

Lim Yoke Wah

Partner

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Qualifications

- Advocate and Solicitor, High Court of Malaya (2009)
- Bachelor of Laws (Honours), Bachelor of Laws (Honours), National University of Malaya (2008)

Languages

- English
- Malay
- Chinese



Yoke Wah is a Partner at our Kuala Lumpur office with over 17 years of dedicated experience in real estate and banking finance law.

She is a trusted advisor to both foreign and Malaysian clients, adept at drafting, reviewing, and negotiating complex transaction documents for property transactions across a wide range of sectors, including commercial, industrial, residential, factory, agricultural properties, as well as building and mall.

She also advises on general corporate and commercial matters and providing retainer services to both foreign and Malaysian corporations, advising clients on their daily-operations and business compliances.

In addition, she has significant experience in managing substantial banking transactions and has a proven track record of representing both local and international financial institutions. Her specialization encompasses asset and acquisition financing, rent-to-own schemes, and project financing for both domestic and cross-border transactions.

Practice Areas

- Real Estate
- Leasing & Tenancies
- Banking & Finance

Experience

Real Estate

- Advised PTT Development Sdn Bhd, a wholly-owned subsidiary of PTT Synergy Group Berhad, on the disposal of 5 industrial warehouses with mezzanine office spaces and ancillary facilities to be constructed on 20 individual parcels of freehold land in Pontian, Johor, with an aggregate development value of RM260 million.
- Advised a subsidiary of a public listed company on the proposed acquisition of 2 parcels of agricultural land in Petaling, Selangor for a consideration of approximately RM200 million from a government statutory body, which is subject to approval from the Economic Planning Unit.
- Advised a wholly-owned subsidiary of a Chinese company on its acquisition of 4 parcels of leasehold industrial land in Sedenak, Johor Bahru at a consideration of RM170 million for the development of a data centre, which is subject to the requirement of a letter of no objection from the Economic Planning Unit (EPU).
- Advised PTT Logistics Hub 3 Sdn Bhd, a wholly-owned subsidiary of PTT Synergy Group Berhad on the proposed acquisition of a 3.925-hectare (9.70-acre) freehold land in Seberang Perai Selatan, Penang at a consideration of RM62.53 million.
- Advised a Chinese owned company on its acquisition of an industrial land parcel in Tanjong Duabelas, Selangor, from a prominent Malaysian property developer for an approximate consideration of RM70 million, which is subject to the requirement of a letter of no objection from the Economic Planning Unit (EPU).
- Advised a developer on its development rights agreement with a local company in relation to the development of Malay Reserve Land in Selangor.
- Advised a Malaysian company in relation to its disposal of an agricultural land situated in Petaling, Selangor for a consideration sum of approximately RM50 million, which is subject to the requirement of a letter of no objection from the Economic Planning Unit (EPU).

- Advised a Malaysian listed property group on the disposal of a 12-storey medical tower in Kuala Lumpur, which is subject to approval from the Economic Planning Unit (**EPU**).
- 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 RM13billion.
- Advised a Malaysian company on the acquisition of industrial land measuring approximately 300 acres within an industrial development for a total consideration of around RM150 million.
- Advised a Malaysian company on the acquisition of industrial land measuring approximately 250 acres for a total consideration of around RM80 million.
- Advised a public listed company on the acquisition of agricultural lands measuring approximately 673,718.70 square meters in Kundang for the sum of RM123 million.
- Advised a Malaysian company on the acquisition of 4 industrial lands in Terengganu together with all plants and machinery attached at the lands for the sum of around RM75 million.

