

TENANCY AGREEMENT

BETWEEN

JTW INTERIORS Q (M) SDN BHD

1086293-T

(LANDLORD)

AND

PINETREE FIELD SDN BHD

1402586-U

(TENANT)

ON

**P-01-03A, 1ST FLOOR, TROPICANA AVENUE, 12 PERSIARAN
TROPICANA PJU 3, TROPICANA GOLF AND COUNTRY RESORT,
47410, PETALING JAYA, SELANGOR.**

Y. Sme

THIS AGREEMENT is made the day and the year stated in **Part One** of the Schedule annexed hereto (which said Schedule shall hereinafter be referred to as "the Schedule") BETWEEN the party whose name and address appear in **Part Two** of the Schedule (hereinafter called "the Landlord " which expression shall where the context so admits include his heirs and personal representatives if any and successors in title and assigns) of the one part **AND** the party whose name and address appear in **Part Three** of the Schedule (hereinafter called "the Tenant" which expression shall where the context so admits include his heirs and personal representatives if any and successors in title and permitted assigns) of the other part.

**ARTICLE 1
RECITALS**

Section 1.01

Landlord is the registered/beneficial owner of the property described in **Part Four** of the Schedule (hereinafter referred to as "The Demised Premises").

Section 1.02

The Landlord has now agreed to grant to the Tenant and the Tenant has agreed to accept a tenancy subject to the stipulation and covenants hereinafter set forth and contained.

**ARTICLE 11
TENANCY**

Section 2.01 - **Agreement For Tenancy**

The Landlord hereby grants and Tenant hereby accepts a tenancy of the whole of the Demised Premises for the terms stated in **Part Five** of the Schedule and with effect from the day and the year set out in **Part Six** of the Schedule and terminating on the day and the year stipulated in **Part Seven** of the same at the rental and payable in the manner stipulated in **Part Eight** of the Schedule (which said rental is hereinafter referred to as "the reserved rent").

**ARTICLE III
DEPOSIT**

Section 3.01 – Deposit

The Tenant shall upon the execution of this Agreement and as security towards the due observance compliance and performance of the Tenant 's covenants herein contained deposit with the Landlord the sum stipulated in **Part Nine** of the Schedule (hereinafter referred to as "the said deposit") which said deposit shall after deducting there from such monies as may be found to be owing or payable by the Tenant by virtue of the provision herein contained be refunded to the Tenant free of interest at the expiration of this Tenancy or any renewal hereof. The said deposit shall under no circumstances be used or applied by the Tenant to offset any reserved rent outstanding except with the consent in writing of the Landlord. Without prejudice to the Landlord's rights to claim other costs or damages, the said deposit shall be forfeited absolutely in the event the Tenant terminates this Tenancy before the expiration of the term herein stated.

**ARTICLE IV
TENANT'S COVENANT WITH LANDLORD**

Section 4.01 - Payment of Rent

The Tenant shall pay the rent hereby reserved or any revised rent in advance monthly punctually (whether formally demanded or not) without a deduction and in the manner aforesaid to the Landlord at his address herein stated or at any other address as the Landlord may inform the Tenant. If the Tenant failed to pay the monthly rental after seven (7) days from the first of every month to Landlord reserved the right to evict the Tenant from the premise.

Section 4.02 - Payment of Electricity, Water Consumption, Sewerage and Telephone Charges

The Tenant shall pay all water, electricity, sewerage, gas, telephone bills and the maintenance of the purification or conservancy system (if any). All bills must be paid within seven (7) working days from the date of issuance and photocopies of the receipts must be forwarded to the Landlord before the 7th day of each month.

Section 4.03 - To Permit The Landlord To Enter And View Condition

The Tenant shall permit the Landlord and his servants or agents with or without workmen and others with pre-arranged appointment with the Tenant to enter and view the condition of the Demised Premises.

