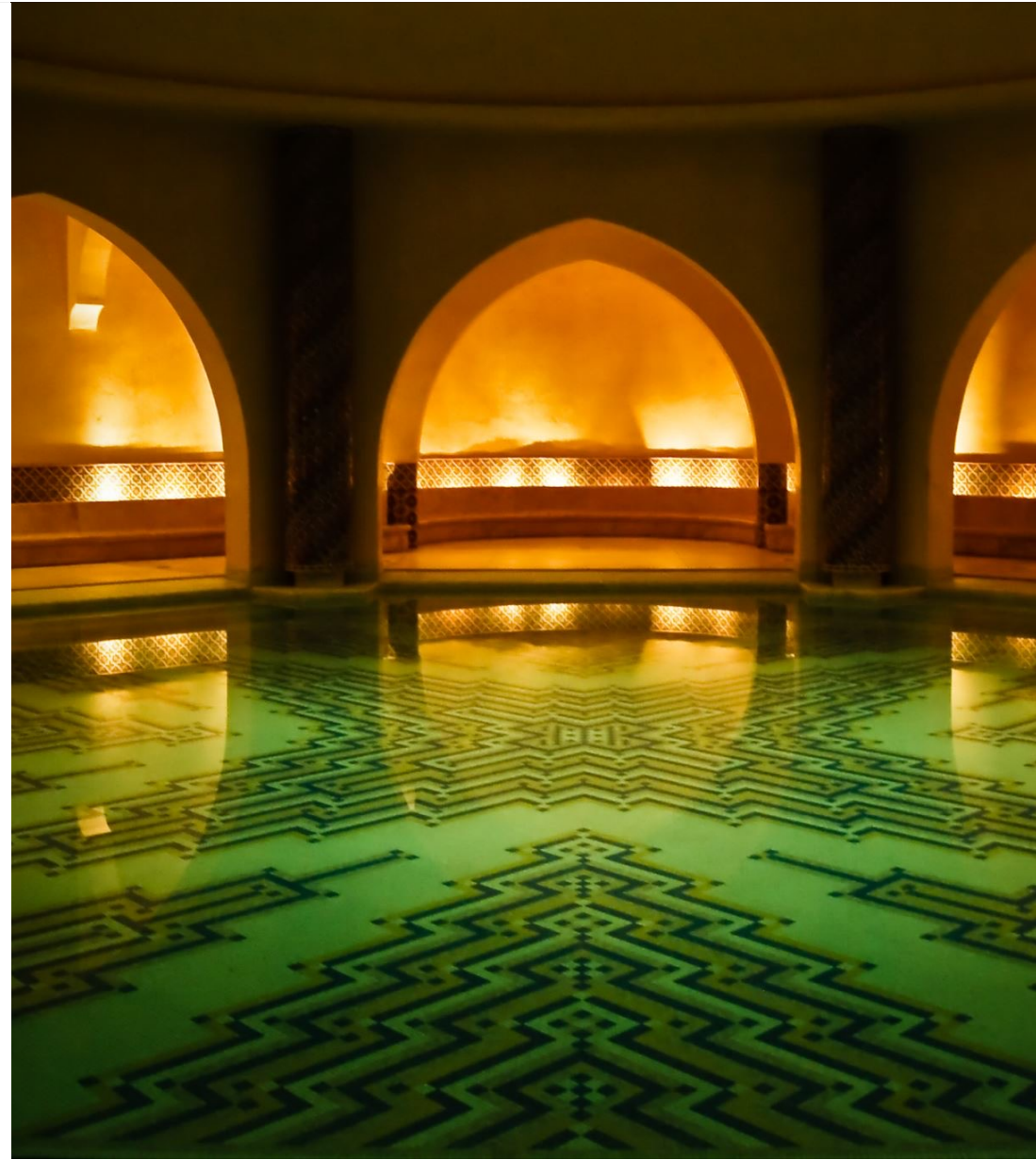
A City That Learns Together

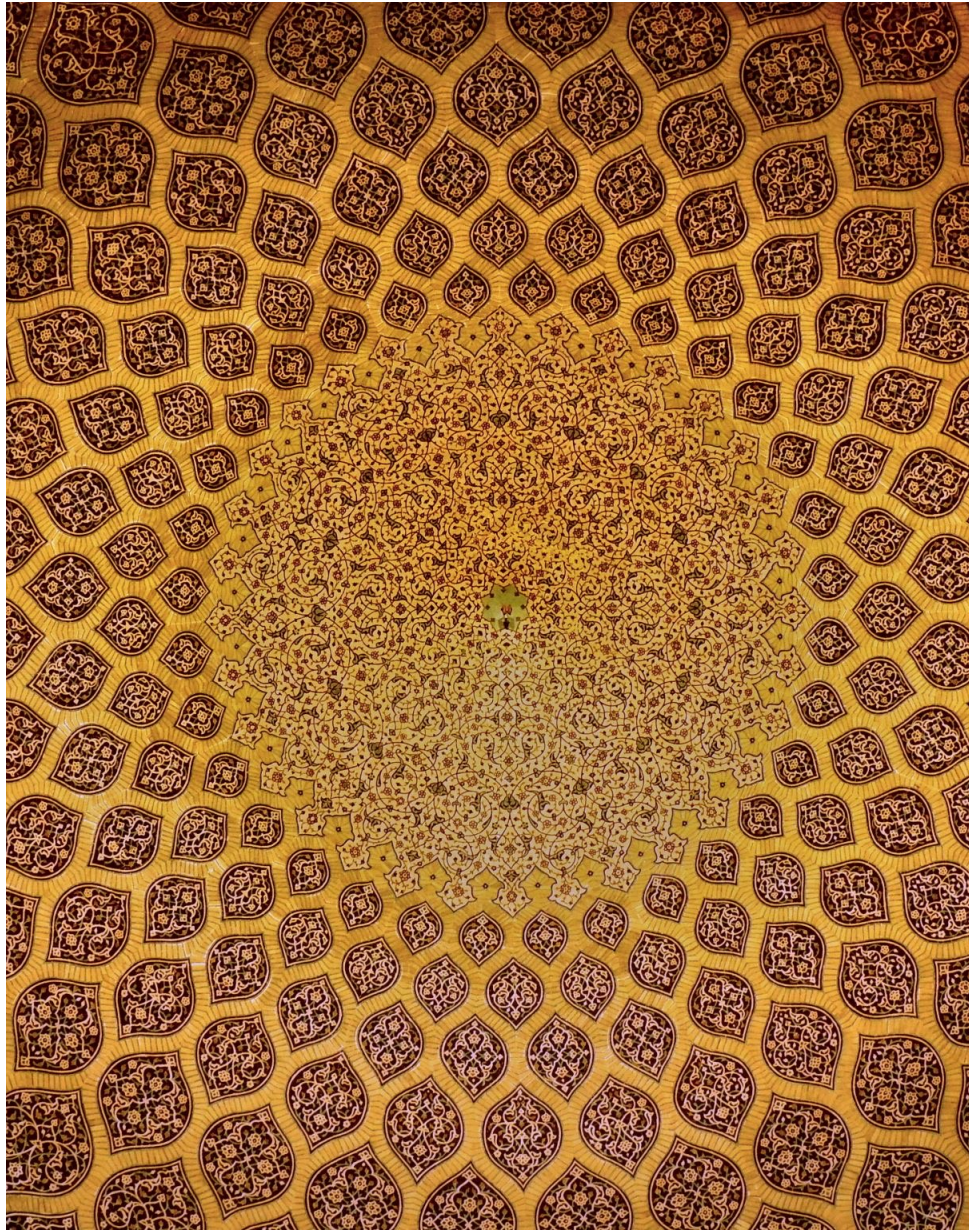
- Integrated student housing for 10,000 residents.
 - Sports village, library complex, innovation pavilions.
 - Exchange programs with MIT, Tokyo University, and NUS.
 - Scholarships through WeCare Foundation.
 - Motto: “*Learn. Innovate. Serve.*”
-

Spiritual & Cultural Vision

A Sanctuary for the Soul and Civilization
WeCare City devotes 200 acres to become the region's most inspiring center of faith and culture.

- Interwoven mosques, museums and heritage plazas.
- Designed for pilgrims, scholars and tourists from across the globe.
- Purpose: Foster spiritual unity and cultural pride through architecture and art.





Asia's Biggest Grand Mosque


The Crown of Faith and Design

- Capacity: **60,000 worshippers** — making it the largest mosque in Asia.
- 12 minarets and one main dome symbolizing unity of nations.
- Blend of Islamic, Malay and Andalusian architecture.
- Quranic calligraphy art gallery and digital heritage hall.
- Smart mosque features: AI crowd management, solar energy systems.



Interfaith Dialogue Hall

Building Bridges of Peace

- “House of Humanity” — dedicated to inter-religious understanding.
 - Auditoriums for seminars, youth forums and cultural summits.
 - Digital archives of world faith texts.
 - Supported by UNESCO and OIC cultural commissions.
- 

World Peace Monument

A Global Symbol of Unity

- 150-meter “Flame of Peace” tower facing the sea.
- Eternal light powered by renewable energy.
- 99 names of Allah engraved in gold on the spiral structure.
- Space for annual World Peace Prayer Ceremony.



Cultural Museum (Malaysia Truly Asia)

Celebrating Heritage Through Innovation

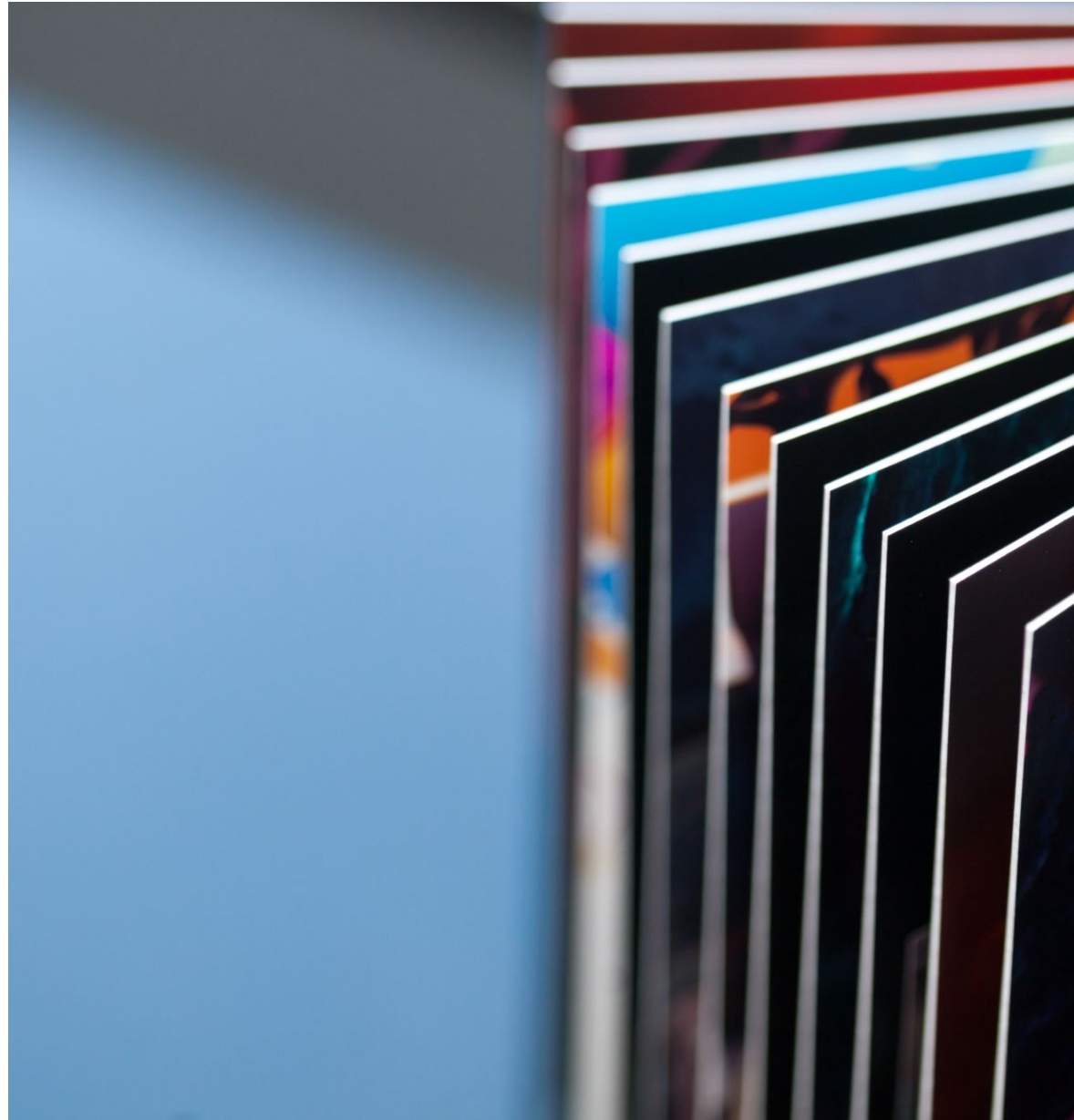
- 10-galleries showcasing Malaysia's multi-ethnic identity.
- 360° immersive VR journey through civilization and trade routes.
- Artifacts from Islamic, Hindu, Chinese and Western heritage.
- Educational programs for students and tourists.



