



Companies House

OE01(ef)

Application to register an Overseas Entity



Received for filing in Electronic Format on the: **27/01/2023**

XBW4J1FB

<i>Overseas Entity Name:</i>	BETTER WISE INVESTMENTS LIMITED
<i>Country Of Incorporation:</i>	VIRGIN ISLANDS, BRITISH
<i>Identity of Register:</i>	REGISTRAR OF CORPORATE AFFAIRS ,BRITISH VIRGIN ISLANDS
<i>Registration Number:</i>	1658367
<i>Legal Form:</i>	PRIVATE LIMITED COMPANY
<i>Governing Law:</i>	BVI BUSINESS COMPANIES ACT 2004, TERRITORY OF THE BRITISH VIRGIN ISLANDS
<i>Overseas Entity Address:</i>	2/F PLAM GROVE HOUSE P.O. BOX 3340 ROAD TOWN TORTOLA Virgin Islands, British
<i>Service Address:</i>	2/F PLAM GROVE HOUSE P.O. BOX 3340 ROAD TOWN TORTOLA Virgin Islands, British

Due Diligence Agent Details

*Anti Money
Laundering Number:* **XSML00000171429**

*Name Of Person
With Overall
Responsibility:* **JOHN EDWARD ROWE**

Supervisory Body: **HMRC**

Agent's Name: **TRICOR SERVICES EUROPE LLP**

Agent's Address: **TRICOR SUITE 4TH FLOOR 50 MARK LANE
LONDON
England EC3R 7QR**

Beneficial Owners

Beneficial Owner Statement:

The entity has identified one or more registrable beneficial owners and that it has no reasonable cause to believe there are others, and that the entity is able to provide the required information about each registrable beneficial owner it has identified.

Individual Beneficial Owner details

Names: ROBIN YEONG CHING TAN

Sanctioned when registered: NO

Date of Birth: **/04/1974 ***Nationality:*** Malaysian,

Service Address: NO 16 LENGKONGAN U THANT
KUALA LUMPUR
MALAYSIA
55000

Nature of control The person holds, directly or indirectly, more than 25% of shares in the entity.

Nature of control The person holds, directly or indirectly, more than 25% of the voting rights in the entity.

Individual Beneficial Owner details

Names: **HUEI HSIEN LEOW**

Sanctioned when registered: **NO**

Date of Birth: ****/04/1973** *Nationality:* **Malaysian,**

Service Address: **NO 16 LENGKONGAN U THANT
KUALA LUMPUR
MALAYSIA
55000**

Nature of control **The person holds, directly or indirectly, more than 25% of shares in the entity.**

Nature of control **The person holds, directly or indirectly, more than 25% of the voting rights in the entity.**



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ENTITY NAME: BETTER WISE INVESTMENTS
LIMITED
ENTITY NUMBER: OE020222

The OE01 was second filed on 14/03/23

In accordance with section 4 of Economic Crime (Transparency and Enforcement) Act 2022, regulation 6 of The Register of Overseas Entities (Verification and Provision of Information) regulations 2022 and regulations 4 and 5 of The Register of Overseas Entities (Delivery, Protection and Trust Services) Regulations 2022)

OE01

Application for registration of an overseas entity



Companies House

A £100 fee is payable with this form
See 'Pay for your application' in Section 2.

✓ **What this form is for**
You may use this form to register an overseas entity which owns or has owned land in the UK and tell us about their registrable beneficial owners or managing officers. You must also use this form if an overseas entity has disposed of land since 28 February 2022.

✗ **What this form is NOT for**
You cannot use this form where registrable beneficial owners or managing officers that have their personal information protected at Companies House.

For further information, please refer to our guidance at gov.uk/companieshouse

1

Before you start

Agent assurance codes for verification checks

A UK-regulated agent must carry out verification checks on all beneficial owners and managing officers no more than 3 months before the overseas entity is registered. They'll need to confirm that verification checks have been completed. We cannot register an overseas entity without this confirmation.

A UK-regulated agent must complete Part 3 of this form (only if the agent is delivering the form).

→ Filling in this form

Please complete in typescript or in bold black capitals.
All fields are mandatory unless specified or indicated by *

2

Pay for your application

You must pay a £100 online registration fee before you send in your application to us. You will get a payment reference number after you've successfully paid. We will not be able to process your application if you do not pay the registration fee.

