

Noelle Low Pui Voon

Partner

+603 2710 3818

noelle.low@hhq.com.my

Qualifications

- Advocate and Solicitor, High Court of Malaya (2011)
- Degree in Law, University of Malaya (2010)

Languages

- English
- Malay
- Chinese



Noelle's practice focuses on corporate real estate, banking and finance, and commercial agreements, with a particular emphasis on advising on cross-border investments and foreign participation in Malaysia.

She regularly advises on the legal and regulatory framework applicable to foreign investments, including land holding structures, joint venture arrangements, regulatory approvals, and project implementation strategies.

In the area of corporate real estate, she advises developers, investors and corporate clients on acquisitions and disposals of residential, commercial and industrial properties, as well as joint developments, industrial park projects and leasing arrangements. She provides end-to-end support across the transaction lifecycle, including structuring, risk allocation and execution.

In banking and finance, she advises financial institutions and corporate borrowers on cross-border financings, syndicated loans and real estate and corporate financings, covering both conventional and Islamic facilities. Her work includes advising on financing structures, drafting and negotiation of transaction documents, regulatory compliance and drawdown processes.

Practice Areas

- Real Estate
- Banking & Finance
- Corporate & Commercial

Experiences

Real Estate

- Advised Skyworld Development Berhad on its joint development of Rumah Mampu Milik Bakat Baru MADANI with Penang Development Corporation and PDC Properties Sdn Bhd with a gross development value (GDV) of RM13 billion.
- Advised a leading Malaysian bank on the acquisition of a commercial building in Kuala Lumpur for approximately RM680 million, comprising approximately 30 tenancy arrangements.
- Advised Sunsuria Berhad in connection with its development rights agreement with Kwasa Land Sdn Bhd, a subsidiary of the Employees Provident Fund, with an estimated gross development value of RM492 million.
- Advised a prominent Malaysian property development company on its joint venture with the Employees Provident Fund's wholly-owned indirect subsidiary for the development of a township project in Selangor, measuring approximately 2,260 acres into a new mixed-development township, with a GDV of approximately RM1.6 billion.
- Advised a Malaysian property development company on the acquisition of residential land in the City Centre of Kuala Lumpur at a consideration of RM125 million.
- Advised a PRC-backed real estate developer (51% owned by a PRC state-owned enterprise) on the financing and conveyancing of sixty-seven (67) industrial land parcels within a logistics park in Kuantan, and on the launch and

disposal of the first phase parcels, with six (6) parcels completed and an expected total sales value of approximately RM210.6 million.

- Advised a joint venture company (between a Malaysian listed property developer and a Singapore-based entity) on the acquisition of four land parcels in Penang for RM82 million for the development of a PPVC manufacturing facility, supporting a large-scale affordable housing project with an estimated GDV of RM13 billion.
- Advised a world-leading glove manufacturer on the disposal of two pieces of industrial land in Selangor at a total consideration of RM80 million.
- Advised a foreign-owned private company incorporated in Malaysia on its acquisition of 57 units of luxury service apartments within the City Centre of Kuala Lumpur at a total consideration of RM72 million.
- Advised a Malaysian property development company on the acquisition of commercial land in Johor for a total consideration of RM60 million.
- Advised a Malaysian developer in its acquisition of six pieces of land within the vicinity of Genting Highlands, Pahang at a total consideration of RM65 million.
- Advised a Malaysian listed property group on the acquisition of three land parcels in Gombak, Selangor for RM58 million, as part of its strategic expansion into the northern Klang Valley.
- Advised a Malaysian developer in relation to a cost-sharing agreement for infrastructure to be constructed over a project in Genting Highlands.
- Advised a plastic manufacturing company on the acquisition of an industrial factory located within an industrial park, including the transfer of an existing solar photovoltaic system under Malaysia's Net Energy Metering (NEM) scheme for a consideration of RM27 million.

