

COMPANIES ACT 2016**Section 68****AR1 - ANNUAL RETURN OF A COMPANY HAVING A SHARE CAPITAL**

FILING INFORMATION	
New Company registration number	201801030552
Company registration number	1292578-P
Name of company	SKYE VISTA DEVELOPMENT SDN. BHD.
Former name of the company	
Goods and services tax number	
Calendar year of annual return	2025
Date of annual return	2025-08-24
Origin of company	INCORPORATED IN MALAYSIA
Status of company	PRIVATE COMPANY
Type of company	COMPANY LIMITED BY SHARES
Application of submission	ORDINARY FILING
Statutory Declaration for rectification	
Court Order reference number	
Type of submission	AR1 ANNUAL RETURN OF A COMPANY HAVING SHARE CAPITAL
Disclosure whether company is preparing annual return for first time since incorporation	NO
Disclosure whether shares of company are quoted on stock exchange in Malaysia	
Disclosure on number of members of company	COMPANY WITH EQUAL TO OR LESS THAN FIVE HUNDRED MEMBERS
Taxonomy version	SSMXT_2022V1.0
Name and version of software used to generate XBRL file	MBRS_PREPARATION_TOOL V2.2

SECTION A: PARTICULARS OF COMPANY**Address of registered office**

Address line 1	LOT 4, BLOCK B, 2ND FLOOR,
Address line 2	LINTAS JAYA UPTOWNSHIP, JALAN LINTAS,
Address line 3	KEPAYAN HIGHWAY,
Postcode	88200
Town	KOTA KINABALU
State	SABAH
Country	MALAYSIA

Address of register of members is kept

No	Address
0001	4TH FLOOR, LOT 12, BLOCK A, WARISAN SQUARE, 88000 KOTA KINABALU SABAH MALAYSIA

Address of financial records are kept

No	Address
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Address place of business

No	Address	Telephone number	Fax number	Email	Website
0001	LOT 4, BLOCK B, 2ND FLOOR, LINTAS JAYA UPTOWNSHIP, JALAN LINTAS, KEPAYAN HIGHWAY, 88200 KOTA KINABALU SABAH MALAYSIA			SKYEVISTA. KK@GMAIL.COM	

Nature of business
PROPERTY AND REAL ESTATE DEVELOPMENT

No.	MSIC Code	Description of Business
1	70201	BUSINESS MANAGEMENT CONSULTANCY SERVICES
2	68109	REAL ESTATE ACTIVITIES WITH OWN OR LEASED PROPERTY N.E.C.
3		

Branches and places of business					
No	Address	Telephone number	Fax number	Email	Website

SECTION B: PARTICULARS OF SHAREHOLDING STRUCTURE

Type of currency of amount of shares	MYR
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Summary of shareholding structure				
Type of Shares	Ordinary shares	Preference shares	Other kinds of shares	Total
Number of shares subject to payments wholly in cash	2,000,000			2,000,000
Number of shares subject to payment otherwise than cash				0
Total number of shares issued	2,000,000	0	0	2,000,000

Other details on share capital				
Types of shares	Ordinary shares	Preference shares	Other kinds of shares	Total
Total number of shares forfeited				0
Total number of shares held as treasury shares				0

Details of amount of share capital				
Amount of Share Capital	Ordinary shares	Preference shares	Other kinds of shares	Total
Total amount of shares issued as fully paid	2,000,000			2,000,000
Total amount of shares issued as partly unpaid				0
Total amount of issued share capital	2,000,000	0	0	2,000,000

Other details of amount of share capital				
Types of shares	Ordinary shares	Preference shares	Other kinds of shares	Total
Total amount of shares has been called up	2,000,000			2,000,000
Total amount of calls received including payments on application and allotment	2,000,000			2,000,000
Total amount, if any, agreed to be considered as paid on shares which have been issued as fully paid up otherwise than in cash				0
Total amount, if any, agreed to be considered as paid on shares which have been issued as partly paid up otherwise than in cash				0
Total amount of calls unpaid				0
Total amount paid, if any, on shares forfeited				0

Disclosure of shares or debentures	
Total amount of sums, if any, paid by way of commission in respect of any shares or debentures since the date of last return	
Total amount of sums, if any, allowed by way of discount in respect of any debentures since the date of last return	

Explanatory on shares and debentures
Explanatory notes on shares, if any
Explanatory notes on debentures, if any

SECTION C: PARTICULARS OF INDEBTEDNESS

The particulars of the indebtedness of the company in respect of all charges which are required to be registered with the Registrar of Companies.