Go to:

gov.uk/payments/companies-house-efs-payments/r1

What is the payment reference number?

Or scan with mobile device to pay the registration fee



Payment reference

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Application for registration of an overseas entity

Part 1 Tell us about the overseas entity

This is a legal entity, such as a company or organisation, that is governed by the law of a country or territory outside the UK.

1 Details of overseas entity

	What is the name of the overseas entity?	
Entity full name	Better Wise Investments Limited	

2 Which country was it formed in?

Country	British Virgin Islands	
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3 Principal or registered office address

Property name/number	2/F Palm Grove House	
Street	P.O Box 3340	
	Road Town	
City or town	Tortola	
County/state/region		
Postcode or ZIP code		
Country	British Virgin Islands	
	Is the correspondence address the same as the principal or registered office address?	
	<input checked="" type="checkbox"/> Yes Go to Section 5	
	<input type="checkbox"/> No Go to Section 4	

4 Correspondence address ①

Property name/number		① Please give an address where documents can be delivered
Street		
Post town		
County/state/region		
Postcode or ZIP code		
Country		

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Application for registration of an overseas entity

5	Legal form and governing law	
	Please give details of the legal form of the overseas entity and the law by which it is governed.	
Legal form	Private Limited Company	
Governing law	BVI Business Companies Act 2004, Territory of the British Virgin Islands	
	Is the overseas entity already on a public register in the country it was formed in? → Yes Complete the section below → No Go to Section 6	
	Give details of the register where it was formed, the jurisdiction and its registration number (if applicable).	
Register name	Registrar of Corporate Affairs, British Virgin Islands	
Jurisdiction	British Virgin Islands	
Registration number	1658367	
6	Disposal of UK land since 28 February 2022 ^①	
	Has the entity disposed of UK land since 28 February 2022. <input type="checkbox"/> Yes Go to Section 7 <input checked="" type="checkbox"/> No The entity has not disposed of UK land since 28 February 2022 and the date of this application. Go to Part 2	① Tick the box that applies.
7	Disposal of all UK land since 28 February 2022 ^②	
	Has the entity disposed of all UK land since 28 February 2022. <input type="checkbox"/> Yes Go to Section 8 <input type="checkbox"/> No Go to Section 8	② Tick the box that applies.
8	Beneficial owners in place before the disposal on UK land ^③	
	The application must include any registrable beneficial owners and managing officers who were in place immediately prior to the disposal. If applicable, you will need to give the date they ceased to be a beneficial owner or managing officer. <input type="checkbox"/> I confirm that the application includes all the information required under section 41(3)(a) and (b). → Complete Part 13 once you've completed this form.	③ Tick to confirm.

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Application for registration of an overseas entity

Part 2 Have any registrable beneficial owners been identified?

1

Beneficial owners

You will need information on all beneficial owners of the overseas entity. A beneficial owner is any legal body that has significant influence or control over the overseas entity. It can be

- an individual person
- an other legal entity
- a government or public authority

A beneficial owner is registrable if they meet one or more of the conditions in Parts 5, 6 and 7.



Beneficial owners and managing officers who do not register could be fined up to £2,500 per day, be put in prison for up to 5 years, and will not be able to buy or sell UK land.

2

Additional statements

(Tick the statement that applies)

- ☒ All beneficial owners have been identified and all required information can be provided
- ☐ All beneficial owners have been identified but only some required information can be provided. You will also need to tell us about each managing officer and give as much information as you have about the beneficial owners.
- ☐ Some beneficial owners have been identified and all required information can be provided. You will also need to tell us about each managing officer and give as much information as you have about the beneficial owners.
- ☐ Some beneficial owners have been identified but only some required information can be provided. You will also need to tell us about each managing officer and give as much information as you have about the beneficial owners.
- ☐ No beneficial owners have been identified. You will need to tell us about each managing officer in parts 8 and 9.

3

Type of beneficial owner and managing officer

Which type of beneficial owner or managing officers do you want to add?