Section 4.04 - Prohibition Against Undesirable Use

The Tenant shall not use the demised premises for any illegal, unlawful or immoral purpose nor to do or permit to be done any act or thing which may become a nuisance or given reasonable cause for complaint from any of the other tenants or any other buildings adjoining the Demised Premises.

Section 4.05 - To Use Demised Premises For A Particular Purpose Only

The Tenant shall not use the Demised Premises or any part thereof for any purpose other than for the purpose specified in **Part Ten** of the Schedule.

Section 4.06 - Fire Insurance

The Tenant shall not do anything whereby any insurance policy or policies in respect of the said Demised Premises against loss or damage by fire for the time being subsisting may be rendered void or voidable, or whereby the rates of premium therein may be increased and to repay to the Landlord on demand the increase in premium and all expenses incurred in or pursuant to any renewal of any policies rendered necessary by a breach or non-observance of this covenant without prejudice to the other rights of the Landlord.

Section 4.07 - Restriction Against Subletting And Assignment

The Tenant shall not sublet, assign, or part with the legal or actual possession of the Demised Premises or any part thereof to any person or person whomsoever or to any corporations **except** with the prior consent in writing of the Landlord first had obtained.

Section 4.08 - On Determination of Tenancy

The Tenant shall at the expiration or sooner determination of the tenancy hereby created or any renewal hereof to peaceably quit and deliver possession of the Demised Premises in good care and tenantable condition to the Landlord promptly. The Tenant shall at his own costs and expenses to reinstate all additions and alterations to its original condition and remove all debris, rubbish, furniture, fittings and movables installed by him. During the term of this Tenancy, to allow the Landlord or his representatives at all reasonable times and by prior appointment to bring any interested parties to view the said Premises in the event of a prospective sale thereof.



Section 4.09 – Unilateral Termination by the Tenant

Not to terminate the tenancy unilaterally during the said Term. If the Tenant desires to terminate the tenancy before the expiration of the said Term, without prejudice to the Landlord reserved the rights to forfeit all the deposits in the event the Tenant terminates this Tenancy before the expiration of the term herein stated. If the Tenant was to terminate the tenancy less than 12 months after the commencement date, in addition to the forfeiture deposits the Tenant shall pay the Landlord 2 months rental for the fit-out period.

Section 4.10 - Damage to Demised Premises

The Tenant shall be responsible for and to indemnify the Landlord against all damage occasioned to the Demised Premises or any adjacent or neighboring premises or to any person caused by any act, default or negligence of the Tenant or the servants, agents or licensees of the Tenant and to pay and make good to the Landlord all and every loss and damage whatsoever incurred or sustained by the Landlord as a consequence of every breach or non-observance of the Tenant's covenants herein contained and to indemnify the Landlord and the Landlord's estate effects from and against all action, claims, liability, cost and expenses thereby arising.

Section 4.11 – Damage to Structural Demised Premises

To permit the Landlord and/or its authorized agents with or without workmen or others at all reasonable time to enter upon and to examine the condition of the Demised Premises and the said fittings and fixtures therein and to execute repairs to the same without disruption to the business.

Section 4.12 – Prohibition to Make Structural Alterations

The Tenant may not make any structural alteration including hanging of any decorations, pictures or banners to the Demised Premises without prior written consent from the owner.

Section 4.13 – Prohibition of Rearing Pets, etc

Not to rear and to ensure that chickens, ducks or other poultry or pets are not reared in the Demised Premises or any part thereof.

Section 4.14 – To obtain License (s), etc

To obtain and maintain at its own expense all governmental license(s), permits(s), registration(s), (including trade name) and other consent(S) necessary for the conduct of the Tenant business in Part 10 of the Schedule and to submit copy(ies) of the same to the Landlord upon request.

Section 4.15- Air-Conditioning Unit(s) Installation

All air-conditioning unit(s) must be placed at the back of the Demised Premises and or to be placed at the proper place as provided by the developer.