No.	Registered No.	Total Amount of the indebtedness in MYR (Including MYR and Other currencies)	Amount of the indebtedness in MYR	Equivalent amount of the indebtedness of foreign currency in MYR
Total		15,686,318.91	15,686,318.91	0
0001	2022-001	3,000,000	3,000,000	0
0002	2022-002	1,650,000	1,650,000	0
0003	2024-001	11,036,318.91	11,036,318.91	0

No.	Registered No.	Currency	Amount of the indebtedness in foreign currency	Equivalent amount of the indebtedness of foreign currency in MYR
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No.	Registered No.	Date of registration	Nature of charge	Name of chargee
0001	2022-001	2022-07-12	FIXED CHARGE	RHB BANK BERHAD
0002	2022-002	2022-07-12	FIXED CHARGE	RHB BANK BERHAD
0003	2024-001	2024-02-02	FIXED CHARGE	RHB BANK BERHAD

Explanatory notes on indebtedness

SECTION D: PARTICULARS OF THE DIRECTORS, MANAGERS, SECRETARIES AND AUDITORS**Particulars of Directors**

No.	Title/Name	Designation /Alternate to (if any)	Type/ Identification number	Passport expiry date	Nationality /Race	Gender	Date of birth	Residential address	Service address/ Email	Business occupation	Other directorship details
0001	ALEX CHAN SOON HUNN	DIRECTOR	MYKAD 821026125425		MALAYSIA CHINESE	MALE	1982-10-26	HOUSE 25, TAMAN PENAMPANG , PH 2, LORONG PENAMPANG 2H 88300 K O T A KINABALU SABAH MALAYSIA	LOT 4 , BLOCK B, 2ND FLOOR, LINTAS J A Y A UPTOWNSHI P, JALAN LINTAS KEPAYAN HIGHWAY, 88200 K O T A KINABALU SABAH MALAYSIA ALEZCHAN@ GMAIL.COM	DIRECTOR	
0002	PONG VUI SENG	DIRECTOR	MYKAD 810221125531		MALAYSIA CHINESE	MALE	1981-02-21	LOT 15, LORONG PALAS 7A, TAMAN JINDO, PHASE 5, LUYANG 88300 K O T A KINABALU SABAH MALAYSIA	LOT 4 , BLOCK B, 2ND FLOOR, LINTAS J A Y A UPTOWNSHI P, JALAN LINTAS KEPAYAN HIGHWAY, 88200 K O T A KINABALU SABAH MALAYSIA	DIRECTOR	
0003	PONG VUI THIEN	DIRECTOR	MYKAD 780405125267		MALAYSIA CHINESE	MALE	1978-04-05	LOT 2-2-4, LIKAS COURT, JALAN TUARAN, MALAYSIA 88300 K O T A KINABALU SABAH MALAYSIA	LOT 4 , BLOCK B, 2ND FLOOR, LINTAS J A Y A UPTOWNSHI P, JALAN LINTAS KEPAYAN HIGHWAY, 88200	DIRECTOR	

									K O T A KINABALU SABAH MALAYSIA		
0004	WONG KENG MING	DIRECTOR	MYKAD 810331125911		MALAYSIA CHINESE	MALE	1981-03-31	NO. 3401, TAMAN SHAMROCK, BATU 3, JLN SIN ON, MALAYSIA 91000 TAWAU SABAH MALAYSIA	LOT 4 , BLOCK B, 2ND FLOOR, LINTAS J A Y A UPTOWNSHI P, JALAN LINTAS KEPAYAN HIGHWAY, 88200 K O T A KINABALU SABAH MALAYSIA	DIRECTOR	

Particulars of Managers

No.	Title/Name	Type/ Identification number	Passport expiry date	Nationality/ Race	Gender	Date of birth	Residential address	Business address	Other occupation
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Particulars of Secretaries