- Individual beneficial owner. Go to **Part 5**
- Other legal entity beneficial owner. Go to **Part 6**
- Government or public authority beneficial owner. Go to **Part 7**
- Managing officer Individual Go to **Part 8**
- Managing officer corporate. Go to **Part 9**

Multiple beneficial owners and managing officers
Use a continuation page to tell us about all the beneficial owners and managing officers.

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Application for registration of an overseas entity

Part 3 Statement to confirm that verification checks have been completed

This part of the form should only be completed and signed by the person who carried out the verification.

Verification checks must be carried out by a UK-regulated agent that is supervised under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017.

1 Agent name

What is the agent's name? Enter the company name, or your own name if you are self-employed.

Agent name

Tricor Services Europe LLP

2 What is the correspondence address? ^①

Property name/number Tricor Suite 4th Floor

Street 50 Mark Lane

City or town London

County/state/region

Postcode E C 3 R 7 Q R

^① We'll use this if we need more information about the verification checks.

3 Agent details

What is the name of the supervisory body? ^②

Supervisory body

HMRC

What is the Anti-Money Laundering (AML) registration number (if applicable)?

Registration number XSML00000171429

^② Supervisory body name
For example, the Solicitors Regulation Authority

4 Overall responsibility ^③

What is the name of the person with overall responsibility for verification checks?

Full forename(s)

John Edward

Surname

Rowe

^③ Overall responsibility for verification checks
For example, tell us the name of the Head of Compliance

You only give this name if it is different from the person named in Part 1.

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Application for registration of an overseas entity

5

Verification checks

When were the verification checks completed? These must be completed no more than 3 months before an overseas entity is registered.

Date

1 9 0 1 2 0 2 3

6

Signature and verification confirmation

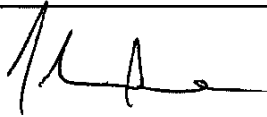
Declaration

☒ I confirm that verification has been carried out as required by The Economic Crime (Transparency and Enforcement) Act 2022 and The Register of Overseas Entities (Verification and Provision of Information) Regulations 2022. I confirm that the information provided in this statement is accurate.

Signature

Signature

X



X

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Checklist

We may return forms completed incorrectly or with information missing.

Please make sure you have remembered the following:

- ☐ You have completed the details of the overseas entity in Part 1.
- ☐ You have given details of any beneficial owners and managing officers in Part 5 to Part 9.
- ☐ Addresses must be a physical location. They cannot be a PO Box number (unless part of a full service address) or DX number.
- ☐ You have signed the form.
- ☐ You have enclosed the correct fee.

Where to send

After completing this form email the form to oeforms@companieshouse.gov.uk

Further information

For further information please see the guidance notes on the website at gov.uk/companieshouse or email enquiries@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at gov.uk/companieshouse

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Application for registration of an overseas entity

Part 5**Beneficial owner: Individual person**

A beneficial owner is someone that has significant influence or control over the overseas entity. You'll need to give us details for any registrable beneficial owners.

1 Individual person details

Title*	
Full forename(s)	Robin Yeong Ching
Surname	Tan
Nationality	Malaysian
Month/year of birth ^①	X X 0 4 1 9 7 4

① Month and year of birth
Please provide month and year only. Provide full date of birth in Section 1a.

2 Correspondence address^②

What is the individual's correspondence address below. You must also complete the usual residential address in Section 2a.	
Property name/number	No 16
Street	Lengkongan U Thant
City or town	Kuala Lumpur
County/state/region	
Postcode or ZIP code	5 5 0 0 0
Country	Malaysia

② Correspondence address
This is the address that will appear on the public record. This does not have to be the individual's home address.

If you give the individual's home address in this section it will appear on the public record.

3 When did they become a beneficial owner for the overseas entity?

Start date	1 6 0 8 2 0 1 1
------------	-----------------

4 When did they stop being a beneficial owner for the overseas entity?^③

Tell us the date if they ceased to be a beneficial owner (if applicable).	
Ceased date	d d m m y y y y

③ If the overseas entity has disposed of land and this person is no longer a beneficial owner.

5 Are they on the UK sanctions list?

Tick the box if the beneficial owner is subject to sanctions (under section 9(2) of the Sanctions and Anti-Money Laundering Act 2018), if that information is publicly available.

☐ The beneficial owner is on the UK sanctions list.

6

What makes them a beneficial owner?