Islamic Arts & Heritage Centre

Preserving the Past, Inspiring the Future

- Calligraphy and manuscript restoration studios.
- Annual Art Biennale and Sufi Music Festival.
- Library of Islamic Sciences with 200,000 volumes.
- Training centre for young artisans and curators.



Amphitheatre and Cultural Boulevard



A Stage for the World



10,000-seat open-air
amphitheatre for
music, theatre and
film.



Weekly “Cultural
Nights of Malaysia”
events.



Boulevard lined with
souvenir bazars and
artisan cafés.



Solar-lit pavilions and
fountain shows each
evening.



Pilgrimage and Cultural Tourism

Faith Meets Discovery

- Annual Faith and Culture Summit (2029 onwards).
- Pilgrimage routes linking mosque to monument and museum.
- AR-enabled guides for visitors in 12 languages.
- Expected visitors: 3 million per year by 2035.

Economic and Social Impact

Culture as a Catalyst for Growth

| Metric | Estimate | Year | Impact

Direct Employment | 8,000 | 2028 | Artisans & Event Staff

Indirect Employment | 20,000 | 2030 | Tourism & Hospitality

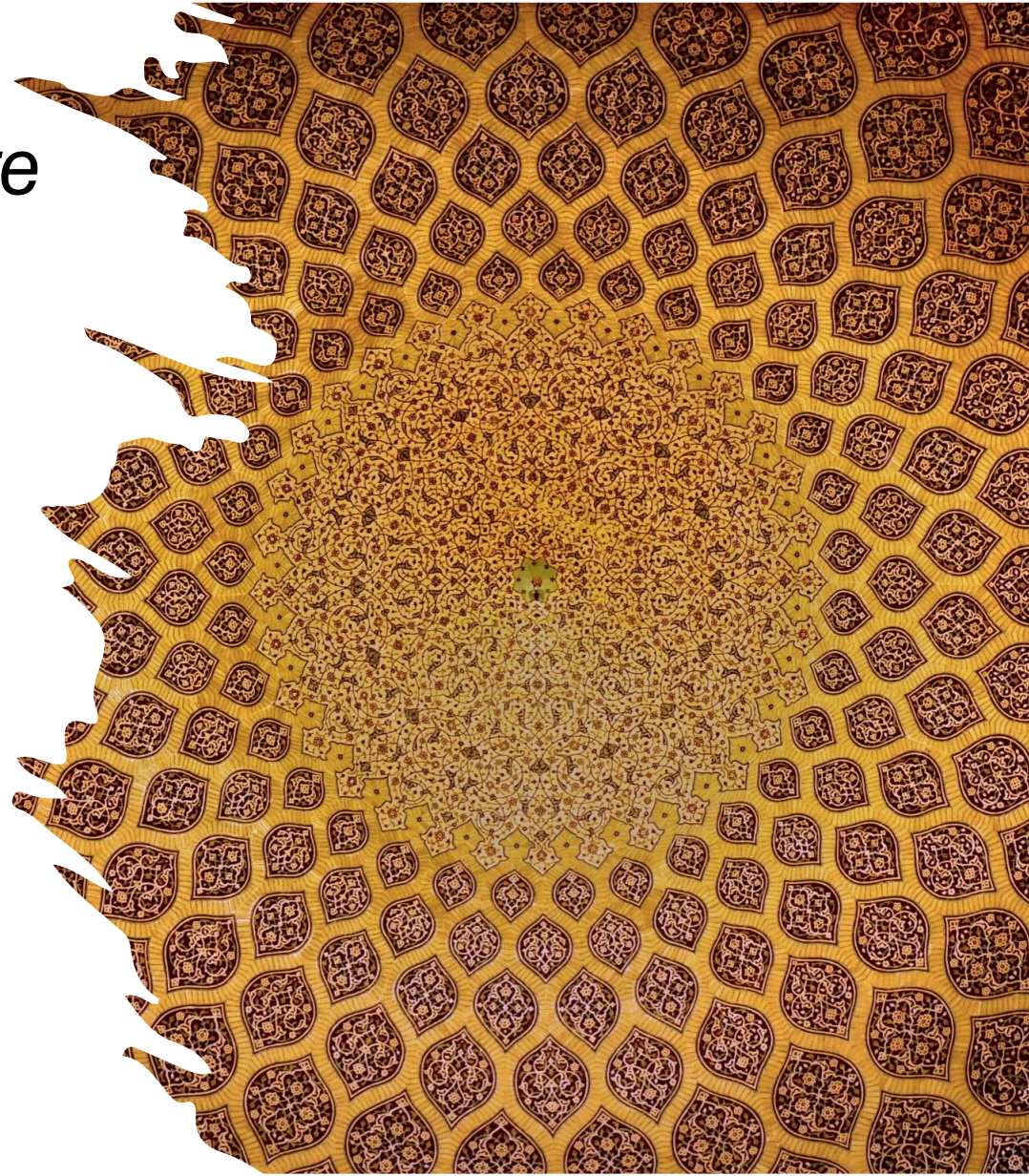
Annual Visitors | 3 Million | 2035 | Cultural Revenue

Annual Revenue | RM 5 Billion | 2035 | Museums & Events

Global Ranking | Top 5 | 2035 | Cultural Destinations

*Faith, Art and Architecture
in Perfect Harmony*

Where cultures
converge, peace
flourishes.



Tourism Vision

The World's Happiness Destination

WeCare City positions itself as **Asia's next global leisure hub**, blending nature, technology, and culture.

- 400 acres devoted to entertainment and tourism.
- Objective: create Malaysia's most attractive family-tourism destination.
- Inspiration: Dubai Parks, Orlando World, and Sentosa Island.

World's Largest Crystal Lagoon & Marina



500-acre blue-water lagoon with islands and floating resorts.



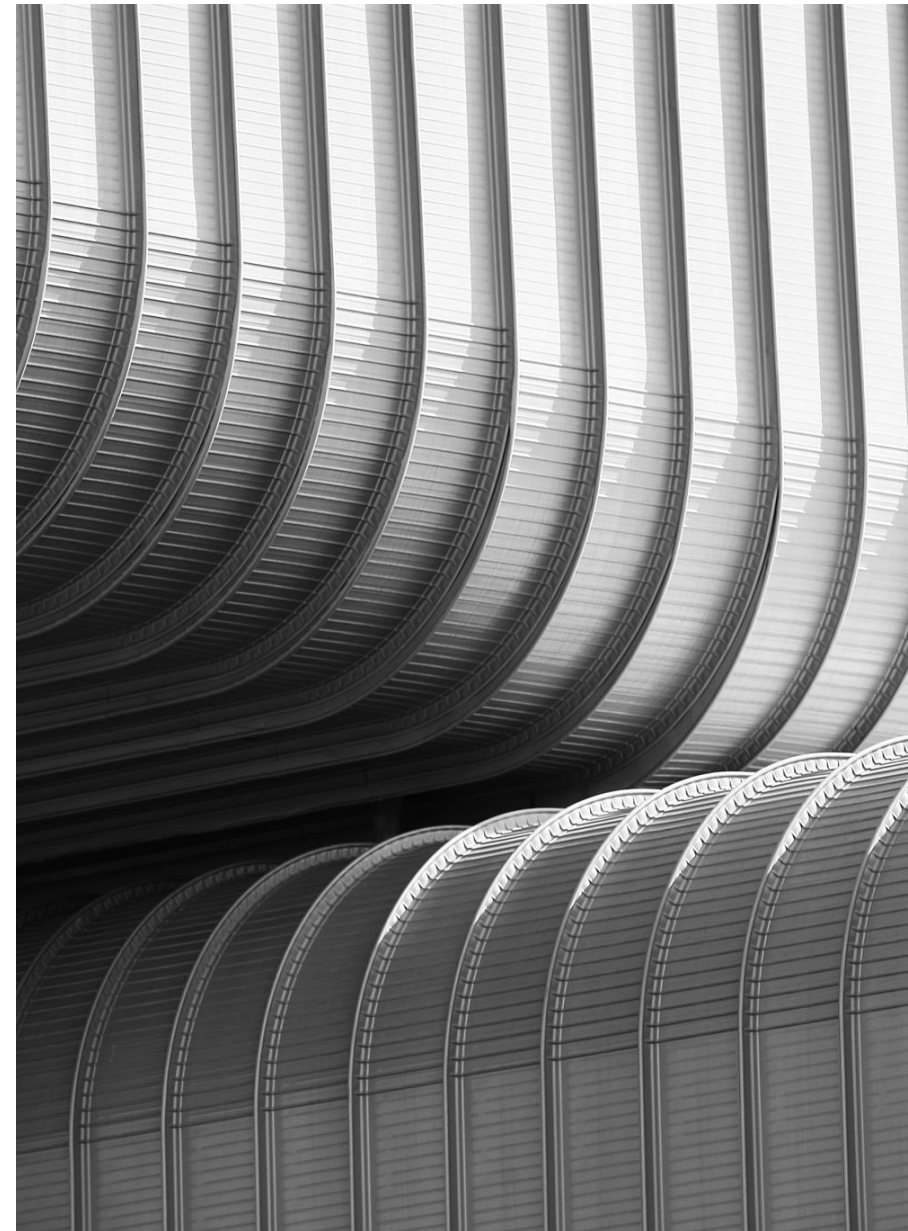
Marina Village with 100 yacht berths and seafood promenade.



Underwater restaurant and 360° ocean tunnel.



Powered by solar and desalination plants.



WeCare WonderWorld Theme Park

The Disney of Asia – Inspired by Imagination

- 250-acre mega park with 5 zones: Adventure World, Nature Land, Science Galaxy, Aqua Realm, Future City.
- 60 rides including Asia's tallest roller coaster (200 m).
- 3D holographic shows and interactive education zones.
- Target visitors: 15 million annually by 2035.



Space Exploration Park

Zero-Gravity Experience for Everyone

- Microgravity tunnel and space camp for students.
- Partnering with NASA and ISRO for education programs.
- “Mars Habitat” simulator as tourist experience.
- Asia’s first space museum for public exploration.

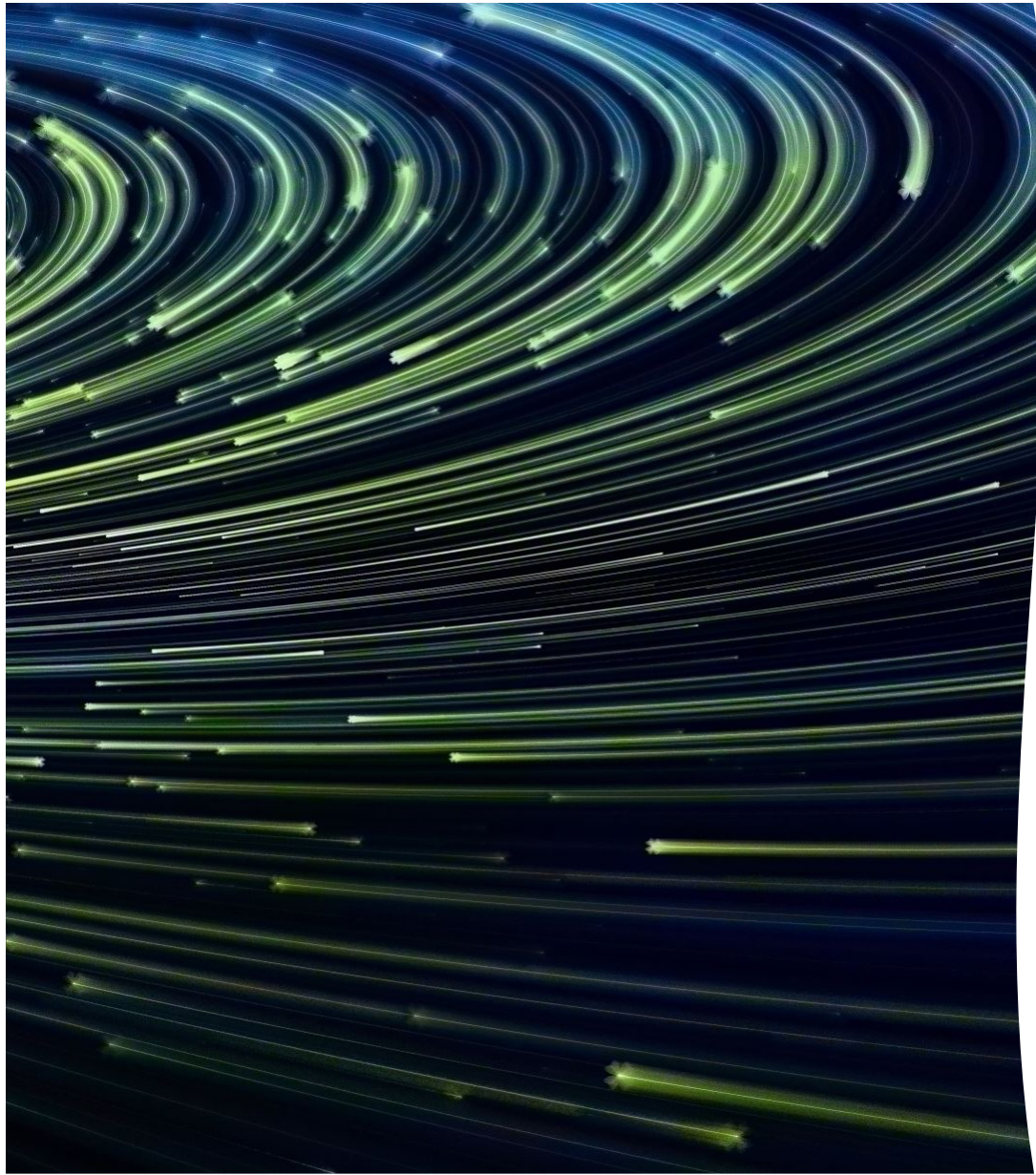


Global Cuisine Street

A Journey Through 100 Countries in One Boulevard

- 2 km culinary street with restaurants from 100 nations.
- Open-air dining, digital ordering, music and art stages.
- Night food festival and street performances year-round.
- Employs 5,000+ staff in hospitality sector.





