

Accelerate Sustainable Healthy Living

TRADING
SYMBOL:
HFEN



HF ENTERPRISES INC.
(“HFE”)

“Health Forever”

Corporate Deck

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This presentation contains forward-looking statements that are based on our management's beliefs and assumptions and on information currently available to us. All statements other than statements of historical facts are forward-looking. These statements relate to future events or to our future financial performance and involve known and unknown risks, uncertainties and other factors that may cause our actual results, levels of activity, performance or achievements to be materially different from any future results, levels of activity, performance or achievements expressed or implied by these forward-looking statements. Forward-looking statements include, but are not limited to, statements about:

- Our goals and strategies;
- Our future business development, financial condition and results of operations;
- Expected changes in our revenue, costs or expenditures;
- Growth of and competition trends in our industry;
- Our expectations regarding demands for, and market acceptance of, our products;
- Our expectations regarding our relationships with investors, institutional funding partners and other parties with whom we collaborate;
- Our expectations regarding the use of proceeds from this offering;
- Fluctuations in general economic and business conditions in the markets in which we operate; and
- Relevant government policies and regulations relating to our industry.

In some cases, you can identify forward-looking statements by terms such as “may”, “could”, “will”, “should”, “would”, “expect”, “plan”, “intend”, “anticipate”, “believe”, “estimate”, “predict”, “potential”, “project,” or “continue” or the negative of these terms or other comparable terminology. These statements are only predictions. You should not place undue reliance on forward-looking statements because they involve known and unknown risks, uncertainties and other factors, which are, in some cases, beyond our control and which could materially affect results. Factors that may cause actual results to differ materially from current expectations include, among other things, those listed under the heading “Risk Factors” and elsewhere in the registration statement that we have filed with the U.S. Securities and Exchange Commission. If one or more of these risks or uncertainties occur, or if our underlying assumptions prove to be incorrect, actual events or results may vary significantly from those implied or projected by the forward-looking statements. No forward-looking statement is a guarantee of future performance.

The forward-looking statements made in this presentation relate only to events or information as of the date on which the statements are made in this presentation. Although we will become a public company after this offering and have ongoing disclosure obligations under United States federal securities laws, we do not intend to update or otherwise revise the forward-looking statements in this presentation, whether as a result of new information, future events or otherwise.

Years of
experience

>45

years
Excellent
Track
Record

From just **5 out of 35** previously restructured companies:

Approx. Current **Market Cap Over**
USD 19.9 Billion
AND GROWING

Bringing in **Profits** of over
USD 1 Billion
PER ANNUM

>7

Companies
restructured
over 7
industries

Average
Investment
multiple

48 X

For each
Investment

Heng Fai Enterprises Limited
Currently Known as ZH International Limited



Hong Kong Stock Exchange Listed
Restructured from the verge of Bankruptcy

Global Medical REIT



New York Stock Exchange Listed
Founded and Funded from Ground Zero

SingXpress Land Limited
Currently Known as SingHaiYi Ltd



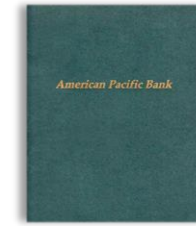
Singapore Exchange Listed
Restructured from the verge of Bankruptcy

China Gas Holdings Limited



Hong Kong Stock Exchange Listed
Restructured from the verge of Bankruptcy

American Pacific Bank



NASDAQ Listed
Recapitalized from the verge of Bankruptcy



INTER ASIA



American Pacific Bank



Accelerate Sustainable Healthy Living



Mr. Chan Heng Fai
Chairman



Vision

Accelerate Sustainable
Healthy Living

Mission

Providing a Healthy Living
Ecosystem, Encompassing
Housing, Transport, Energy,
alternative Health
Food & Beverage and
BioHealth Impact products



¹ Owns 19.9% in common shares of DSS and have Preferred Convertible Stock (assuming no ownership beneficial limitation) to own up to 62.3% of DSS on an enlarged basis