Section 4.16 - Sales And Service Tax

a) Sales And Service Tax Exclusive

All amounts paid or payable to the Landlord under this Clause and this Agreement ("**Dues**") are expressed on a Sales And Service Tax exclusive basis if applicable.

**ARTICLE V
LANDLORD'S COVENANTS WITH TENANT**

Section 5.01 - To Pay Rates And Assessments

That during the tenancy hereby created the Landlord will bear, pay and discharge all present quit rent, city hall taxes, assessment and outgoing imposed on and payable in respect of the Demised Premises other than those herein before agreed to be paid by the Tenant.

Section 5.02 - Peaceful Use of Demised Premises

Provided that the Tenant shall pay the reserved rent promptly as it falls due and observe and perform his part of this Agreement to permit the Tenant to enjoy the Demised Premises without any disturbance by the Landlord or those lawfully claiming under the Landlord.

Section 5.03 (a) - Maintenance

To maintain and keep the Demised Premises including the main structure, walls, floors, roofs, doors, windows, drains, sewerage, piping system and electrical wiring of the Demised Premises in good and tenantable repair and condition throughout the term hereby created except where such repairs become necessary as a result of any willful act or default of the Tenant.

Section 5.03 (b) - Grease Trap

The Tenant shall ensure the kitchen Grease Trap to be serviced /cleaned on a weekly basis to avoid blockage to the water outlet piping system and overflowing of oil sludge onto the surrounding floor surface.



Section 5.04 - **Adequacy of Insurance**

The Landlord shall provide adequate insurance coverage of the building fixtures and fittings (Tenant's belongings excluded) against fire with a recognized insurance company during the term of the Tenancy PROVIDED ALWAYS that the provisions of this covenant shall not be deemed to bind the Landlord to insure against consequential loss or damage to destruction of any furniture fittings, fixtures, stock in trade or other goods, chattels or effects of the Tenant situated in or upon the Demised Premises.

Section 5.05 - **Option To Renew**

If the Tenant shall be desirous of taking a tenancy of the Demised Premises for a further term if any stipulated in **Part Eleven** of the Schedule from the expiration of the term hereby granted at the rent and upon the term and conditions set forth in **Part Eleven** of the Schedule and shall not less than two (2) months before the expiration of the term hereby granted give to the Landlord notice in writing of such his desire. The Landlord shall decide whether to extend the rental period of the Tenant, the rental period of the Tenant and the revised Rent for the extension period.

Section 5.06 - **Permit of Usage by Landlord**

The Tenant shall **not use** the Demised Premises or any part thereof for any other purpose especially for selling and or display of coffin or casket and or other wood based products other than for the purpose as specified in **Part Ten** of the first Schedule as permitted by the Landlord.

Section 5.07 (a) - **Permission on Renovation Works**

To permit the Tenant its servants or agents at the Tenant own cost and expense to effect such renovations as necessary provided such renovations have been approved by the Landlord for the Tenant's business upon the Demised Premises provided that the Tenant has obtained all necessary permits and authorizations from the relevant authorities for the said renovations on the Demised Premises and the said renovations are in compliance with all laws, regulations, by law and rules affecting the same whether now in force or enacted hereafter.

Section 5.07 (b)

The Tenant shall be entitled to affix signboard(s) or signage(s) on the structures and/or fittings on the exterior walls of the Demised Premises at his own cost & expense to indicate its existence on the Demised Premises.

Section 5.08 - **Refund of the Deposits**

At the expiry of the said Term or sooner determination of this tenancy to refund forthwith to the Tenant the said deposits free of interest as specified in section 3.01



hereof less any deduction authorized to be made pursuant to the provisions herein stated in this Agreement.