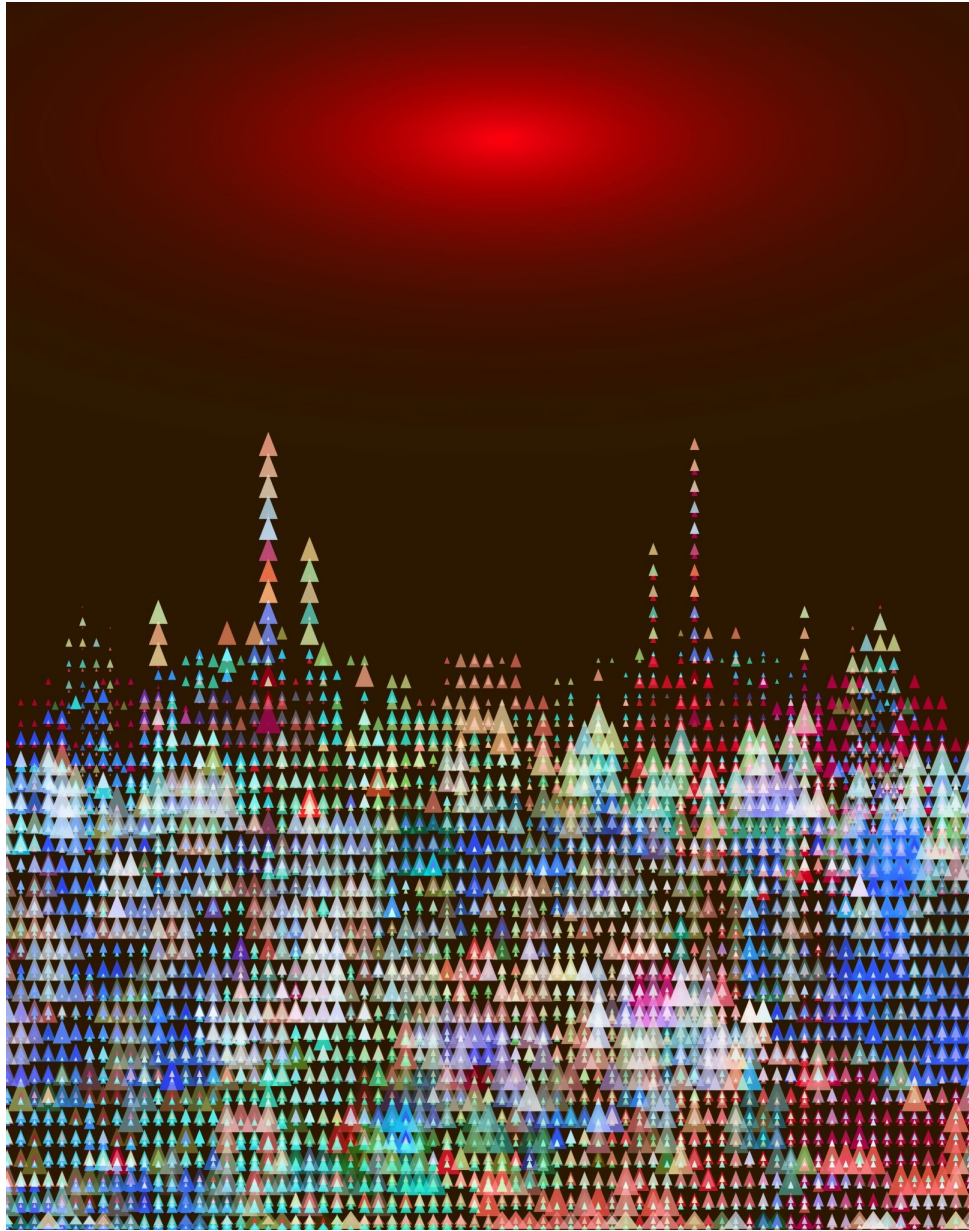
Water Sports & Adventure Island

Zipline across lagoon, parasailing, kayaking and surf arena.

Mountain bike trails, artificial rock cliffs and bungee towers.

Family-friendly eco-resorts with beach access.

Target: 2 million adventure visitors annually.



World's Tallest Musical Fountain

300 m high water jet synchronized with music and lights.

- Daily fountain show with 3D projection mapping.
- Symbol of WeCare City – “Joy in Motion.”
- Energy powered by solar grid.



Film City & Studio Zone

80-acre film production city for Asian cinema and OTT.

- Sound stages, editing suites, and training academies.
- Incentives for international film shoots.
- Annual Global Film Festival hosted in WeCare City.

6-Star Luxury Hotel Cluster

1,000 rooms across 5 resorts overlooking the lagoon.

- Spa, wellness suites and floating villas.
- Presidential suites with private docks and sky gardens.
- Managed by global hospitality brands.



Wellness Resort & Healing Village

500 eco-villas offering ayurvedic retreats and detox programs.

- Natural hot spring integration.
- Nutritional cuisine from farm-to-table concepts.
- Yoga and spiritual centers facing sunrise bay.



Convention & Exhibition Centre

100,000 sq m centre for trade fairs and medical conferences.

- 10,000 seating capacity auditorium.
- Direct connectivity to health and education zones.
- Annual Global Health Tourism Expo and Start-up Summit.





Shopping Malls & Retail Districts

Three mega malls with international brands.

- Duty-free shopping arcade for foreign tourists.
- “Golden Souk” inspired bazaar and artisan market.
- Revenue projection: RM 3 Billion annually by 2035

Tourism CapEx & ROI

| Project | Investment (RM Billion) | Completion | IRR % | Notes

Theme Park & Lagoon | 10 | 2030 | 22 | Largest in Asia

Hotels & Resorts | 6 | 2032 | 18 | High occupancy forecast

Malls & Convention Centre | 4 | 2031 | 17 | Recurring lease revenue

Cultural & Events | 2 | 2033 | 20 | Annual tourism shows

Total | 22 | 2035 | 21 | Integrated Tourism Hub



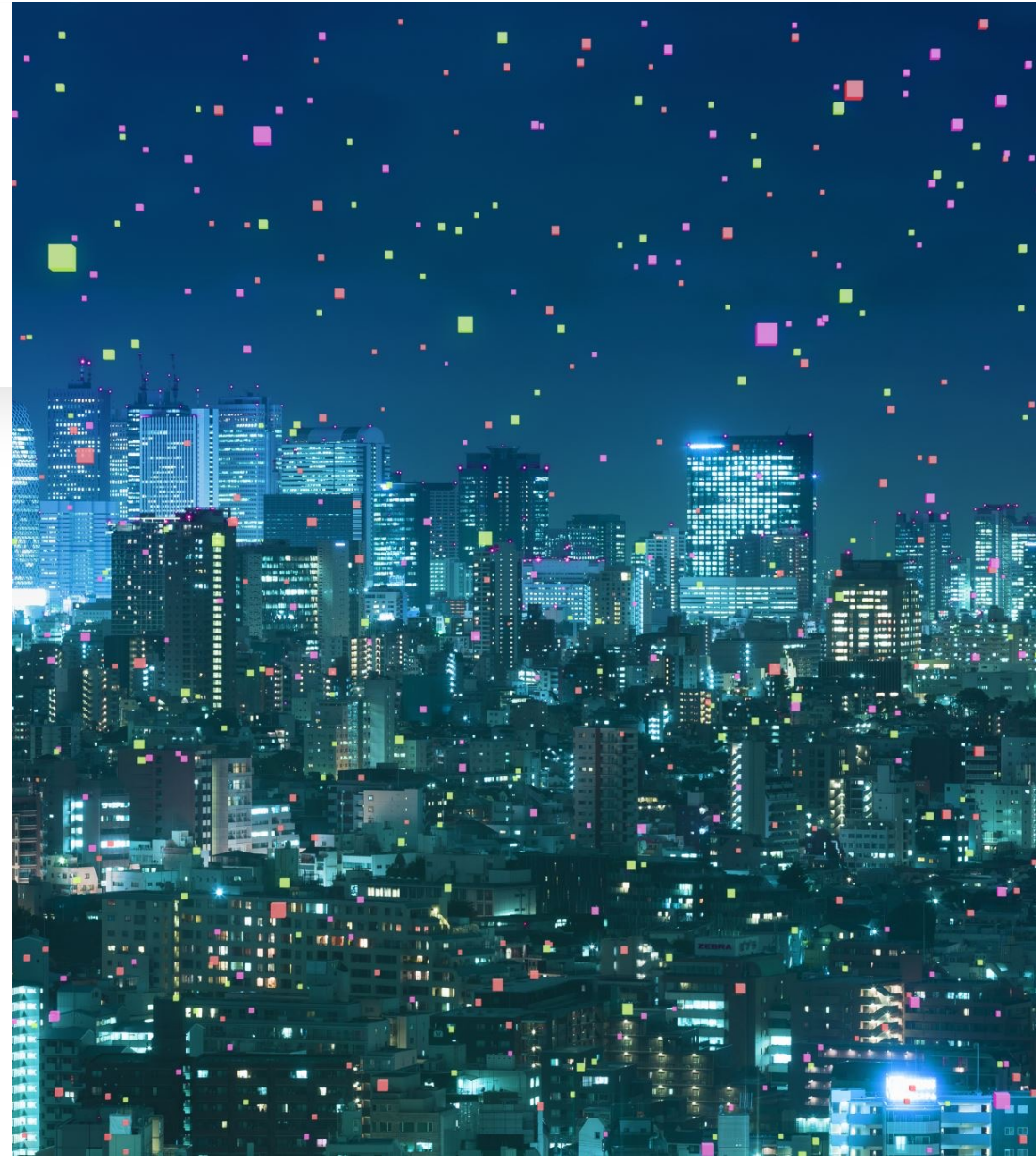
Tourism Economic Impact

Expected visitors by 2035: 25 million per year.

- Direct employment: 100,000 jobs in tourism & retail.
- GDP contribution: RM 30 Billion annually.
- Catalyst for Malaysia's global tourism ranking.

*A City That Never Stops
Smiling*

“Entertainment,
culture and
innovation meet
under one sky.”





Residential Vision

- *Smart Homes for Smart Citizens*
WeCare City's residential vision focuses on sustainability, wellness, and connectivity.
- A living environment powered by smart technology.
- Inclusive housing for all — luxury, mid-range, and affordable.
- Designed for over **200,000 residents** by 2035.



Luxury Villa Enclaves

- 4,500 high-end villas overlooking crystal lagoons.
- Private gardens, solar rooftops, and EV garages.
- Concierge and medical integration with WeCare Hospital.
- Branded villa series “Serenity Residences.”



Waterfront Condominiums

- 9,600 premium apartments with sea views.
- AI-integrated climate control and voice automation.
- Sky lounges, gyms, community clubs.
- Green architecture certified by Malaysia Green Building Index.

Affordable Eco Residences

- 12,000 units for middle-income and essential workers.
- Cross-subsidized model supporting healthcare and education staff.
- Solar energy, rainwater harvesting, and communal gardens.
- Government housing incentive collaborations.

Commercial High Streets

- 3 km boulevard of cafes, boutiques, and workspaces.
- Architecture blending modern glass and Malaysian motifs.
- Pedestrian-friendly walkways with shaded corridors.
- Digital kiosks and AR navigation for tourists and residents.



Corporate Towers & IT Parks


- 20+ towers forming the “WeCare Business District.”
- Focus sectors: Healthcare IT, Bioinformatics, FinTech.
- Co-working hubs and startup incubation spaces.
- Annual Tech Innovation Fair in collaboration with global corporates



Financial Hub

- *A Next-Gen Global Financial Centre*
- 100-acre financial district integrating blockchain-based systems.
- Smart contracts for property, healthcare, and investment.
- Offshore banking privileges and tax-efficient investment corridors.
- Partnerships with Islamic banking institutions.





