



Lim Sheh Ting

Partner

Sheh Ting's primary areas of practice encompasses real estate, financial services and projects.

During her tenure of practice in the legal profession, she has handled a broad range of matters including corporate real estate acquisitions and disposals, property development and construction, joint ventures, projects for residential land, strata and individual titles, industrial estates, commercial buildings, hotels and rural properties, property financing, corporate finance, project finance, Islamic banking, syndicated lending, and retail loan matters.

Sheh Ting has been actively involved in undertaking various legal assignments including those local companies to public listed companies and foreign multinationals to offer full range of services and practical advice to the needs of clients in the property, banking and finance, both from the local to the national level.

Her notable projects span the abovementioned areas and include acting as the lead counsel for a syndicated term financing of USD 1 Billion granted by a syndicate of lenders comprising off-shore banks and local commercial banks for the purpose of buying back the equity interest in the owner and lessor of Asia-Pacific's first deep-water semi-submersible floating production system (semi-FPS). She is also acted for a reputable developer in the reduction in its stake in a firm developing 2,500 acres (1,011.71ha) of land in Kulai, Johor, for RM182.6 million which will result in its joint venture partner taking over as the firm's majority shareholder.

Sheh Ting heads RDS's China Desk, providing expert legal advice and support to Chinese investors (both local and foreign investors) looking to do business in Malaysia.

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**REIMAGINING
LEGAL
SOLUTIONS**



Qualifications

- LL.B (Hons) University of Sheffield (UK)
- LL.M (Commercial Law) University of Sheffield (UK)
- Advocate & Solicitors of the High Court of Malaya

Practice Areas

- Real Estate
- Banking & Finance
- Projects
- Leasing
- Cross Border Transactions
- Merger & Acquisition
- Corporate and Commercial Transactions

Languages

- English
- Malay
- Chinese (Mandarin, Cantonese, Hokkien, Teochew)

Memberships

- Director - EcoCeres Renewable Fuels Sdn Bhd (2022-present)
- Legal Affairs Committee, The Associated Chinese Chambers of Commerce and Industry of Malaysia (2024-2027) 马来西亚中华总商会(法律组顾问)
- Legal advisor – Persatuan Perdagangan Dan Pelaburan Guangxi Pahang (PPPGP) (present) 马中双园经贸协会 (法律顾问)
- Expert Committee, Centre for Regional Strategic Studies (CROSS)
- Member - Asia Pacific Loan Market Association (APLMA) (2015-2017)

Relevant Experience

Notable Exercises involved

(A) Real Estate/Projects

- Acting as leading counsel for a listed company pertaining to its **palm oil plantation** management investment scheme, a large scale revenue sharing based scheme operated since 1965 for over **3000** corporate and individual members.
- Advised a notable north region developer in its settlement agreement and land swapping transaction with a total market value of more than **RM200 million** involving a listed company.
- Advised Bina Darulaman Berhad on its strategic collaboration and joint development with Aman Setia Development Sdn Bhd to optimize the value of a piece of agricultural land in Sungai Petani.
- Advising a reputable developer in its renegotiation for acquisition of prime mixed development land(s) in Bukit Jalil at the total price up to **RM180 million** and **RM255 million** respectively.
- Advising and managing Housing Projects developed by Exsim for their nine (9) projects namely, Mossaz, Arcuz, D'Vervain, D'Erica, D'Quince, D'Cosmos, Rosewoodz, Fiddlewoodz and Millerz Square.
- Advised Kumpulan Sime Darby Berhad disposal of lands located within the Malaysian Vision Valley ("MVV") development in Negeri Sembilan, with total value of **RM1.235 billion**.
- Assisted PHB group with its leasing project for three (3) shopping centres in Kuala Lumpur and Selangor, namely, Nu Sentral, PJ33 and Empire Subang Gallery.
- Advising Lembaga Tabung Haji and its group for the disposing of its industrial lots located at Bandar Enstek.
- Advising Encorp Berhad on the joint venture and strategic alliances pertaining to a development of land (comprising both commercial and residential, shopping mall and etc.) located at Bukit Katil, Melaka with GDV (gross development value) estimated at **RM1 billion**.
- Advising on Onshore & Offshore Hotel Management Agreement for **Shangri-la International Hotel Mgt Limited** for PJ Hotels & Resorts Sdn Bhd.