**ARTICLE VI
MUTUAL COVENANTS**

Section 6.01 - Default

If the Tenant shall:

- a) fail to pay the rent hereby reserved within seven (7) days after the same becomes due and payable (whether formally demanded or not) or
- b) commit a breach of any term or covenant in this Agreement set forth and contained or
- c) commit an act of bankruptcy or enter into any composition or arrangement with his creditors or being a company enter into liquidation whether compulsory or voluntary other than for the purposes of reconstruction or amalgamation or suffer any execution to be levied against him or his goods,

then and in any such case, it shall be lawful for the Landlord or his representative to enter and seal the Demised Premises at any time thereafter and to terminate this Tenancy. This Agreement shall become null and void and be of no effect and the said deposit shall immediately be forfeited to the Landlord but without prejudice to any other rights of the Landlord in respect of any breach of the Tenant's covenant herein contained.

Section 6.02 - Natural Damages

If the Demised Premises or any part thereof shall at any time during the term of this Tenancy be destroyed or so damaged by fire, storms or any Act of God as to be unfit for occupation or use, either party shall have the right forthwith to determine this Tenancy subject to which the rent reserved or a fair proportion thereof according to the nature and extent of this damage sustained shall be suspended until the Demised Premises shall be rendered fit for occupation and use.

Section 6.03 - Determination

If no such termination notice in writing has been received by the Landlord by the said date, it shall be absolutely stipulated that this Tenancy shall be terminated on the **Part Seven** and the Tenant shall thereupon yield up vacant possession of the Demised Premises under **Section 4.08** hereof.

Section 6.04 - First Right Of Refusal - Disposal of the Demised Premises



In the event that the Landlord decides to sell the Demised Premises, the Landlord shall notify the Tenant specify the selling price and all other material terms, the Tenant shall notify the Landlord whether the Tenant or a person designated by the Tenant elects to purchase. If the Tenant has not elected to purchase within thirty (30) day period described above, the Landlord may proceed with the sale to the proposed purchaser. The Landlord will give notice to the Purchaser of the rights of the Tenant herein and shall obtain from the Purchaser an undertaking to observe and perform the Landlord's covenants herein provided and not to do any act or thing in derogation hereof.

Section 6.05 – Notice in Writing

Any notice required to be served hereunder shall be in writing and shall be deemed sufficiently served on the Tenant if addressed to him and left at or sent by registered post to the demised premises and shall be deemed sufficiently served on the Landlord if addressed to him and left at or sent by registered post to the Landlord at the address mentioned hereinafter. Any notice sent by registered post shall be deemed to have been given at the time when it would have been delivered and received in the ordinary course of post.

Section 6.06 – Time of the Essence

Time wherever mentioned herein shall be of the essence of this contract.

Section 6.07 – Cost of Tenancy Agreement

All costs, charges and expenses incurred in respect of this Agreement including stamping fees shall be borne and paid for by the Tenant.

Section 6.08 - Expressions

In this Agreement where the context so admits, the following expressions shall have the following meaning:

- a) words importing the masculine gender only shall be deemed to include the feminine and neuter genders;
- b) the singular shall include the plural and vice versa.

~~~~~ End of Tenancy Agreement ~~~~~

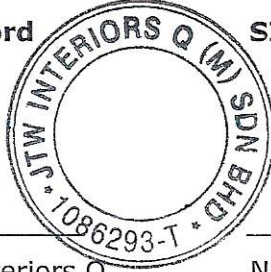
IN WITNESS WHEREOF the parties have hereunto set their hands the day and the year



first abovementioned.

**SIGNED by the Landlord**

**SIGNED by the Tenant**



**PINETREE FIELD SDN BHD**  
202101002286 (1402586-U)  
No. 5, Jalan Turmalin Empire 7/121  
Section 7, 40000 Shah Alam,  
Selangor Darul Ehsan.

Name : JTW Interiors Q  
(M) Sdn Bhd

Name : Pinetree Field Sdn Bhd  
(1402586-U)

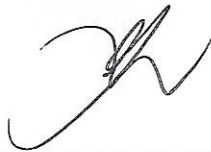
Chin Wai Lan  
Director

Co. Reg. No : 1086293-T

NRIC No : 740226-14-5012

**in the presence of:**

**in the presence of:**



Name : Chan Chor Wai  
REN No : 20298

Name : Chan Chor Wai  
REN No : 20298



## SCHEDULE

(Which is to be taken and construed as an essential and integral part of this agreement)

|                                                                 |                                                                                                                                                                                                                                               |
|-----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1) Date of Agreement                                            | 11/11/2021                                                                                                                                                                                                                                    |
| 2) Landlord Name<br>NRIC/Co. Registration<br>Tel No.<br>Address | JTW Interiors Q (M) Sdn Bhd<br>1086293-T<br>0123255028<br>P-01-03A, 1st Floor Tropicana Avenue, 12, Persiaran Tropicana PJU3, Tropicana Golf & Country Resort, 47410 Petaling Jaya, Selangor.                                                 |
| 3) Tenant Name<br>Co. Registration<br>Tel No.<br>Address        | Pinetree Field Sdn Bhd<br>1402586-U<br>0123096430<br>5, Jalan 7/12D, 40000 Shah Alam, Selangor.                                                                                                                                               |
| 4) Property Address                                             | Unit no : P-01-03A, 1st Floor Tropicana Avenue, 12, Persiaran Tropicana PJU3, Tropicana Golf & Country Resort, 47410 Petaling Jaya, Selangor.                                                                                                 |
| 5) Duration of Tenancy                                          | 2 (two) Years                                                                                                                                                                                                                                 |
| 6) Date of Commencement                                         | 1/12/2021                                                                                                                                                                                                                                     |
| 7) Date of Termination                                          | 30/11/2023                                                                                                                                                                                                                                    |
| 8) Reserved Rent                                                | RM 13,000.00 per month<br>(Ringgit Malaysia Thirteen thousand only )                                                                                                                                                                          |
| Mode of payment                                                 | <b>BANK A/C : RHB Bank 21217000057089<br/>JTW Interiors Q (M) Sdn Bhd</b>                                                                                                                                                                     |
| Term of Payment                                                 | The Rental shall be payable in advance on or before the 7 <sup>th</sup> of each month.                                                                                                                                                        |
| 9) Deposits a) Security                                         | RM 26,000.00 for ( two ) months<br>(Ringgit Malaysia Twenty Six thousand only )                                                                                                                                                               |
| b) Utility                                                      | RM 13,000.00<br>(Ringgit Malaysia Thirteen thousand only )<br><br><b>THESE DEPOSITS SHALL NOT BE USED TO OFFSET<br/>WITH ANY OUTSTANDING MONTHLY RENT</b><br><br>One-month rental RM13,000.00 payment in advance from 1/12/2021 to 31/12/2021 |
| 10) Purpose of Property                                         | Café                                                                                                                                                                                                                                          |