Retail & Shopping Experience

- 3 world-class retail hubs.
- “WeCare Boulevard Mall” – 2 million sq ft of international brands.
- Artisan markets showcasing local crafts and cultural products.
- 24×7 lifestyle centres with open-air plazas.



Work-Live-Play Concept

- Seamless integration between offices, homes, and leisure spaces.
- Autonomous shuttle access between districts.
- Community centres promoting art, learning and fitness.
- Designed for sustainability and happiness.



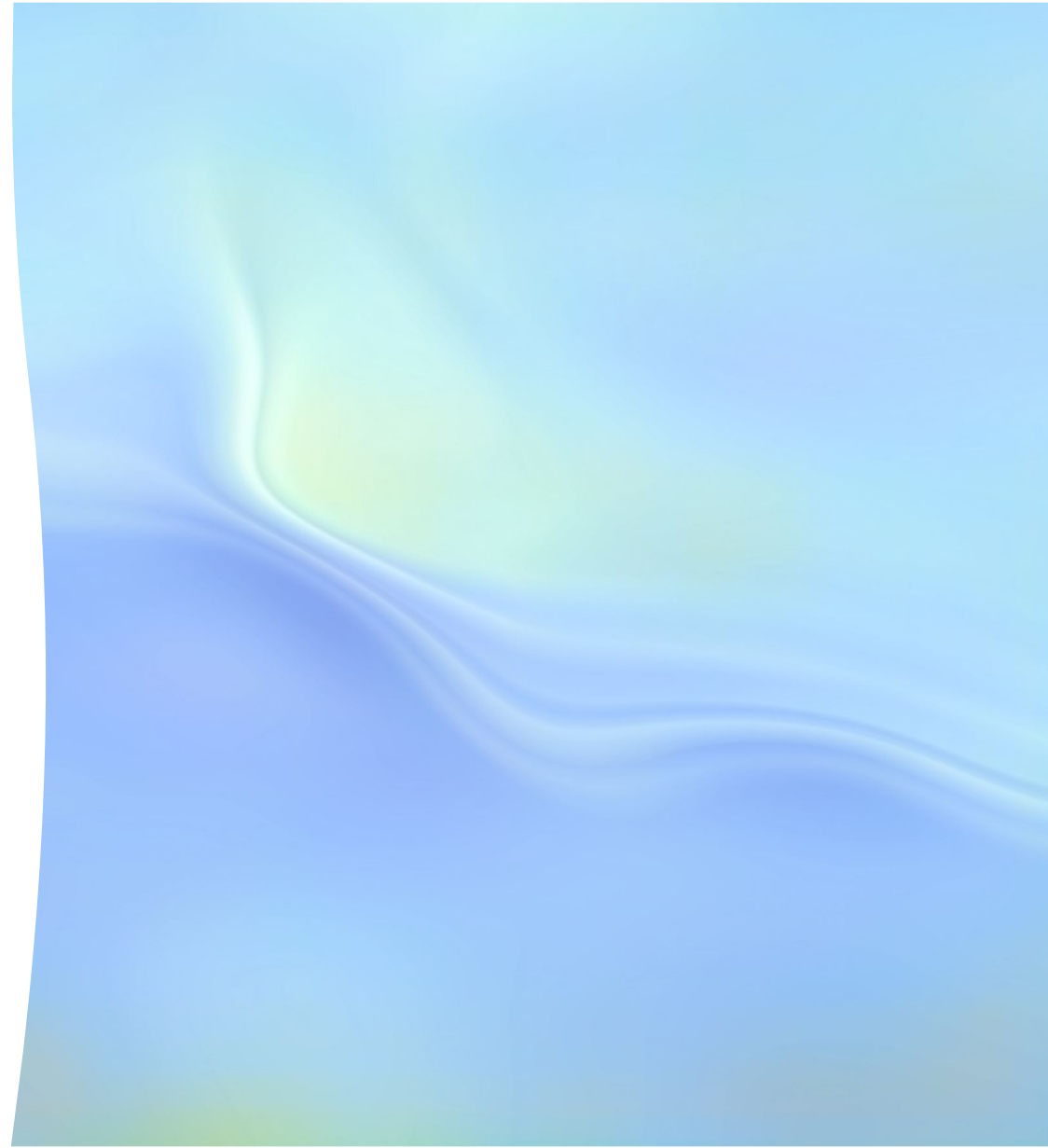
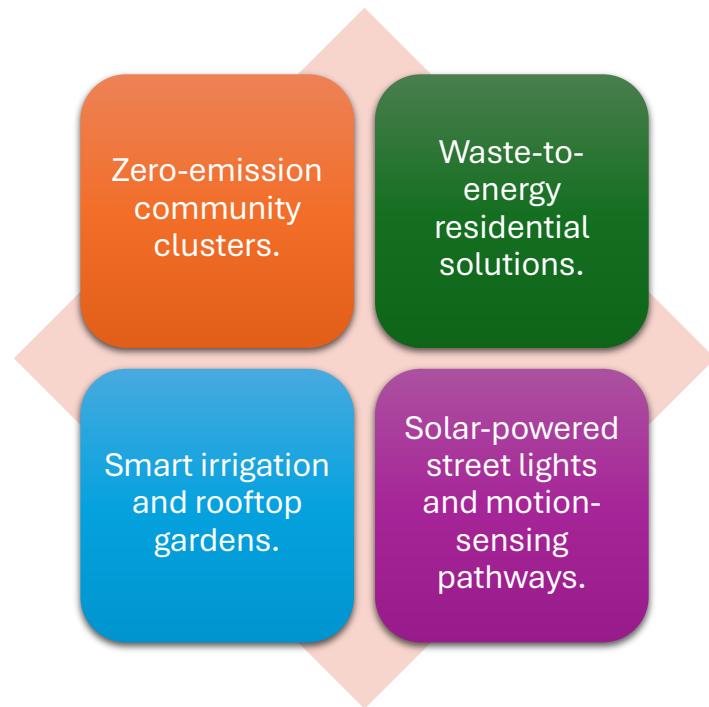
Smart City Infrastructure

- IoT-enabled waste collection and energy management.
- Centralised command centre monitoring all utilities.
- Fibre optic broadband and 5G city-wide coverage.
- Emergency response and telecare integration in every block.

Residential & Commercial CapEx Overview

Zone	Area (acres)	Est. Investment (RM Billion)	ROI (%)	Notes
Luxury Villas	300	8.0	25	High-end branded homes
Condominiums	200	6.0	22	Premium & waterfront units
Affordable Housing	200	4.5	18	Subsidized model
Commercial Towers	150	5.0	20	IT & corporate space
Retail & Malls	150	3.5	15	Anchor brands & tourism
Total 	1,000 	27.0 	Average 20.3% 	Integrated Township

Sustainability in Living





Safety & Security Systems

- 24×7 surveillance and AI analytics.
- Smart street patrol vehicles.
- Facial recognition entry for gated villas.
- Integrated command centre connecting police, fire and hospital.

Lifestyle and Community

- Social clubs, cultural events, and community parks.
- Healthcare-linked insurance and emergency response plans.
- Child and senior care centres in every sector.
- “Happiness Index” survey guiding future improvements.

The Perfect Urban Symphony

“A city where home,
health, and harmony live
together.”





Sustainability Vision

- *Towards Carbon-Neutral Urban Living by 2035*
WeCare City is designed as one of the world's most sustainable developments — integrating renewable energy, circular economy practices, and ecological preservation.
- Goal: Net-zero emissions by 2035.
- Motto: “Build Green. Live Pure. Sustain Forever.”
- Framework aligned with **UN SDGs** and **Malaysia Green Plan 2030**.

Renewable Energy Strategy

- *Powering the Future Responsibly*
- 200 MW solar park and rooftop grid across residential & commercial sectors.
- 30 MW offshore wind integration.
- Smart hybrid power management using AI load-balancing.
- Green energy microgrid ensuring 100% uptime.
- Surplus power exported to national grid under feed-in-tariff model.





Water Conservation & Management

- *Every Drop Counts*
- Smart rainwater harvesting and filtration for reuse.
- Desalination plant supporting 60% of city's water needs.
- Treated greywater used for landscaping and cooling towers.
- “Blue Belt” network integrating lagoons with stormwater control.
- Real-time water quality monitoring via IoT sensors.



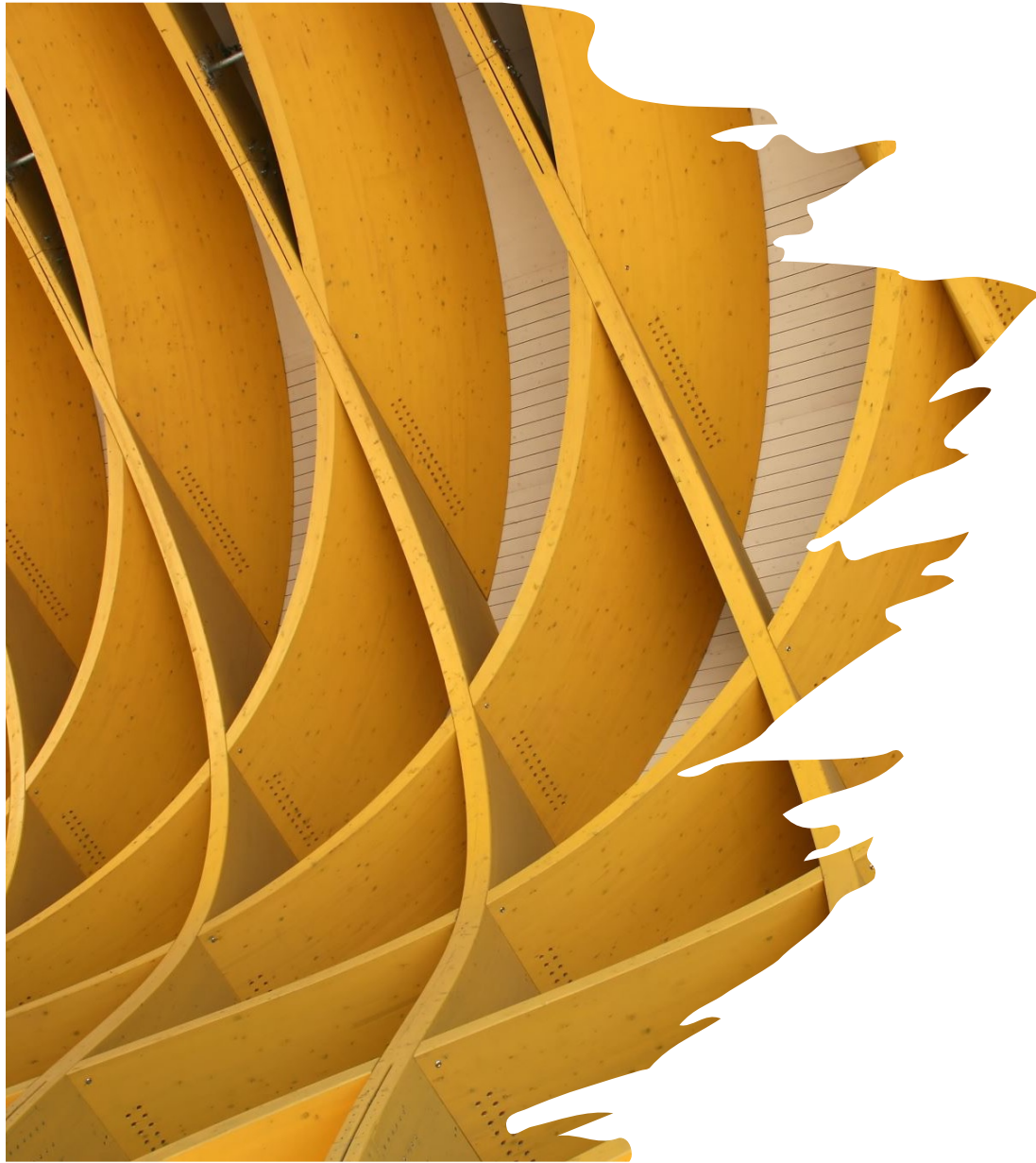
Waste Management & Recycling

- *Circular City Philosophy*
- Fully automated waste collection system (AWCS).
- 95% recycling target by 2035.
- Waste-to-energy plant generating 10 MW of electricity.
- Organic composting for urban farms.
- No landfills policy – “Waste is Wealth.”



Mobility & Transport Sustainability

- *Clean Transit for a Clean Tomorrow*
- 100% electric public transport fleet.
- 250+ EV charging stations city-wide.
- Autonomous pods for last-mile connectivity.
- “No Car Fridays” initiative city-wide.
- Integrated app tracking CO₂ saved by citizens.



Green Architecture

- *Design That Breathes*
- 60% of all buildings are naturally ventilated.
- Green roofs & living walls for temperature regulation.
- Passive solar design reduces energy consumption by 30%.
- Use of recycled steel, bamboo composites, and local materials.
- Every structure rated under **LEED Platinum** or **GBI Gold**.

Urban Forestry & Biodiversity



Nature Woven into Every Neighbourhood



One million trees to be planted in ten years.



Creation of biodiversity zones for native flora & fauna.