Presence Across
6 Countries



>108
Employees



>50,000
Distributors

6 MAIN DIVISIONS WITH EXPONENTIAL GROWTH POTENTIAL



PROPERTY
DEVELOPMENT



DIRECT SALES



DIGITAL
TRANSFORMATION
TECHNOLOGY



ASSET MANAGEMENT



BIOHEALTH



OTHER BUSINESS
ACTIVITIES

TRADING
SYMBOL:
40V



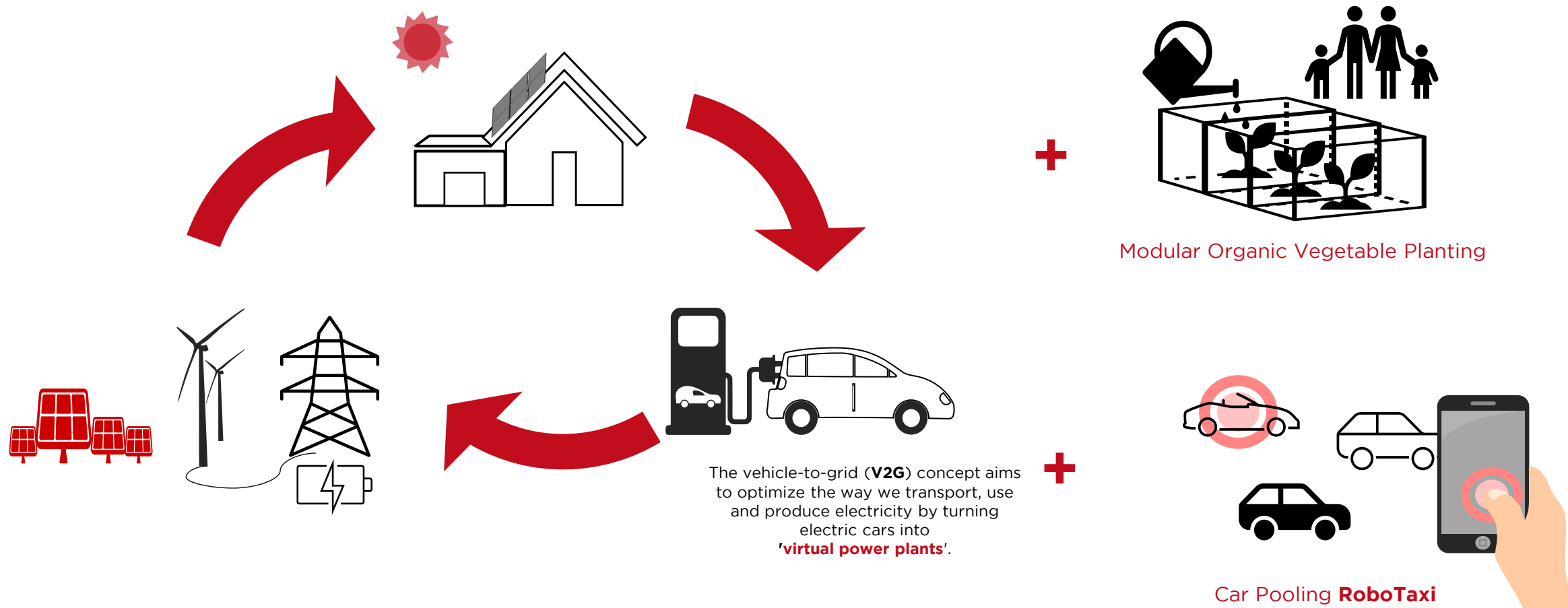
Listed on
Singapore Exchange for
TRANSPARENCY

Each division is headed by a
STRONG AND EXPERIENCED
team of management in
their respective field

8

Board of Directors
FOR GOOD GOVERNANCE





For Around The Clock **Effective** Energy Usage + Possible **Monetary Gains** Through Sale Of Excess Stored Energy + RoboTaxi Services