Banking & Finance

- Advised on an acquisition financing facility of RM170.5 million extended by a Malaysian financial institution for the acquisition of a RM200 million Novotel-branded hotel in Johor Bahru.
- Advised on a project financing facility of RM80 million extended by a Malaysian financial institution for a residential development project, involving a multi-layered security structure spanning five development projects, over 100 land titles and third-party securities provided by related entities.
- Advised on a trade financing facility of RM80 million extended by a Malaysian financial institution to an automotive supply chain joint venture company, involving multi-currency trade facilities and cross-border legal opinions concerning the enforceability of obligations undertaken by foreign entities.
- Advised on a syndicated banking facility of Renminbi 3.2 billion comprising of revolving credit and trade financing granted by three offshore lenders and an onshore lender to a leading steel manufacturer in Malaysia.
- Advised on a banking facility of Renminbi 1.6 billion comprising revolving credit, multi-trade finance lines, and forward exchange granted in favour of a leading automotive company in Malaysia.
- Advised on a syndicated banking facility of USD180 million granted to a company incorporated in Malaysia to part finance purchase of lands and the construction costs of an integrated mixed development and logistic hub in Kuantan, Pahang.
- Advised on a banking facility of RM220 million comprising of term loan and revolving credit extended by a Malaysian financial institution to a Malaysia-incorporated company, majority owned by a Korea-based corporation specializing in the home appliances rental sector.
- Advised on a term loan, interest rate swap, and cross-currency swap totalling Renminbi 137,300,000 granted by a Malaysian financial institution to a Malaysia-incorporated company, majority owned by a Korea-based corporation specializing in the home appliances rental sector.
- Advised on an Islamic banking facility of RM135 million granted by a Malaysian financial institution to a developer for development rights value and construction costs, pursuant to a development rights agreement entered into with a government-linked entity.
- Advised on a banking facility of CNY70 million comprising various trade finance products granted by a Malaysian financial institution to a Chinese-owned automotive company for working capital and operational purposes.
- Advised on a banking facility of RM60 million granted by a Malaysian financial institution to a developer in Malaysia to refinance a commercial building in Kuala Lumpur.
- Advised on a banking facility of RM48 million granted by a Malaysian financial institution to a leading logistic provider in Malaysia to partially finance the construction of a warehouse.
- Advised on a term loan of RM25 million granted by a Malaysian financial institution to leading Malaysian bus operator for the partial financing of a new fleet of electric vehicles (EV) buses.
- Advised on a RM20 million term loan granted by a Malaysian financial institution to a leading Malaysian bus operator to partially finance the acquisition of new buses, covering diesel, petrol, and electric variants.

Corporate & Commercial

- Advised a foreign company on its proposed acquisition of shares in a local company for a consideration sum of RM59 million.

- Advised a private university in Malaysia on a broad range of university-related matters, including research and services contracts, non-disclosure and confidentiality agreements, and collaboration arrangements."
- Advised a Chinese-owned automotive company in Malaysia on its supply contracts and other operational business arrangements
- Advised a Malaysian budget hotel chain on the sale of its business to a Malaysian company.
- Advised an educational cooperative in Malaysia on revamping its study loan agreements.

Publications

- "Banking Secrecy: Disclosure Limits & Effective Consents", 2024
- 《投资马来西亚制造业—税务和法律实务》的联合作者，出版于2024年4月
- “马来西亚森林城市：特殊金融区优惠政策与家族办公室”，2024
- “外资在马来西亚设立私立大学”，2024
- “马来西亚国家银行外汇政策：担保 (Guarantee)”，2023
- “马来西亚国家银行外汇政策 (Foreign Exchange Policy (FEP))：居民与非居民在马来西亚借贷”，2023
- “Power of Attorney: A Problem or a Solution?”, 2022

Accolades

- ALB Malaysia Law Awards 2025 – Finalist for Women Lawyer of the Year
- ALB Malaysia Law Awards 2025 - Finalist for Young Lawyer of the Year
- asialaw 2024
"Prompt and resourceful."
- IFLR 1000 2024 & 2025 - Rising star partner