25-acre “Forest of Hope” for meditation and environment education.



Annual “Tree of Life Festival” promoting citizen participation.



Air Quality & Climate Action

- *Breathing Life Into the Future*
- 24×7 air quality monitoring towers.
- Green mobility & plantation programs reduce CO₂ by 70%.
- Building carbon credits through reforestation.
- Integration with Malaysia's national carbon exchange program

ESG Commitment & Governance

- *Transparent, Accountable, and Responsible*
- **Environmental:** Zero waste, renewable power, biodiversity protection.
- **Social:** Employment for locals, affordable housing, inclusive healthcare.
- **Governance:** ISO 14001-certified systems, ESG audits by third-party agencies.
- Annual ESG Report published publicly for investors.



Sustainability Dashboard

Measuring Progress Every Step of the Way

Parameter Target Year Benchmark Status
Carbon Neutrality 2035 UN SDG 13 On Track
Renewable Energy Usage 90% GBI Standards 72% (2028 est.)
Waste Recycling 95% ISO 14001 In Progress
Tree Plantation 1 Million National Greening Malaysia Ongoing
Water Reuse Efficiency 70% Global Benchmark 60% (2029 est.)





Infrastructure Vision

- *Engineering the Future Beneath the Surface*
WeCare City's infrastructure backbone ensures seamless living — combining underground utilities, renewable energy systems, and smart monitoring.
- Built to international smart-city standards.
- Designed for longevity, resilience, and climate adaptation.
- Core principle: *Invisible infrastructure, visible comfort.*

Smart Power Grid

- *Reliable, Renewable, Resilient*
- City-wide integrated grid balancing solar, wind, and conventional supply.
- AI-based energy optimization to cut losses by 25%.
- Decentralized power nodes in every district.
- Real-time consumption dashboards for citizens.
- Emergency microgrids for hospitals and schools.



Water Supply & Sewage System

- *Every Drop, Every Flow Managed Intelligently*
- Dual pipeline network: potable and recycled.
- Smart meters for usage tracking and leak detection.
- Central water treatment plant with 99% purification efficiency.
- Underground STP handling 50 MLD with bio-enzyme processing.
- Greywater reused for irrigation and cooling towers



Waste-to-Energy Plant

- *Transforming Waste into Opportunity*
- 10 MW power generation from municipal waste.
- High-efficiency plasma gasification system.
- Reduces landfill dependency to 0%.
- Integration with city waste collection and AI sorting units.





Telecommunication & Digital Network

- *The Smart City's Digital Nervous System*
- 5G fibre backbone ensuring 1Gbps city-wide connectivity.
- Public Wi-Fi in all parks, malls, and institutions.
- IoT sensor grid covering 100% public infrastructure.
- Data sovereignty secured via Malaysian cloud framework.



Urban Mobility Network

- *Moving People, Not Just Vehicles*
- 4-lane expressways connecting all city zones.
- Autonomous tram and e-bus corridors.
- Pedestrian and cycling bridges over lagoon zones.
- App-integrated city transport ticketing system.
- Future metro extension connecting KLIA and Putrajaya.

Lighting & Street Infrastructure

- *Beauty with Efficiency*
- 100% solar LED street lighting.
- Motion and ambient light sensors.
- Aesthetic gold-finish poles reflecting WeCare's identity.
- Artistic lamp designs for cultural streets and green corridors.



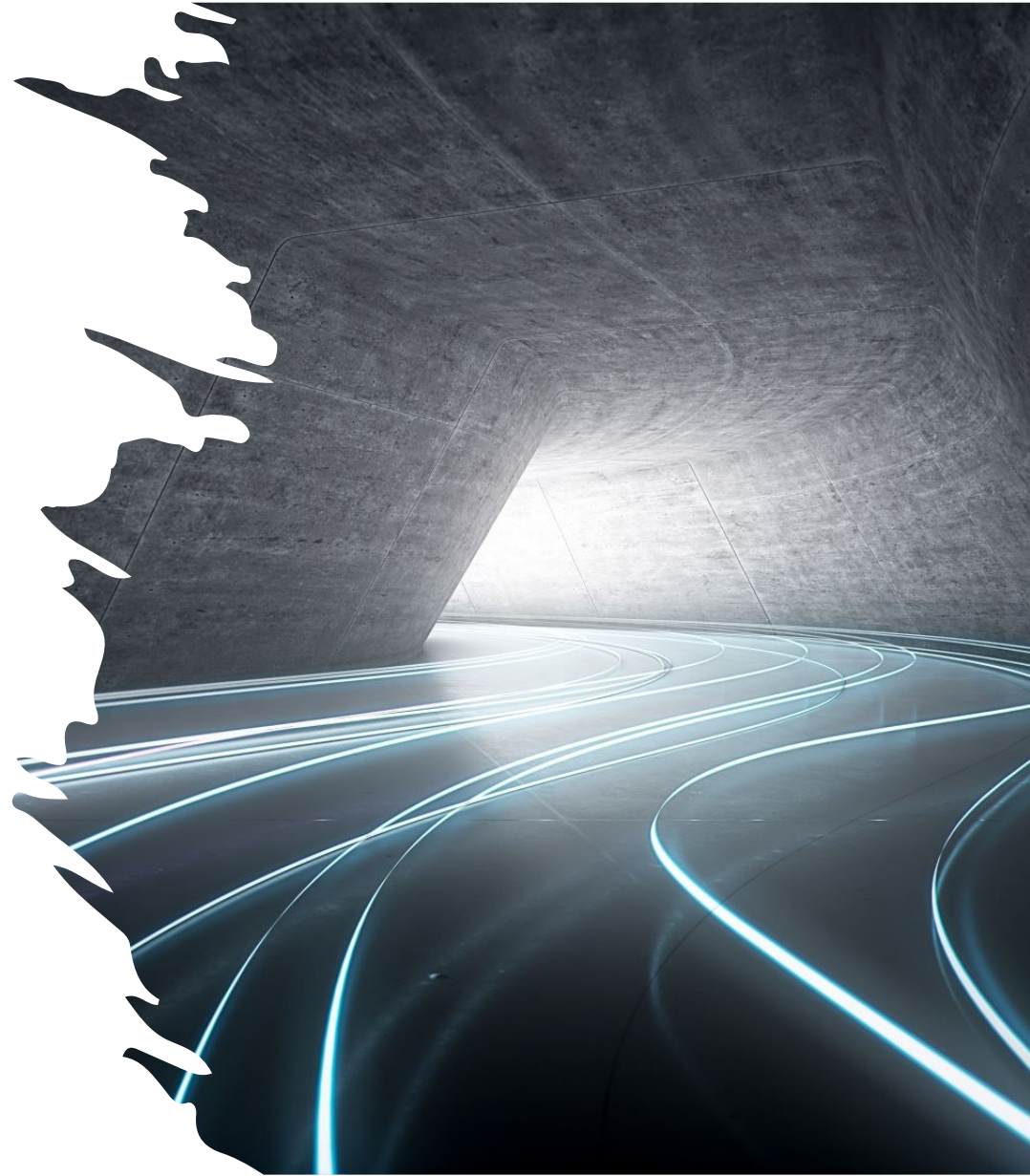
Safety, Fire & Emergency Network

- *A City That Cares and Protects*
- Centralised emergency dispatch system linking police, fire, hospital.
- Fire-safety zones every 3 km with AI surveillance.
- Integrated disaster response with drones and robots.
- Safety command centre functioning 24×7.



Underground Infrastructure Design

- *Smart Engineering, Hidden Elegance*
- All major utilities underground: power, telecom, drainage.
- 40 km network of underground service tunnels.
- Automated maintenance bots for repairs.
- Reduced noise and visual clutter, improved urban aesthetics.



Infra CapEx Overview

Building the Backbone of Tomorrow

| Segment | Investment (RM Billion) | Completion | Key Benefit

Power & Renewable Grid | 4.5 | 2030 | Energy Stability

Water & STP Systems | 3.0 | 2028 | Sustainable Water Supply

Waste-to-Energy Plant | 1.8 | 2029 | Circular Economy

Digital Infrastructure | 2.5 | 2031 | Smart Connectivity

Transport & Roads | 5.0 | 2032 | Seamless Mobility

Total | 16.8 | 2035 | Integrated Smart Infra





Smart City Technology Vision

Digital Harmony for a Connected Future

WeCare City is envisioned as a **living digital ecosystem** where every citizen, building and system is intelligently linked.

- Core tech pillars: AI | IoT | 5G | Data Cloud | Blockchain.
- Unified control via City Command & Control Center (CCC).
- Smart governance for efficiency and citizen trust.

Digital Twin Model

The City's Virtual Soul

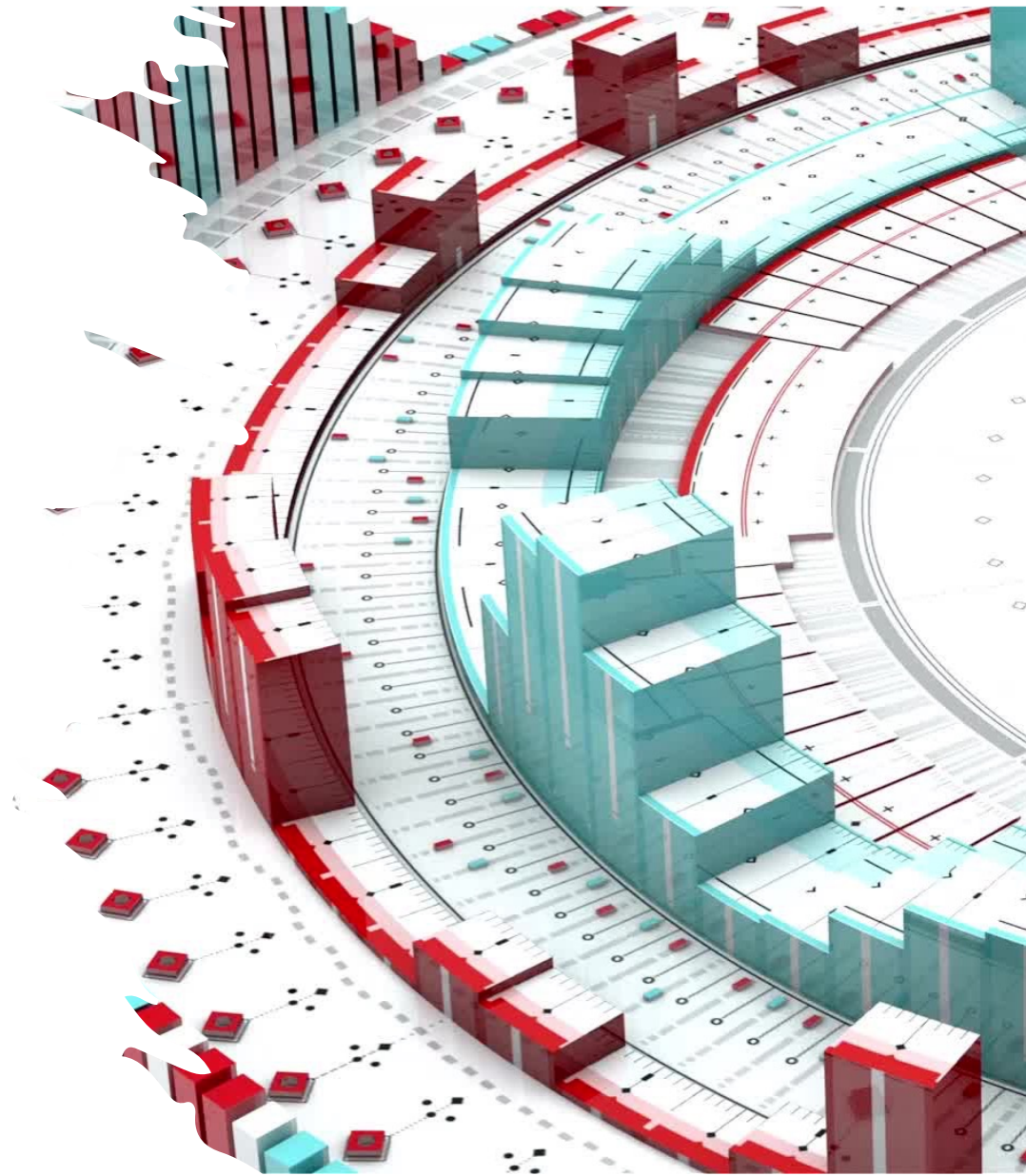
- A 3-D digital replica of WeCare City for simulation and planning.
- Predicts traffic, energy, and water demand in real time.
- Used for emergency response and infrastructure design.
- AI models trained on IoT data streams for proactive governance



IoT-Integrated Infrastructure

Every System Talks to Every Other

- 500,000+ IoT sensors across utilities, transport and buildings.
- Smart waste bins, air quality monitors and water flow meters.
- Unified IoT platform connected to city dashboard.
- Predictive maintenance for infrastructure saves RM 200 million annually.



AI-Enabled Traffic Management

Smarter Roads, Smoother Journeys

- AI traffic cameras adjust signals in real time.
- Dynamic routing reduces congestion by 40%.
- Priority lanes for emergency and public vehicles.
- Integrated incident reporting via citizen mobile apps.