Leasing & Tenancies

- Appointed as panel solicitor by KL Eco City Sdn Bhd in preparation, advising and finalising the tenancy agreements for Marcu 3, a multi-storey and Grade A office tower in KL Eco City.
- Appointed as panel solicitor by Flexrise Projects Sdn Bhd in preparation, advising and finalising the tenancy agreements for Mercu 2, a multi-storey and Grade A office tower in KL Eco City.
- Appointed as panel solicitor by KL Eco City Sdn Bhd in preparation, advising and finalising the tenancy agreements for Mercu Aspire Tower, multi-storey office tower comprising commercial premises, executive offices, signatures offices and premier offices in KL Eco City.
- Appointed as panel solicitor by Gamuda Land (Kemuning) Sdn Bhd in preparation, advising and finalising the tenancy agreements for a retail centre known as “GAMUDA WALK”, in Kompleks Perniagaan Gamuda.
- Appointed as panel solicitor by Gamuda Land (Kemuning) Sdn Bhd in preparation, advising and finalising the tenancy agreements for a retail centre known as “QUAYSIDE MALL”, in Kompleks Perniagaan Gamuda.
- Appointed as panel solicitor by a joint venture company between a Chinese multinational automotive conglomerate and one of Malaysia’s largest and most diversified conglomerates in connection with the Automotive High-Tech Valley in Tanjung Malim, Perak, advising on the proposed leasing and tenancy of ready-built factories, Built-to-Suit (BTS) factories and industrial components to prospective investors.
- Advised PTT Development Sdn Bhd, a wholly-owned subsidiary of PTT Synergy Group Berhad, an integrated construction and property developer listed on the Main Market of Bursa Malaysia for its leasing of warehouse with third-party logistic player, Longterm Distribution Sdn Bhd. PTT will construct a built to lease single-storey warehouse equipped with automated storage and retrieval system (ASRS) technology on the freehold industrial lands spanning approximately 6.5 acres.

Banking & Finance

- Advised a financier in Malaysia for a syndicated facility of approximately RM 1.8 billion to one of the largest automotive companies in Malaysia.
- Acted as Malaysian legal counsel for a cross-border syndicated loan granted by a financier in Shanghai, China to a developer in Malaysia.
- Acted as lead drafting counsel in advising one of Malaysia’s leading and largest financiers on the structuring and transaction documentation of its rent-to-own products offered to the public.

Commercial

- Advised PTT Synergy Group Berhad, an integrated construction and property developer listed on the Main Market of Bursa Malaysia, on its strategic alliance with Oriental Material Handling (Malaysia) Sdn Bhd (OMH) to venture into the automated warehousing and total intralogistics solution segment in Malaysia and Southeast Asia. OMH is wholly owned by OMH Science Group Co Ltd, the largest intelligent logistic equipment manufacturer, and total intralogistics solutions provider in China.
- Advised a logistics company on the sale and purchase of an automated warehousing equipment to a multi-level marketing company.
- Advised PTT Development Sdn Bhd in its Joint Venture Agreement with a developer to upgrade the existing sewerage treatment plant to facilitate the completion of the respective land developments in Seremban, Negeri Sembilan with the necessary amenities and utilities.
- Advised Pembinaan Tetap Teguh Sdn Bhd, a subsidiary of PTT Synergy Group Berhad on its Subcontract Agreement with Prima Wahyu for the Proposed Construction and Completion of Jambatan Palekbang-Kota Bharu and Connecting Roads at Jajahan Tumpat and Jajahan Kota Bharu, Kelantan Darul Naim for ECERDC.

- Advised a Malaysian company in relation to a joint venture and cost-sharing arrangement with seven other landowners in Klang, Selangor, for the construction of an elevated water tank.
- Advised shareholders and a Malaysian company on the negotiation and documentation of a share sale and shareholders' agreement.

Publications

- 柔佛州土地与矿产局通告第 03/2025 号: 外资收购不动产相关费用调整通告简析, 2025
- 《投资马来西亚制造业 – 税务和法律实务》, 2024 & 2025
- A regional comparison of real estate markets: Malaysia, published by Asia Business Law Journal, 2023
- 马来西亚土地法律简介, 2023
- 马来西亚物业租赁简介, 2023
- 非马来西亚公民和外国公司购置房地产需知的法律规定要求, 2023