HOME GROWN ORGANIC VEGETABLES – BY CHILDREN



Educating Children to Grow Organic Vegetables for the Family



HIGH TECH ORGANIC VERTICAL FARMING



BALLENGER RUN COMMUNITY DEVELOPMENT

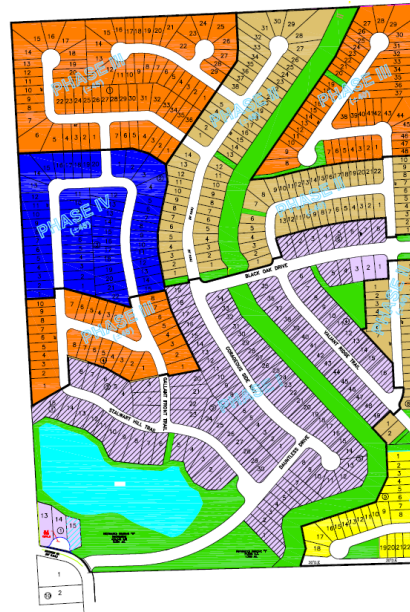
Ballenger Run, Maryland

NVR

100% PRESOLD



BLACK OAK COMMUNITY DEVELOPMENT



BUILDING OVER
500
Alset Ecosystem
Homes

PHASES
BLACKOAK SUBDIVISION
MONTGOMERY COUNTY, TEXAS
1"=300'
JANUARY 28, 2020



**SUSTAINABLE TRANSPORT
+
SUSTAINABLE LIVING
+
SUSTAINABLE ENERGY**

STRATEGY 1

BUILD FOR **SALE**

WHAT DO YOU GET WHEN YOU **BUY** OUR HOMES

- ✓ **BUY** ALSET-STYLE HOME
- ✓ **FREE** SOLAR ENERGY SYSTEM
- ✓ **FREE** TESLA CAR

BUY/RENT OUR HOMES



STRATEGY 2

BUILD FOR **RENT**

WHAT DO YOU GET WHEN YOU **RENT** OUR HOMES

- ✓ **RENT** ALSET-STYLE HOME
- ✓ **COMES WITH** SOLAR ENERGY SYSTEM
- ✓ **COMES WITH** A TESLA CAR

✓ **FREE** SOLAR ENERGY SYSTEM



Solar Roof, Power Wall

STRATEGY 3

TRANSFER TO **REIT**

American Home REITs INC. (AHR)



**AMERICAN
HOME REIT**

TARGET: **8%** Yield

✓ **FREE** TESLA CAR



Strategies in development



NYSE LISTED PLATFORM (NYSE: DSS)

EXISTING BUSINESSES:



PROTECT



VERIFY



TRACK



NEW BUSINESSES:



Accelerate Sustainable Healthy Living

DSS NOTICE OF 2020 ANNUAL MEETING OF STOCKHOLDERS (DEF 14A)

Date Filed: 2020-11-02



Increasing the Beneficial Ownership Limitation

4. To approve, pursuant to Rule 713 of the NYSE American, the potential issuance of shares of the Corporation's common stock, par value \$0.02 per share, representing equal to or greater than 20% or more of presently outstanding stock, issuable upon conversion of our Series A Convertible Preferred Stock, issued by the Company to Global BioMedical Pte. Ltd on August 21, 2020 in accordance with the Share Exchange Agreement dated April 27, 2020, by increasing the beneficial ownership limitation of the Series A Convertible Preferred Stock; and

Changing of name to be under the Alset Brand

5. To approve the reincorporation of the Company from New York to Texas, pursuant to a merger of the Company with and into a newly-formed Texas corporation that will initially be a wholly-owned subsidiary of the Company, resulting in a change in name of the Company from "Document Security Systems, Inc." to "Alset, Inc."



IMPACT BIOMEDICAL INC.

BIOMEDICAL TECHNOLOGIES

VISIT WEBSITE



MOSQUITO TECHNOLOGY

Functional Fragrance Formulation ("3F")

A suite of functional fragrances developed for industrial and medical applications



PANDEMIC RESEARCH

Equivir

A patented medication with broad antiviral activity



LINEBACKER PLATFORM

LineBacker

Broad-spectrum universal therapeutic platform



ALTERNATIVE SUGAR

Laetose

Natural functional sugar

Accelerate Sustainable Healthy Living

PRODUCTS



COMING SOON





Sharing Services has achieved sales revenue of approximately **US\$ 135 Million**

"Ranked **#48** Globally"



Trading Symbol:

SHRG

Market Cap:

US\$123.3 Mil¹

¹ Market Cap at its peak as of 12 Aug 2020.
DSS owns 32.2% of Sharing Services

Accelerate Sustainable Healthy Living

PRODUCTS

- HEALTH SUPPLEMENTS
- HEALTHY FOOD INGREDIENTS
 - Low-GI noodles
 - Low-GI bread
 - Low-GI sugar
 - Low-calorie sugar
 - Low-fat chips
- 80LESS™ SUGAR
- LOW FAT CHIP
- COSMETIC COLLAGEN : OVICOLL™
- NATSHIELD™



NatShield™



OVICOLL™



PIPELINE

Program	Preclinical	Phase 1	Phase 2	Phase 3	Marketed
AR-67	Planning for next clinical studies with FDA				
RUBITECAN/ORATHECIN Pancreatic Cancer	Reviewing previous Phase III Data				
MITOZYTREX Stomach, pancreatic cancers	Assessing partner potential and next steps				

Vivacitas is targeting the most aggressive cancers by developing and bringing to market the following later-stage programs.

Development Platform

Rubitecan /
Orathecin
AR-67

Innovation Platform

Novel Technology
Platform for Improving
Chemotherapeutic
Drugs



HF ENTERPRISES INC.
Ecosystem Chart



DIRECTORS, MANAGEMENT AND ADVISORS



Chan Heng Fai
Executive Chairman



Ang Hay Kim Aileen
Executive Director



Lui Wai Leung Alan
Chief Financial Officer



Rongguo Wei
Chief Financial Officer



Michael Gershon
Chief Legal Counsel



Andrew Stuber



John "JT" Thatch



Wong Tat Keung



Charles MacKenzie



Robert Trapp



Enterprises Inc.

Accelerate Sustainable Healthy Living

THANK YOU