E-Governance & Citizen Services

- *Transparent Governance Through Technology*
- One-stop digital portal for taxes, utilities, permits.
- Blockchain-based records ensure transparency.
- Chatbot assistance available in six languages.
- Digital citizen ID linked to health and education records



Blockchain for Property and Finance

- *Trust Built on Technology*
- Smart contracts for property registrations and leases.
- Immutable land records reduce fraud.
- Tokenized real-estate investment options.
- Blockchain used for hospital billing and supply-chain auditing



5G and Connectivity Infrastructure

- *Always Connected, Always On*
- City-wide 5G network covering 100% zones.
- Edge computing nodes reduce latency for IoT devices.
- 5G partnerships with Telekom Malaysia and Huawei.
- Supports autonomous vehicles and tele-surgeries.



Public Wi-Fi and Digital Inclusion

- *Connectivity for Every Citizen*
- Free public Wi-Fi in parks, schools and malls.
- Community digital centres for rural training.
- Bridging the digital divide through affordable devices.
- Citizen apps for feedback and real-time governance.



Smart Utilities Dashboard

- *Control at a Glance*
- Unified dashboard monitors power, water, traffic and safety.
- Data visualisation centre in City Hall.
- AI alerts for leaks, outages and emergencies.
- Citizens receive personalised energy reports monthly.



Tech Partnerships & Innovation Alliances

Global Collaboration for a Smarter Tomorrow

| Partner | Domain | Contribution

Huawei | 5G Infrastructure | Network and Edge Tech

Microsoft | AI Cloud | Smart City Platform

IBM | Blockchain | Smart Contract Integration

Nvidia | AI/ML | GPU Computing Infrastructure

Local Start-ups | IoT & Apps | Citizen Experience

Outcome: A technology ecosystem built for growth and innovation.



Economic Overview

The Engine of Malaysia's Next Growth Phase

WeCare City represents a transformative investment driving healthcare, education, tourism and housing sectors simultaneously.

- Total Investment: **RM 30–40 Billion** (Phased over 10 years).
- Target GDP Contribution: **RM 100 Billion** cumulative by 2035.
- Projected employment: **Over 300,000 jobs** direct & indirect.





Projected CapEx Distribution

| Sector | CapEx (RM Billion) | % of Total | Duration

Healthcare & Wellness | 8 | 20% | 2025–2030

Education & Research | 7 | 18% | 2026–2031

Tourism & Entertainment | 10 | 25% | 2027–2033

Residential & Commercial | 9 | 22% | 2026–2035

Infrastructure & Utilities | 6 | 15% | 2025–2034

Total | 40 | 100% | 10 years |

Operating Model

Revenue-Sharing and Long-Term Returns

- **Master Developer:** WeCare Holdings & Healthcare Berhad.
- **Landowner Partnership:** Profit-share model (WeCare retains 300 acres).
- **SPVs & JV Entities:** Created for healthcare, tourism and education clusters.
- **Revenue Split:** 60% WeCare + 40% Investors (on project-level basis).
- **Funding Mix:** Equity (30%), Debt (50%), Pre-sales (20%).



Revenue Streams

Sector | Primary Revenue Source | Secondary Source

Healthcare | Hospital Services, Research Grants | Medical Tourism

Education | Tuition, Endowments | Student Housing

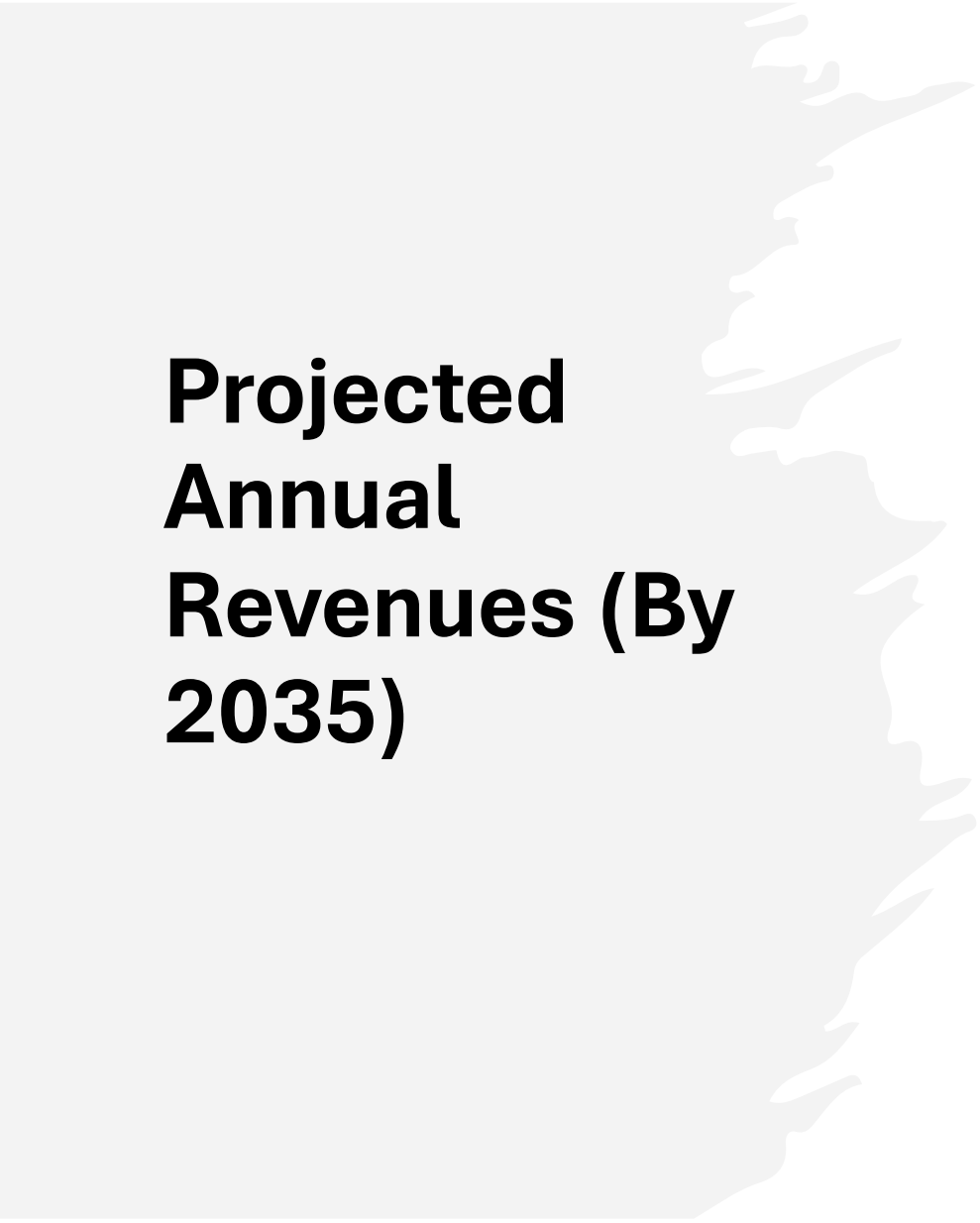
Tourism | Ticketing, Hotels, Retail | Events & Conventions

Residential | Villa & Condo Sales | Rentals, Property Mgmt

Commercial | Office Leases, Mall Rent | Business Licenses

Infrastructure | Green Bonds, Energy Exports | Smart Utility Billing





Projected Annual Revenues (By 2035)

Sector	Revenue (RM Billion/yr)	% of Total
Healthcare	12 22%	\n Education 5 9%
Tourism	20 36%	
Residential & Commercial	15 27%	
Utilities & Others	3 6%	
Total	 55 100%	



ROI & IRR Analysis

Returns Beyond Numbers

- Healthcare IRR: **18–20%**
 - Education IRR: **15–17%**
 - Tourism IRR: **20–22%**
 - Residential/Commercial IRR: **25–27%**
 - Overall Blended IRR: **21%**
 - Payback Period: **8 years** from project launch.
-



Funding Sources

Strategic Capital Structure

- **Institutional Equity:** WeCare Holdings, Koperasi Perkasa Malaysia.
 - **Debt Partners:** China Construction Bank, HSBC Malaysia.
 - **Private Equity:** Healthcare & Infrastructure funds.
 - **Green Bonds / Sukuk:** For ESG investors.
 - **Land Sale Proceeds:** Reinvested into social and infra zones.
-

Economic Impact

Multiplying Prosperity for the Nation

| Impact Area | By 2035

GDP Contribution | RM 100 Billion

Employment | 300,000 jobs

Annual Tourism Revenue | RM 30 Billion

FDI Inflow | RM 15 Billion

Healthcare Export Services | RM 8 Billion

Outcome: WeCare City becomes Malaysia's largest self-sustaining economic ecosystem.





Fiscal & Tax Incentives

- *Government Alignment and Support*
 - Eligible under **Malaysia's Twelfth Plan – Sustainable City Development.**
 - Tax Holidays for Healthcare & Education Investments (10 years).
 - Duty-Free Retail Zone for international visitors.
 - Green Building and Solar Energy Subsidies.
 - Fast-Track Approvals under “Strategic National Project” classification.
-



Financial Model Overview

- *The Blueprint for Sustainable Profitability*
- Long-term steady cash flow across diversified sectors.
- Project phases self-fund subsequent development stages.
- Low-risk structure with secured debt and revenue-backed assets.
- Forecasted cumulative profit: **RM 75 Billion** by 2035.

Phased Development Strategy

- *Vision to Reality – A Structured Journey Over 10 Years*
- Master planning divided into 4 distinct phases for risk mitigation and cash-flow efficiency.
- Each phase generates its own revenue stream to fund the next.
- Continuous construction + handover model ensures steady occupancy and ROI.



Phase 1 (2025 – 2027): Foundation & Brand Establishment



Scope of Work:



Land conversion and government approvals.



Infrastructure backbone (roads, power, water).

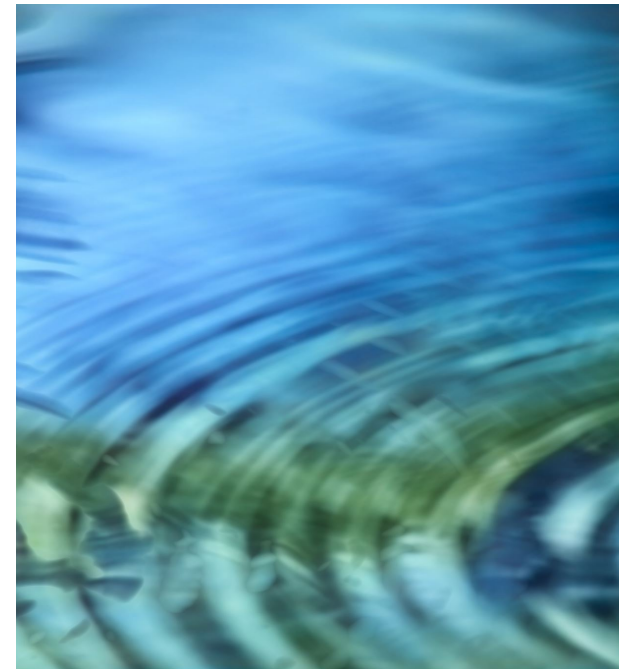


WeCare Hospital and Medical University groundbreaking.



Marketing and brand launch events.

Investment: RM 5 Billion **Outcome:** Operational Healthcare Zone by 2027



Phase 2 (2027 – 2030): Healthcare & Education Expansion



Scope of Work:



Completion of Super Specialty Hospital and Cancer Institute.



Launch of Medical and Engineering Universities.