Select all that apply. If the beneficial owner meets the condition on account of being the trustee of a trust you must tell us and you'll need to enter trust information later in this form.

The beneficial owner:

- ☒ holds, directly or indirectly, more than 25% of the shares in the entity
- ☒ holds, directly or indirectly, more than 25% of the voting rights in the entity
- ☐ holds the right, directly or indirectly, to appoint or remove a majority of the board of directors of the entity
- ☐ has the right to exercise, or actually exercises, significant influence or control over the entity

The beneficial owner is a trustee of a trust and the trustees of that trust (in their capacity as such):

- ☐ hold, directly or indirectly, more than 25% of the shares in the entity
- ☐ hold, directly or indirectly, more than 25% of the voting rights in the entity
- ☐ hold the right, directly or indirectly, to appoint or remove a majority of the board of directors of the entity
- ☐ have the right to exercise, or actually exercise, significant influence or control over the entity

The beneficial owner has the right to exercise, or actually exercises, significant influence or control over the activities of a trust and the trustees of that trust (in their capacity as such):

- ☐ hold, directly or indirectly, more than 25% of the shares in the entity
- ☐ hold, directly or indirectly, more than 25% of the voting rights in the entity
- ☐ hold the right, directly or indirectly, to appoint or remove a majority of the board of directors of the entity
- ☐ have the right to exercise, or actually exercise, significant influence or control over the entity

⚠ You must give trust information in Parts 10, 11 and 12 if you selected one of the trustee or trust checkboxes.

The beneficial owner has the right to exercise, or actually exercises, significant influence or control over the activities of a partnership, unincorporated association or other entity, that is not a legal person under the law by which it is governed, and the members of that entity (in their capacity as such):

- ☐ hold, directly or indirectly, more than 25% of the shares in the overseas entity
- ☐ hold, directly or indirectly, more than 25% of the voting rights in the overseas entity
- ☐ hold the right, directly or indirectly, to appoint or remove a majority of the board of directors of the overseas entity
- ☐ have the right to exercise, or actually exercise, significant influence or control over the overseas entity

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Application for registration of an overseas entity

Part 5 Beneficial owner: Individual person

A beneficial owner is someone that has significant influence or control over the overseas entity. You'll need to give us details for any registrable beneficial owners.

1 Individual person details

Title*		1 Month and year of birth Please provide month and year only. Provide full date of birth in Section 1a.
Full forename(s)	Huei Hsien	
Surname	Leow	
Nationality	Malaysian	
Month/year of birth ¹	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <div> <div>0</div><div>4</div> <div>1</div><div>9</div> <div>7</div><div>3</div> </div>	

2 Correspondence address²

What is the individual's correspondence address below. You must also complete the usual residential address in Section 2a.		2 Correspondence address This is the address that will appear on the public record. This does not have to be the individual's home address. If you give the individual's home address in this section it will appear on the public record.
Property name/number	No 16	
Street	Lengkongan U Thant	
City or town	Kuala Lumpur	
County/state/region		
Postcode or ZIP code	<div>5</div> <div>5</div> <div>0</div> <div>0</div> <div>0</div> <div></div> <div></div>	
Country	Malaysia	

3 When did they become a beneficial owner for the overseas entity?

Start date	<div>1</div> <div>6</div> <div>0</div> <div>8</div> <div>2</div> <div>0</div> <div>1</div> <div>1</div>
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4 When did they stop being a beneficial owner for the overseas entity?³

Tell us the date if they ceased to be a beneficial owner (if applicable).		3 If the overseas entity has disposed of land and this person is no longer a beneficial owner.
Ceased date	<div>d</div> <div>d</div> <div>m</div> <div>m</div> <div>y</div> <div>y</div> <div>y</div> <div>y</div>	

5 Are they on the UK sanctions list?

Tick the box if the beneficial owner is subject to sanctions (under section 9(2) of the Sanctions and Anti-Money Laundering Act 2018), if that information is publicly available.

☐ The beneficial owner is on the UK sanctions list.

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Application for registration of an overseas entity

6

What makes them a beneficial owner?

Select all that apply. If the beneficial owner meets the condition on account of being the trustee of a trust you must tell us and you'll need to enter trust information later in this form.