- Acting for KPJ healthcare Berhad, a leading private healthcare providers in Malaysia, pertaining to a project for constructing and developing a private specialist hospital(s) located at Sepang, Malaysia.
- Advising HESS Corporation (a Fortune 100 corporation, devoted to exploring oil, gas and energy solutions) in a lease agreement/ service agreement to be entered into with TB SUPPLY BASE SDN BHD pertaining to Tok Bali Supply Base ("TBSB").
- Advising a reputable developer on the Joint Development Agreement for a construction and development project located at Plentong, Johor Bahru which known as Puteri Senibong Waterfront (Teluk Jawa) Development, with the minimum guaranteed entitlements up to **RM120 million** to the land owner.
- Providing legal advisory to a wholly owned subsidiary of the Minister of Finance Incorporated (MOF Inc.) on the Joint Venture Agreement in respect of a construction and development of a project land located at Rawang, Gombak which known as Laguna Biru with the development cost of **RM175 million**.
- Advising Kontena Nasional Berhad in a potential disposal/sale of lands (located at Kapar and Sunway, Subang) at a total price up to **RM180 million**.
- Involved in a housing development project Phase 1A and 1B, Glenmarie Heights, Tebrau, Johor developed by DRB Hicom group.
- Involved in a mix development project known as "Anggun JSI Housing" and developed by UDA Holdings Berhad.
- Involved in mixed commercial development project which consists of 44 units of shop office in Bandar Baru Sri Petaling for the price from RM2 million to RM8 million each.
- Involved in housing development project which consists of 32 units of Double Semi Detached House at Temasya Glenmarie for the price ranging from RM3 million to RM4 million each.
- Advising and drafting agreement for the sale of embassy lots to Foreign Embassies in Putrajaya for the sale of lands.
- Advising Syarikat Perumahan Pegawai Kerajaan Sdn Bhd (SPPK) in the Sale and Purchase Agreement for the sale of leasehold land at the purchase price of **RM9.5 million**.
- Advising PNB Development Sdn Bhd (PNBD) in the Sale and Purchase Agreement for the disposal of agricultural lands at the price of **RM9.4 million**.
- Advising PNB Development Sdn Bhd (PNBD) in the Sale and Purchase Agreement for the disposal of land at the price of **RM42 million**.

- Advising an internationally renowned shoe brand on its divestment exercise to transition into an asset-light model through the strategic disposal of its property holdings.
- Advising UEM Sunrise Berhad in various Sale and Purchase Agreements for the disposal of lands.
- Advising a leading Malaysian medical centre on its lease acquisition at the price of **RM20 Million**.

(B) Financial Services/Corporate Finance

- Syndicated Loan
 - a. Acting for DBS Bank Ltd, The Hong Kong and Shanghai Banking Corporation Limited, Offshore Banking Unit Labuan, Mizuho Bank Ltd., Oversea-Chinese Banking Corporation Limited, in a term financing of USD1.0 Billion granted to MISC Capital (L) Limited and guaranteed by MISC Berhad for purpose of on-lending the **USD1.0 billion** proceeds of the loan to Gumusut-Kakap Semi-Floating Production System (L) Ltd to repay its maturing USD1.06 billion shareholder's loan with Petronas.
 - b. Acting as the Malaysian counsel for Mizuho Bank, Ltd being the Security Agent for the finance parties, such as Sumitomo Mitsui Banking Corporation, ABN Amro Bank N.V., Labuan Branch, Australia and New Zealand Banking Group Limited, Singapore Branch, ING Bank N.V., Mizuho and Sumitomo Mitsui Banking Corporation in releasing the mortgage and security in connection with the facility of USD110 million granted to Malaysia Offshore Mobile Production (Labuan) Ltd. ("MOMPL") and MISC Berhad together with Global Process Systems Inc. (GPS) as Sponsors.
 - c. Advising ABN AMRO Bank N.V. (previously Fortis Bank (Nederland) N.V.) and The Bank of Tokyo-Mitsubishi UFJ, Ltd. (as co-ordinators) and other financiers on the release and discharge of security which had been registered with the governmental authorities in Malaysia pertaining to a loan facility of up to USD585million granted to Brazilian Deepwater Production Ltd in connection with a floating production, storage and offloading vessel "FPSO Espirito Santo".
 - d. Advising Maybank International (L) Ltd, Natixis (Singapore Branch), Standard Chartered Bank Offshore Labuan Branch, Sumitomo Mitsui Banking Corporation (as Lenders) in relation to USD 315 million financing of "FPSO Berantai" for the development and production of petroleum resources from the Berantai field.
- Advising Maybank on a receivable purchase transaction with a renowned multinational corporation specialising in end-of-lease equipment.
- Acting for Mizuho Bank Ltd. in a Revolving Credit Facility of **USD376 million** granted to MISC Berhad and MISC Capital (L) Limited for the purpose to part finance a portion of acquisition cost of Liquefied natural gas vessels from Hyundai Heavy Industries, Korea.
- Acting for the Government of Malaysia, Ministry of Finance Malaysia, in the project financing of **RM194.2 million** granted to Sabah Electricity Sdn Bhd (SESB), an electrical company that generates, transmits and distributes

electricity mainly in Sabah and Federal Territory of Labuan, to support SESB in implementing electricity projects in Sabah, Malaysia.

