



Your trusted partner in Forest City

Expert wealth management and trust services tailored to your needs.



Why Forest City, Malaysia?

A strategic alternative to Singapore, Hong Kong and Dubai, Forest City offers you:

Prime strategic location

Gateway to the Forest City Special Financial Zone (FCSFZ) and the Johor-Singapore Special Economic Zone (JS-SEZ), with close proximity to Singapore's financial ecosystem.

Cost-effective alternative to neighbouring jurisdictions
Lower operating costs and a more flexible regulatory regime with reduced compliance burdens.

Streamlined set-up process

Benefit from fast-track regulatory approvals for Single Family Offices (SFOs) in Forest City, via the Invest Malaysia Facilitation Centre Johor (IMFC-J) supported by a clear and stable legal framework established by Malaysia's Securities Commission (SC).

Why partner with Baxian?

Pioneering

As one of the first to establish an SFO in Forest City, we have navigated the regulatory landscape ahead of you, providing firsthand experience and insights to ensure a smooth setup and compliance process.

Personal

As a firm built by family, for families, we bring over 40 years of wealth structuring experience and a strong presence in Singapore, Malaysia, Labuan and Hong Kong—deeply attuned to the unique challenges affluent families face in the region.

Proven

Leverage our extensive experience serving SFOs and UHNW families in Singapore, one of the world's most established Family Office (FO) hubs, to build a structure that meets your needs.

Our client journey

1

Design your family office

We collaborate closely with you and your advisers to craft a tailored family office structure, drawing on our decades of wealth structuring expertise to ensure an optimal and sustainable solution.

2

Build your family office

We incorporate the necessary legal entities and governance instruments—family constitutions, trusts, and foundations—to ensure operational strength and long-term sustainability.

3

Execute your plan

From securing regulatory approvals and managing SC submissions to onboarding banks, fund managers, and setting up in Forest City, we handle all project aspects for a compliant and seamless launch.

4

Safeguard and manage

We provide full service operations support - Bookkeeping, reporting, audit liaison, secretarial services, and compliance management. Optional modules include HR, NAV calculations and fund valuation.

How Forest City's SFO scheme stacks up against Singapore, HongKong, and Dubai

Feature	Malaysia - Forest City SFZ	Singapore	Hong Kong	Dubai
Tax incentive	0% concessionary income tax incentive upon meeting criteria (including CGT & SD exemptions for transfer of assets into the SFO vehicle)	0% (Specified Income of Designated Investments)	0% but subject to annual review by HK IRD	9% Corporate Tax unless operating in a Qualifying Freezone with qualifying activities
Min AUM	USD 6.7m (MYR 30m)	S130: USD 15m (SGD 20m) S13U: USD 37m (SGD 50m)	USD 30m (HKD 240m)	No strict AUM requirement
Approval process	Fast-track approvals (3-6 months)	6-12+ months, strict MAS conditions	No approval process	Quick, but new rules evolving
Real estate and lifestyle	Cost friendly living, premium property at 50-70% lower costs than Singapore/Hong Kong	Premium high real estate prices with some of the highest global property prices	One of the most expensive property markets	Competitive luxury real estate market
Wealth planning	Flexible structuring, trusts, asset protection strategies	Established, but compliance-heavy	Potentially complex due to China's proximity to Hong Kong	Trust-friendly, FO structuring supported
Visa and talent pool	Premium visa programs, easier for foreign professionals	Tighter EP regulations and rising costs for foreign talent	Rising cost for foreign talent	Streamlined visa processes, expat-friendly EPs

Note: Full service terms, disclaimers, and applicable conditions available upon request. Baxian Group is defined as Baxian Malaysia and its related companies, which form part of the Portcullis Group.

SFZ Special Financial Zone
CGT Capital Gains Tax
FSI Foreign Sourced Income
SFO Single Family Office
AUM Assets Under Management
MYR Malaysian Ringgit
SD Stamp Duty

SGD Singapore Dollar
HKD Hong Kong Dollar
MAS Monetary Authority of Singapore
FO Family Office
EP Employment Pass
IRD Inland Revenue Department



Let's discuss how we can structure your family office for success.

At Baxian, we don't just set up structures, we help build legacies. With four decades of experience, serving ultra high-net-worth families across Asia, we bring a personalised, family for family approach to the Single Family Office design, execution and management.

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The Group in Numbers: \$12+ billion AUA | 260+ Staff | 20,000+ Client Entities | 30+ Licenses