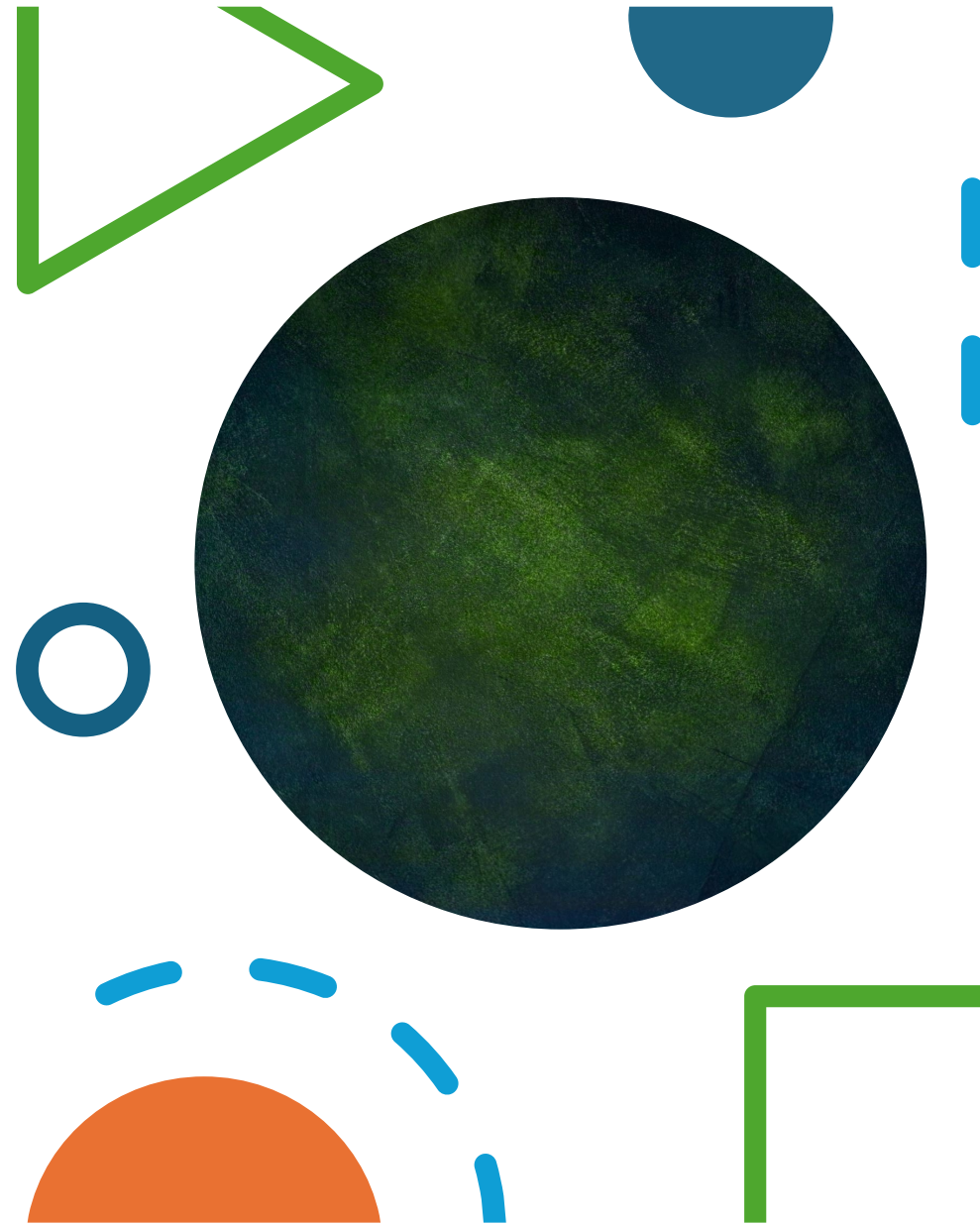


Construction of Asia's Biggest Mosque and Cultural District.



Development of first Residential clusters and Commercial Towers.

Investment: RM 10 Billion **Outcome:** Major anchor zones operational by 2030



Phase 3 (2030 – 2033): Tourism & Lifestyle Rollout



SCOPE OF WORK:



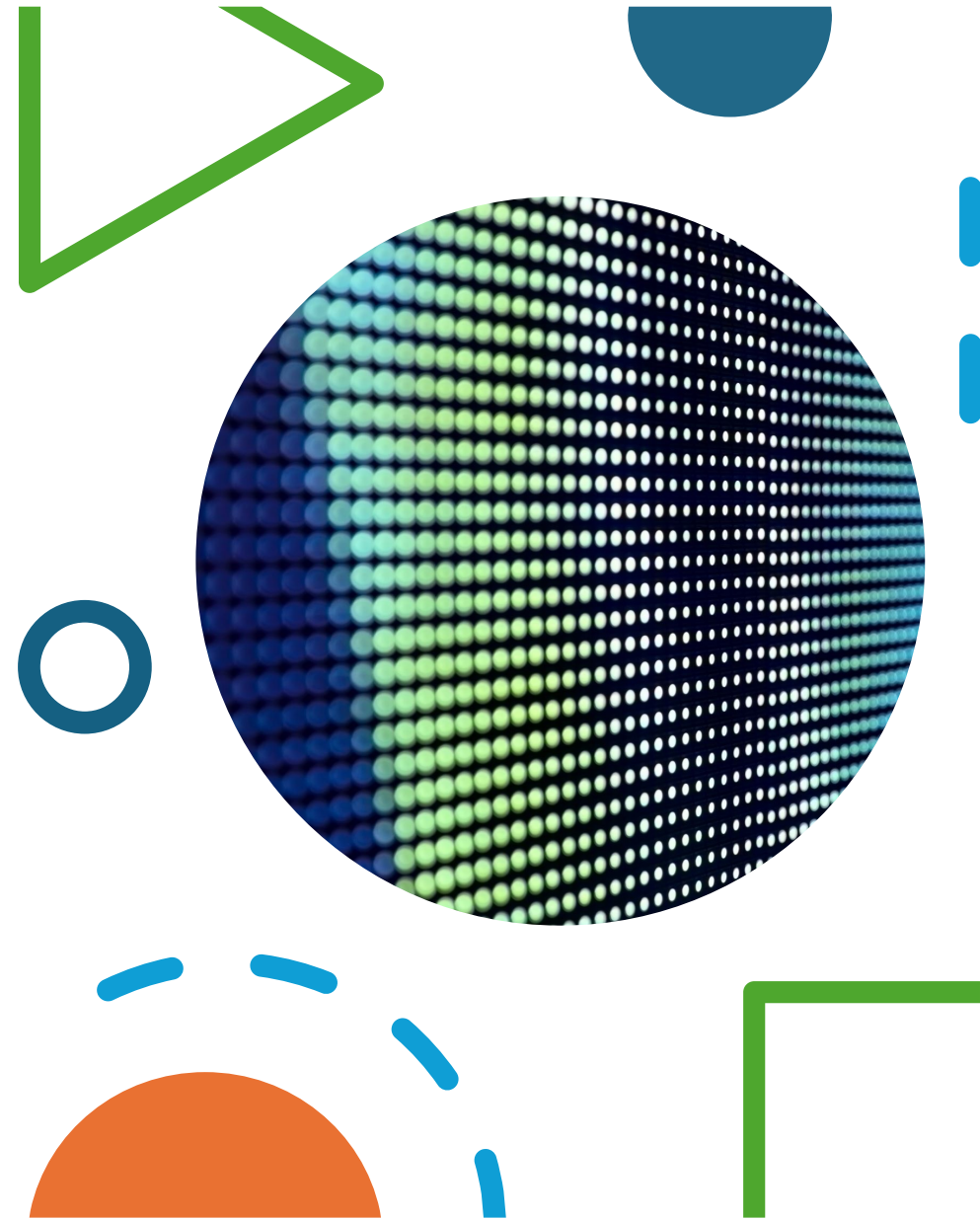
WE CARE
WONDERWORLD THEME
PARK AND CRYSTAL
LAGOON COMPLETION.



HOTELS, CONVENTION
CENTRE AND SHOPPING
DISTRICTS.



FULL ACTIVATION OF
TRAM AND MOBILITY
NETWORK.
INVESTMENT: RM 15
BILLION **OUTCOME:**
TOURISM HUB
OPERATIONAL BY 2033.



Phase 4 (2033 – 2035): Innovation & Legacy



Scope of Work:



R&D Expansion and Bio-Innovation Park.



Completion of Luxury Villas and Corporate District.



Full Sustainability Certification and Smart City Automation.

Investment: RM 10

Billion Outcome:
Complete self-sustained city with exportable smart governance model.





Investor Proposition

- *Partnering in Asia's Most Transformative City Project*
WeCare City offers investors a unique opportunity to participate in a future-ready urban ecosystem.
- Diverse verticals – healthcare, education, tourism, real estate, and infra.
- Guaranteed land security with JV-backed SPVs.
- Multi-phase ROI structure for continuous cash flow.

Why Invest in WeCare City

- *The 10 Pillars of Investor Confidence*
- 2,373 acres freehold land under a single master plan.
- Government-aligned smart city vision.
- Diversified revenue base – resilient to market cycles.
- ESG-aligned for global impact funds.
- World-class healthcare and education demand pull.
- 25%+ projected IRR in key clusters.
- Infrastructure-ready site with seafront access.
- Strategic connectivity to KLIA & Putrajaya.
- Long-term passive income via property leasing.
- Brand association with WeCare Holdings legacy.

Investment Models

Model Structure Typical Investor ROI Range Lock-in Period

Equity Participation Direct shareholding in SPV Institutional / HNI 18–25% 5–8 yrs
--

Land Partnership Landowners join as equity partners Developers / Local 15–22% 7 yrs

Debt / NCD Funding Secured debt with interest Banks / Funds 10–14% 3–5 yrs
--

Profit-Share JV Revenue share post project Global Corporates 20–30% Project Life
--

Franchise / Lease Operation-based participation Hospitality Chains 12–18% 10 yrs
--

Security & Assurance

- *Safe, Transparent, and Accountable Investments*
- All land and assets held under Malaysian SPV with legal escrow.
- Independent valuation and audit by EY Malaysia.
- Investor dashboard for live progress tracking.
- 3-tier monitoring: Financial, Construction, Compliance.
- Exit routes built-in from Phase 3 onwards



Strategic Investor Benefits



What Partners Gain



Priority equity in high-yield clusters (Healthcare, Tourism).



Co-branding rights in select verticals.



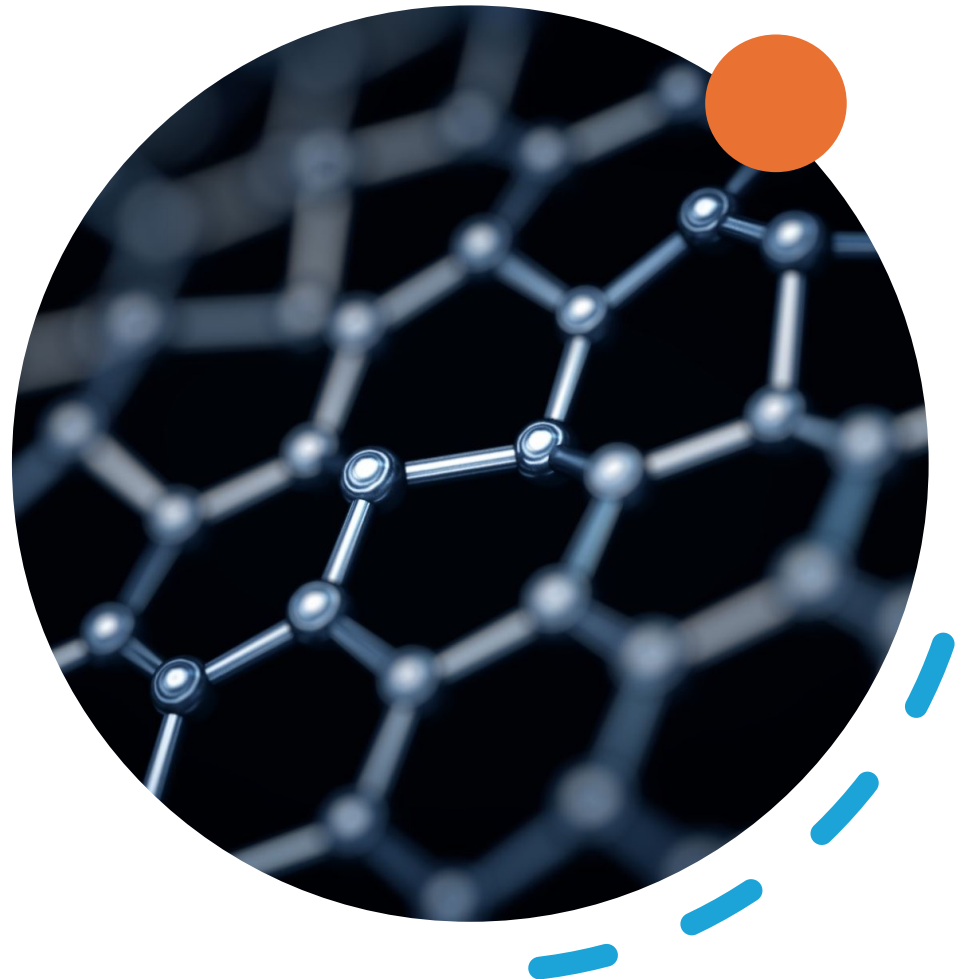
Permanent land value appreciation.



Access to government incentives and tax benefits.



Recognition as “Founding Partners of WeCare City.”





- *Attracting the World's Smart Capital*
- Roadshows: Dubai, Singapore, London, Kuala Lumpur.
- Investor summits every quarter in WeCare HQ.
- Strategic MOU network with international chambers.
- Partnership with Nomura, HSBC, and Gulf Investment Corp.
- Target: RM 15 Billion global investment inflow by 2027.