- Attended to a cross-border matter with a leading international law firm based in Singapore in advising a syndicate of lenders/banks in relation to a facility of **USD 110 million** for the financing facility granted to a company which owns and leases mobile offshore production units and providing leasing services to the oil and gas industry in Labuan.
- Advising Affin Islamic Bank on the renewal of Islamic banking facilities for the aggregate amount of **RM99 million** granted to a developer as bridging facilities.
- Acting for Affin Islamic Bank Berhad, a reputable Islamic bank in Malaysia, pertaining to a facility totaling **RM50 million** granted to UDA Holdings Berhad to fund its seasonal working capital needs.
- Advising Affin Islamic Bank on the Islamic banking facilities for additional banking facilities of **RM52 million** under the concept of Ijarah Term Financing-i, Istisna' Term Financing-i, Tawaruq Cash Line-i (General) Facility and Kafalah Bank Guarantee-i Facility granted to a developer to finance a project.
- Advising Maybank Islamic Berhad for the Commodity Murabahah Term Financing-i Facilities of up to **RM108 million** and **RM27 million** respectively granted to a private limited company to part finance the construction of its production facilities in Malaysia and to on-lend to its subsidiary to part-finance the construction of a new reactor and spray cooler adjacent to the current factory located in Germany.
- Advising Bank Muamalat Malaysia Berhad on the Novation exercise for the financing facilities up to **RM80 million, RM50million** and **RM30million** made between a well known Malaysia-based investment holding company and its subsidiaries.
- Advising Affin Islamic Bank Berhad on the banking facilities of up to **RM80 million** granted to a private company categorized under Residential Construction to embark on its construction projects and property development.
- Advising Asian Finance Bank Berhad on the review and extension of the banking facilities totaling **RM20.9 million** made available to a global technology driven company.
- Providing Agro Bank with legal opinion relating to proposed restructuring for the banking facilities of up to **RM50 million** granted to a Malaysian palm oil company.
- Advising Maybank Islamic Berhad for financing of **RM56.8 million** to assist AmanahRaya Trustees Berhad to part finance its purchase of a commercial building in Melaka (unlisted REIT) .

- Advising Maybank for financing of **RM180 million** bridging loan granted to Tropicana group.
- Advising Maybank for financing of **RM148 million** granted to Ekovest group for its construction project.
- Advising Maybank for financing of **RM50 million** granted to Tropicana group.
- Advising Maybank for financing of **RM100 million** granted to Ekovest group for its construction project.
- Advising Small Medium Enterprise Development Bank Malaysia Berhad in the proposed implementation of national language in its financing documentations.
- Acting as Malaysian Counsel for Liberty Mutual Insurance Europe SE, HCC International Insurance Company plc, Markel International Insurance Company Limited, QBE UK Limited, Euler Hermes SA (NV) and SiriusPoint International Insurance Corporation (publ) UK Branch in a surety bond and guarantee facilities of **GBP200 million** granted to a leading multinational petroleum exploration and production company.

(C) Corporate and Commercial Transactions

- Advising one of the reputable players in the property development sector in the Klang Valley in its group restructuring exercise.
- Advising a reputable developer in the reduction in its stake in a firm developing 2,500 acres (1,011.71ha) of land in Kulai, Johor, for **RM182.6 million** which will result in its joint venture partner taking over as the firm's majority shareholder.
- Acting as a local counsel for an acquisition of the largest state-owned aviation training centre in the Czech Republic with a value of approximately **USD20 million**.
- Advising a Kooperasi in its acquisition of 100% shares in private company with a total transaction value up to **RM50 million**.
- Advising a US-based company of its potential expansion of business in Malaysia structured on a build-to-suit concept.
- On a retainer basis, being part of the advisory team for Malaysia Aiports Holdings Berhad (MAHB) in advising MAHB in its existing Lease Agreement and Development Agreement as well as providing secondary advices on operating agreement as the operator of the KLIA and managing all risks and mitigation plans for MAHB for the entire operating period for KLIA including managing the contractual documents for all domestic and designated airports in all States in Malaysia.
- Advising a leading property developer in their participation in HOUZKEY programme offered by a reputable Islamic Bank in Malaysia regarding their new launch of financing packages to the home buyers.
- Providing a legal opinion to a Japanese bank on the regulatory compliance of its proposed services and products in Malaysia.
- Advising KPJ healthcare Berhad, a leading private healthcare providers in Malaysia on GST issues arising from KPJ Wellness & Lifestyle Programme.
- Assisting in an asset acquisition and business assets transfer involving airfreight, ground handling and engineering (MRO) business units as part of a corporate restructuring of an aviation company.
- Assisting in the drafting of documents to formalise the collaboration of tin mining between Menteri Besar Selangor (Incorporated) and Kumpulan Semesta Sdn Bhd
- Providing legal services on retainer basis, including but not limited to **HONDA, ECO Ceres** and **BDB group**.

- Advising on the management of UMW High Value Manufacturing Park.
- Advising on the compliance for the raise of company's share capital.
- Conducting of due diligence pertaining to the participation in a hydropower dam project for **GAMUDA group**.
- Providing legal advisory on commercial transactions for **TNB group**.
- Facilitating the acquisition of a freehold seven-storey mall known as "**163 Retail Park**" at the price of **RM215 Million** for **Sunway Real Estate Investment Trust (Sunway REIT)**.
- Advising a China-based car wiper manufacturer, supplying renowned automotive brands, on its acquisition of a Malaysian company from a Swiss-based company.
- Advising **Fiamma Berhad** on its Joint Venture Agreement with **Samyou**, a renowned China-based HVAC manufacturing company.
- Advising a prominent Malaysian developer on its settlement with a joint venture landowner and the related Sale and Purchase Agreement arrangements.