No.	Title/Name	Type/ Identification number	Passport expiry date	Professional type/ Licensed secretary number or membership number	SSM Practicing Certificate Number	Nationality /Race	Gender	Date of birth	Residential address	Business address	Other occupation
0001	YEOH SUE LYN	MYKAD 891111125802		MALAYSIAN INSTITUTE O F ACCOUNTAN TS (MIA) MIA44587	202208000329	MALAYSIA CHINESE	FEMALE	1989-11-11	NO. 14, LORONG ZIRAFAH 12, TAMAN FRIENDLY PHASE 1 88300 K O T A KINABALU SABAH MALAYSIA	NO. 14, LORONG ZIRAFAH 12, TAMAN FRIENDLY PHASE 1 88300 K O T A KINABALU SABAH MALAYSIA	LICENSED SECRETARY

Particulars of Auditors

No.	Audit firm number	Name of audit firm	Address of audit firm
0001	AF002308	CNK & CO	1ST FLOOR, LOT 78, BLOCK I, RUANG SINGGAH MATA, ASIA CITY, 88000 KOTA KINABALU SABAH MALAYSIA

SECTION E : PARTICULARS OF MEMBERS, FOR COMPANY WITH EQUAL TO OR LESS THAN FIVE HUNDRED MEMBERS

Particulars of members	Reference number	Type of member/ Type of trustee	Title/Name	Type/ Identification number	Passport expiry date	Nationality/ Place of incorporation or origin/ Race	Gender	Date of birth	Address	Number of shares held by members /Types of shares	Analysis of shareholdings
0001	0001	INDIVIDUAL	WONG KENG MING	MYKAD 810331125911		MALAYSIA CHINESE	MALE	31/03/1981	NO. 3401, TAMAN SHAMROCK, BATU 3, JALAN SIN ON 91000 TAWAU SABAH MALAYSIA	440000 ORDINARY SHARES	CITIZENS WHO ARE NON-MALAYS AND NON-NATIVES
0002	0002	INDIVIDUAL	PONG VUI SENG	MYKAD 810221125531		MALAYSIA CHINESE	MALE	21/02/1981	LOT 15, LORONG PALAS 7A, TAMAN JINDO, PHASE 5, LUYANG 88300 KOTA KINABALU SABAH MALAYSIA	400000 ORDINARY SHARES	CITIZENS WHO ARE NON-MALAYS AND NON-NATIVES
0003	0003	INDIVIDUAL	PONG CHOW HIN	MYKAD 470818125237		MALAYSIA CHINESE	MALE	18/08/1947	LOT 15, LORONG PALAS 7A, PHASE 5, TAMAN JINDO, 88300 KOTA KINABALU SABAH MALAYSIA	360000 ORDINARY SHARES	CITIZENS WHO ARE NON-MALAYS AND NON-NATIVES
0004	0004	INDIVIDUAL	ZHU, XIAOLI	PASSPORT NUMBER E42256700	13/01/2025	CHINA (PEOPLES REPUBLIC) FOREIGNER	FEMALE	28/07/1979	B08-07, BLK B, TKT 8, MARINA COURT L /RAYA PANTAI BARU, 88000 KOTA	240000 ORDINARY SHARES	NON-CITIZENS

									KINABALU SABAH MALAYSIA		
0005	0005	INDIVIDUAL	PONG VUI THIEN	MYKAD 780405125267		MALAYSIA CHINESE	MALE	05/04/1978	LOT 2-2-4, LIKAS COURT, JALAN TUARAN, 88300 KOTA KINABALU SABAH MALAYSIA	200000 ORDINARY SHARES	CITIZENS WHO ARE NON- MALAYS AND NON- NATIVES
0006	0006	INDIVIDUAL	JASMINE	MYKAD 960209085200		MALAYSIA BUMIPUTER A SABAH	FEMALE	09/02/1996	NO. 11, JALAN PULAI MUTIARA 3A, TAMAN PULAI MUTIARA, 31300 PERAK PERAK MALAYSIA	120000 ORDINARY SHARES	CITIZENS WHO ARE MALAYS AND NATIVES
0007	0007	INDIVIDUAL	NELSON ULIK	MYKAD 981216086757		MALAYSIA BUMIPUTER A SABAH	MALE	16/12/1998	NO. 11, JALAN PULAI MUTIARA 3A, TAMAN PULAI MUTIARA, 31300 KAMPUNG KEPAYANG PERAK MALAYSIA	120000 ORDINARY SHARES	CITIZENS WHO ARE MALAYS AND NATIVES
0008	0008	INDIVIDUAL	ALEX CHAN SOON HUNN	MYKAD 821026125425		MALAYSIA CHINESE	MALE	26/10/1982	HOUSE 25, TAMAN PENAMPANG , PH 2, LORONG PENAMPANG 2H 88300 KOTA KINABALU SABAH MALAYSIA	100000 ORDINARY SHARES	CITIZENS WHO ARE NON- MALAYS AND NON- NATIVES
0009	0009	INDIVIDUAL	MAICHEL ULIK	MYKAD 601231125067		MALAYSIA BUMIPUTER A SABAH	MALE	31/12/1960	B08-07, BLK B, TKT 8 MARINA	20000 ORDINARY SHARES	CITIZENS WHO ARE MALAYS