Investor ROI Forecast

| Cluster | Investment (RM Billion) | 2035 Revenue (RM Billion) | IRR % | Payback (Years)

Healthcare & Wellness | 8 | 12 | 20 | 8

Education & Research | 7 | 5 | 17 | 9

Tourism & Leisure | 10 | 20 | 22 | 7

Residential & Commercial | 9 | 15 | 25 | 6

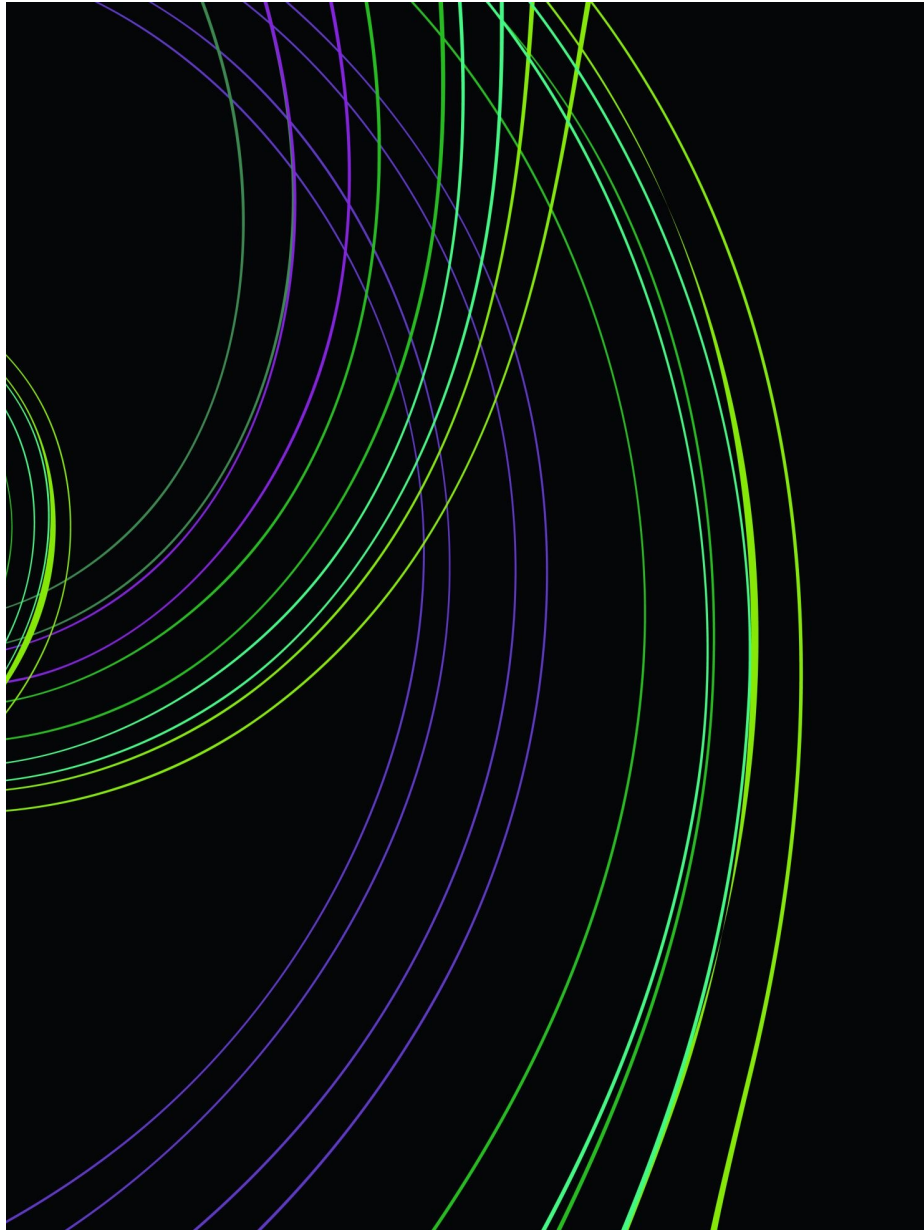
Infrastructure & Utilities | 6 | 3 | 14 | 10

Total / Average | 40 | 55 | 21.6% | 8 yrs avg. |



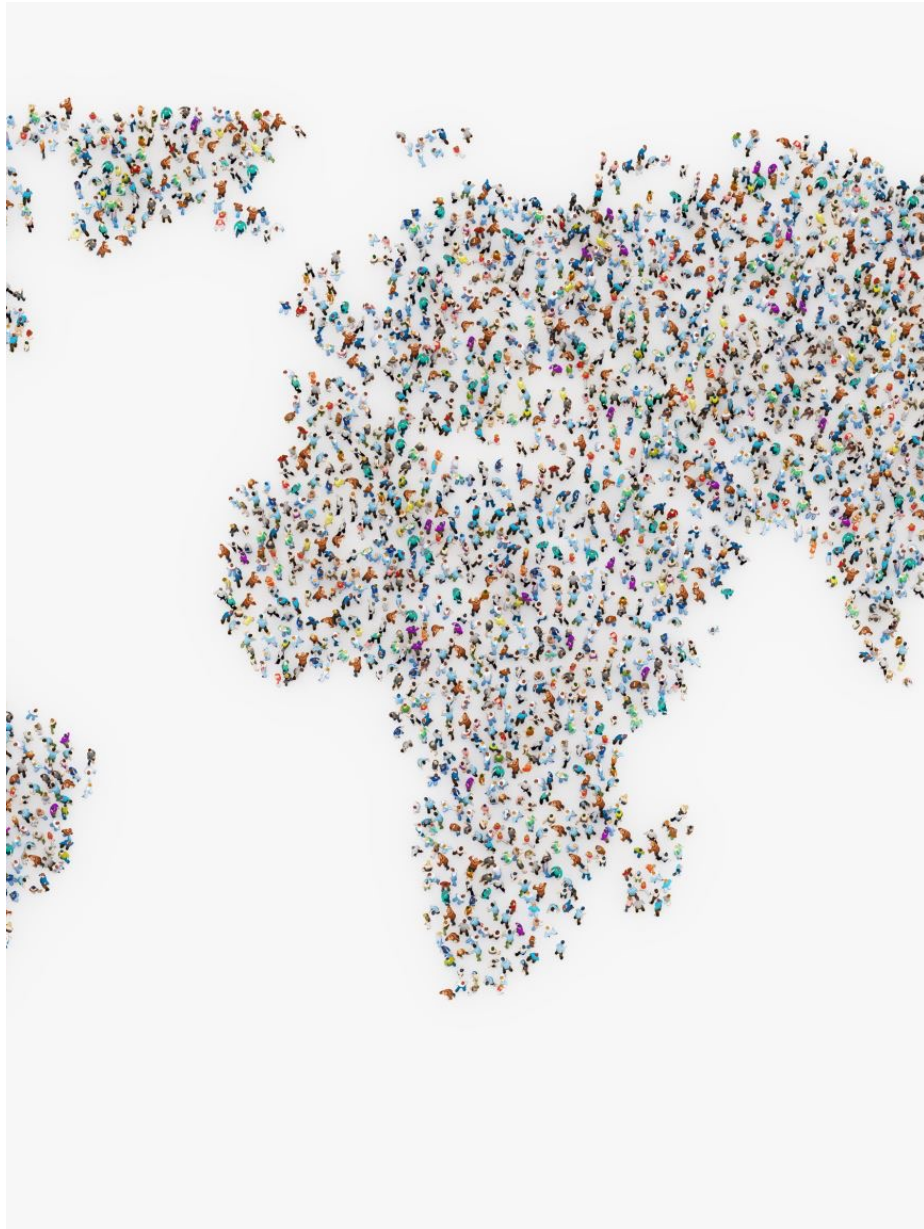
The WeCare Legacy

- *From Healing People to Healing the Planet*
WeCare Holdings' journey spans decades of compassion-driven innovation — from hospitals to global development.
 - Founded on the principle of “*We Care, Therefore We Exist.*”
 - From health to habitat, the brand evolves into holistic living.
 - WeCare City stands as the embodiment of that lifelong mission.
-



City Identity & Brand Essence

- *The Symbol of Harmony, Hope, and Humanity*
- **Brand Tagline:** “*The Healing City by the Sea.*”
- **Logo Symbolism:** Golden spiral within a lotus — representing unity, purity, and infinite growth.
- **Colors:** Emerald for wisdom and sustainability; Gold for prosperity and divine energy.
- **Core Brand Attributes:** Care, Culture, Connectivity, Creation.



Global Branding & Tourism Strategy

- *Placing WeCare City on the World Map*
- “Discover WeCare” global campaign launching 2026.
- Collaborations with travel influencers and cultural ambassadors.
- Virtual tours and AR city previews in tourism expos.
- Annual *WeCare World Expo* bringing together healthcare, education, and culture.

Media & Public Relations Plan



Crafting Narratives that Inspire the World



Strategic partnerships with BBC, CNN, and Al Jazeera for documentaries.



Digital content studio in WeCare Film City for storytelling.



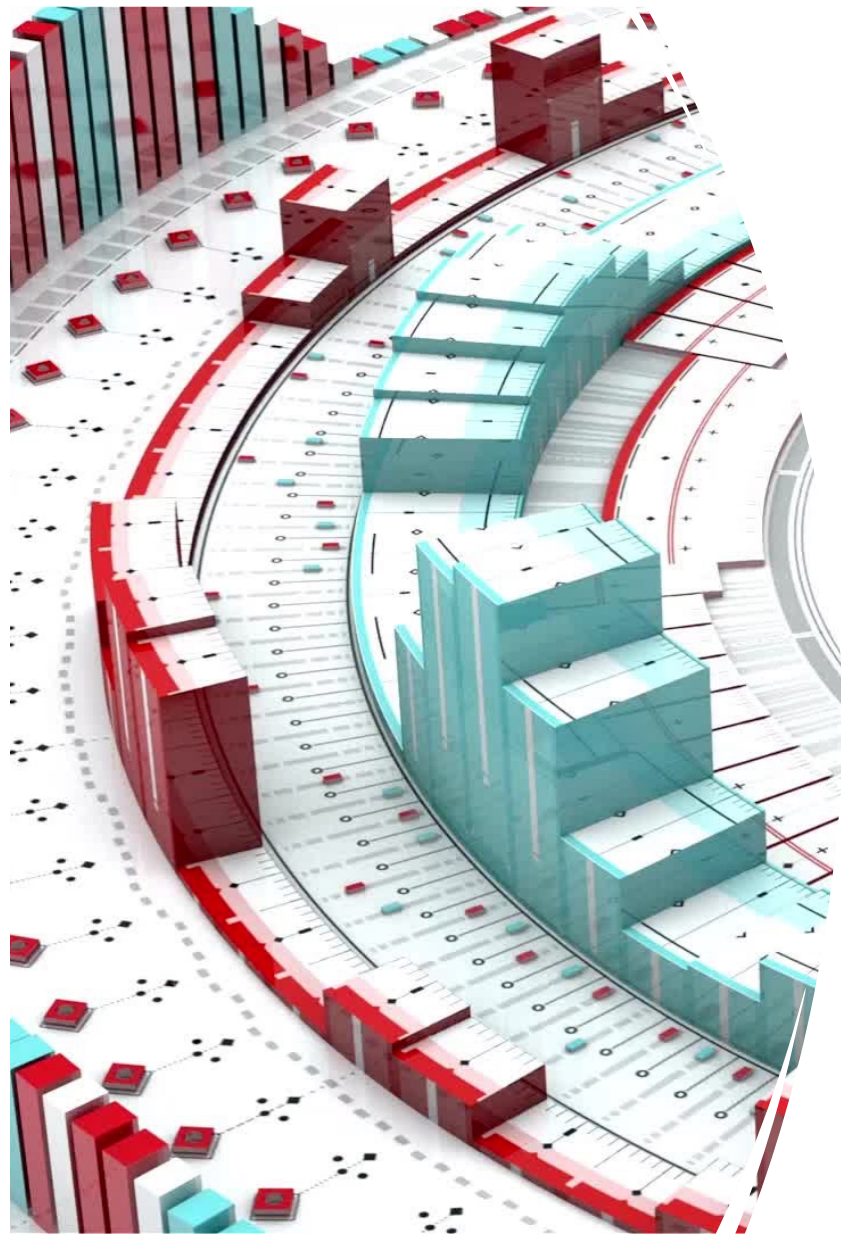
PR campaigns around healthcare excellence and smart-city innovation.



Continuous social engagement through #WeCareForHumanity movement.

Social Impact & CSR Legacy

- *Beyond Business — Building Better Lives*
- **WeCare Foundation:** Free healthcare camps, scholarships, and livelihood programs.
- Women empowerment initiatives through artisan cooperatives.
- Free vocational training for 10,000 youth.
- Annual “Day of Humanity” celebrated citywide.



Global Recognition Targets

Milestones for Global Prestige

| Recognition | Target Year | Objective

UNESCO Smart City Label | 2030 | Culture & Sustainability Excellence

World's Largest Mosque | 2031 | Faith Tourism Landmark

LEED Platinum Certification | 2032 | Sustainable Infrastructure

Smart City Expo Award | 2033 | Innovation Leadership

World Travel Award | 2034 | Top Global Destination

The Legacy Statement

- “*WeCare City – A Gift from Malaysia to the World.*”
- Not merely an investment but a moral commitment to future generations.
- A living model of coexistence, innovation, and faith.
- Built with love, science, and sustainability — for humanity’s better tomorrow.



THANK YOU



Thank You for Believing in the Future

- **Presenter:** Venkateshan, MD
- **Contact:** info@wecareholdings.com

*Together, We Build
a Legacy of Care*