The beneficial owner:

- ☒ holds, directly or indirectly, more than 25% of the shares in the entity
- ☒ holds, directly or indirectly, more than 25% of the voting rights in the entity
- ☐ holds the right, directly or indirectly, to appoint or remove a majority of the board of directors of the entity
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- ☐ hold, directly or indirectly, more than 25% of the voting rights in the entity
- ☐ hold the right, directly or indirectly, to appoint or remove a majority of the board of directors of the entity
- ☐ have the right to exercise, or actually exercise, significant influence or control over the entity

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- ☐ hold, directly or indirectly, more than 25% of the shares in the entity
- ☐ hold, directly or indirectly, more than 25% of the voting rights in the entity
- ☐ hold the right, directly or indirectly, to appoint or remove a majority of the board of directors of the entity
- ☐ have the right to exercise, or actually exercise, significant influence or control over the entity

⚠ You must give trust information in **Parts 10, 11 and 12** if you selected one of the trustee or trust checkboxes.

The beneficial owner has the right to exercise, or actually exercises, significant influence or control over the activities of a partnership, unincorporated association or other entity, that is not a legal person under the law by which it is governed, and the members of that entity (in their capacity as such):

- ☐ hold, directly or indirectly, more than 25% of the shares in the overseas entity
- ☐ hold, directly or indirectly, more than 25% of the voting rights in the overseas entity
- ☐ hold the right, directly or indirectly, to appoint or remove a majority of the board of directors of the overseas entity
- ☐ have the right to exercise, or actually exercise, significant influence or control over the overseas entity

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Application for registration of an overseas entity

Part 13 Disposal of land**1****Disposal of land information**

The entity must tell us about any relevant dispositions of land or property in England, Scotland and Wales between 28 February 2022 and the date of this application. You must give the:

- date of the disposition or delivery of the deed
- registered title number of the qualifying estate or the title number of the title sheet in which the entity's interest is registered.

The overseas entity must tell us if it has made a registrable:

- disposition under the Land Registration Act 2002 (England and Wales)
- deed under the Land Registration (Scotland) Act 2012

Land title

Date	d	d	m	m	y	y	y	y
Title number								

Land title

Date	d	d	m	m	y	y	y	y
Title number								

Land title

Date	d	d	m	m	y	y	y	y
Title number								

Land title

Date	d	d	m	m	y	y	y	y
Title number								

Land title

Date	d	d	m	m	y	y	y	y
Title number								

Land title

Date	d	d	m	m	y	y	y	y
Title number								

Land title

Date	d	d	m	m	y	y	y	y
Title number								

Land title

Date	d	d	m	m	y	y	y	y
Title number								

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Additional information about disposal

If you've disposed of land during the transitional period and the information about the overseas entity was different when the land was disposed, give the details below.

The overseas entity must tell us if it has made a registrable:

- disposition under the Land Registration Act 2002 (England and Wales)
- deed under the Land Registration (Scotland) Act 2012

Part 13 Disposal of land

1

Disposal of land information

The entity must tell us about any relevant dispositions of land or property in England, Scotland and Wales between 28 February 2022 and the date of this application. You must give the:

- date of the disposition or delivery of the deed
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The overseas entity must tell us if it has made a registrable:

- disposition under the Land Registration Act 2002 (England and Wales)
- deed under the Land Registration (Scotland) Act 2012

Land title

Date	d	d	m	m	y	y	y	y
Title number								

Land title

Date	d	d	m	m	y	y	y	y
Title number								

Land title

Date	d	d	m	m	y	y	y	y
Title number								

Land title

Date	d	d	m	m	y	y	y	y
Title number								

Land title

Date	d	d	m	m	y	y	y	y
Title number								

Land title

Date	d	d	m	m	y	y	y	y
Title number								

Land title

Date	d	d	m	m	y	y	y	y
Title number								

Land title

Date	d	d	m	m	y	y	y	y
Title number								

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Application for registration of an overseas entity

2

Additional information about disposal

If you've disposed of land during the transitional period and the information about the overseas entity was different when the land was disposed, give the details below.

The overseas entity must tell us if it has made a registrable:

- disposition under the Land Registration Act 2002 (England and Wales)
- deed under the Land Registration (Scotland) Act 2012