									COURT L /RAYA PANTAI BARU 88000 K O T A KINABALU SABAH MALAYSIA		A N D NATIVES
TOTAL NUMBER OF SHARES										2000000	

Sub-classification of member count	Reference number	Type of member	Title/Name	Type/ Identification number	Passport expiry date	Nationality/ Place of incorporation or origin/Race	Gender	Date of birth	Address
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SECTION F: PARTICULARS OF SHAREHOLDING ANALYSIS		
Particulars of shareholding analysis	Number of shares held by member	Percentage of shareholding held by member(%)
Citizens who are Malays and natives	260,000	13.00
Citizens who are non-Malays and non-natives	1,500,000	75.00
Non-citizens	240,000	12.00
Bodies corporate controlled by citizens who are Malays and natives	0	0.00
Bodies corporate controlled by citizens who are non-Malays and non-natives	0	0.00
Bodies corporate controlled by non-citizens	0	0.00
Total number of shares held by members	2,000,000	100.00

SECTION G: CERTIFICATE TO BE GIVEN BY ALL COMPANIES**Particulars of certificate by director and/ or secretary after having made due inquiries certify**

(a) that the provisions of the Unclaimed Moneys Act 1965, relating to the unclaimed moneys have been complied with in relation to the company;	YES
(b) having made an inspection of the share register, that transfers have been registered since date of the last annual return;	NO
(c) that the company has not since the date of the last annual return issued any invitation to the public to subscribe for any shares in or debentures of the company or to deposit moneys for fixed periods or payable at call;	YES
(d) that the excess of members of the company above fifty (counting joint holders of shares as one person) consists only of persons who are in the employment of the company or of its subsidiary or persons who while previously in the employment of the company or of its subsidiary were and thereafter have continued to be members of the company;	NO
(e) that the company is a public company which has more than five hundred members and the company provides reasonable opportunities and facilities for a person to inspect and take copies of its list of members and its particulars of shares transferred;	NO
(f) that the status relating to the beneficial owner(s) of the company is as follows:	COMPANY HAS BENEFICIAL OWNER(S)
(g) Category of Company Exempted from beneficial owner reporting	NOT APPLICABLE
(h) The company has the following status relating to its director	NONE OF THE DIRECTOR(S) OF THE COMPANY IS A NOMINEE DIRECTOR

DECLARATION

I CONFIRM THAT THE FACTS AND INFORMATION STATED IN THIS DOCUMENT ARE TRUE AND TO THE BEST OF MY KNOWLEDGE.

Name	Yeoh Sue Lyn
Submission Date	29/09/2025

LODGER INFORMATION

Name	Yeoh Sue Lyn
Lodgement Reference No	XBAR120250929007235
Date of Lodgement	29/09/2025
Time of Lodgement	06:16:50 pm
Digitally signed by	Yeoh Sue Lyn
Signed on	29/09/2025 05:56:28 pm
Identification No	891111125802
Type Of Identification	MyKad
Practicing Certificate Number	202208000329
Address	14, Lorong Zirafah 12, Taman Friendly phase 1, , Lorong Zirafah 12, Taman Friendly Phase 1, Kota Kinabalu, 88300, SABAH, MALAYSIA
Phone No	0128022228
Email	espcorpserv@gmail.com