*[Handwritten Signature]*



|                                     |                                                                                                            |
|-------------------------------------|------------------------------------------------------------------------------------------------------------|
| <b>11) Option of Renewal</b>        | 1-year subjected to Landlord's agreement                                                                   |
| <b>12) TNB/Air Selangor Reading</b> | Tenant is required to apply the supply of electricity & water under their own name from TNB & Air Selangor |
| <b>13) Fit out period</b>           | Nil                                                                                                        |
| <b>13) Terms of Option</b>          | Subjected to Landlord's agreement                                                                          |

Page 2

15. Samsung 2 door fridge 1no
16. Berjaya Chest freezer 1no
17. Berjaya Stainless Steel grease trap with necessary PVC piping 1no  
**Note: To be cleaned every 5 to 7 days**

**Serving / Buffet Area**

18. Built-in L-Shape serving counter with storage facility ( 7 open shelves / 7 drawers + 2 extra large drawers and 1 corner swing door. Exposed surface in Formica cement effect lamination. 1no
19. Pendant light above L-shape serving counter 5nos

**Hand Wash Area**

20. Built-in basin cabinet with round White ceramic basin and water tap. White solid surface with back-splash 1no
21. Wall mounted touchless hand soap dispenser 1no

**Back storage Area**

22. L-shape wall mounted storage shelves 1 lot

**Cashier Area**

23. U-shape built-in counter size: 2660/ 1970L x 3430W x 760H comprising drawers, swing doors, overhead storage compartment with Blum flap-up doors. Incorporated with this unit a central switch / dimmer panel / CCTV recorder & central key holder 1 set
- 23a. Office chair 2nos

**INVENTORY LIST 1**

Date: 9<sup>th</sup> November 2021

**Kitchen Area**

1. Stainless Steel 3 bowl sink unit size: 1450L x 600W x 850H with 3nos water mixer ( pull out shower head ) 1no
2. Stainless steel Large single bowl sink unit with drainer size: 1200L x 600W x 850H 1no
3. Stainless Steel wall mounted shelf / dish drainer size: 1200L x 300W 4nos
4. Stainless Steel magnetic wall mounted knife holder 2nos
5. Stainless Steel wall mounted utility hanging rod with hooks 2nos
6. Mild Steel cooker worktop size: 2000L x 600W x 820H with fixed storage shelf and stainless steel pull out basket & 2nos storage trolleys 1no
7. Wall mounted 3 elements water filter 1no
8. Stainless Steel Exhaust hood with ducting connecting to central exhaust system outlet 1no
9. Stainless Steel 4 tier storage rack size: 1200L x 480W x 1550H 1no
10. Mild Steel worktop table with glass top and bottom timber shelf size: 1570L x 460W x 760H 1no
11. As above size: 1200L x 460W x 760H 1no
12. Mild Steel table with timber worktop size: 1570L x 460W x 760H 2nos
13. Wall mounted timber shelf size: 1200L x 300W 1no
14. Wall mounted timber spice shelf size: 1100L x 100W 1no

cont/...

cont/...

Page 3

**Dining Area**

- |     |                                                                                                    |       |
|-----|----------------------------------------------------------------------------------------------------|-------|
| 24. | Rectangular café table size: 800L x 600W x 760H<br>in Formica cement effect top and cast iron legs | 9nos  |
| 25. | Round café table size: 800 diameter x 760H<br>with metal tulip base                                | 4nos  |
| 26. | Black café dining chairs with armrest                                                              | 30nos |
| 27. | Timber curtain pelmet ( mounted at ceiling<br>mild steel frame ) including curtains                | 3nos  |
| 28. | 3.5 seater fabric upholstered sofa size: 2100L x<br>1050W x 850H                                   | 1no   |

**Loft / Mezzanine Floor**

- |     |                                                                                 |       |
|-----|---------------------------------------------------------------------------------|-------|
| 29. | Carrier 10hp indoor blower with ducting to ground<br>floor and mezzanine floor. | 1 set |
|     | <b>Note:</b> a. Landlord shall box-up the above aircon<br>blower unit.          | 1 lot |
|     | b. Landlord shall supply and install ceiling<br>lights                          | 1 lot |





JTW INTERIORS Q (M) SDN BHD BRN: 1086293-T  
P-01-03A, 1<sup>st</sup> Floor, Tropicana Avenue, 12 Persiaran Tropicana, PJU 3  
Tropicana Golf & Country Resort, 47110 Selangor Darul Ehsan  
Tel: 03-860553687 Fax: 03-86053647

Date: 9<sup>th</sup> November 2021

**INVENTORY LIST 2**  
( Items on Loan to Tenant )

- |    |                                                                                                                            |       |
|----|----------------------------------------------------------------------------------------------------------------------------|-------|
| 1. | Decorative Wall pictures in various sizes                                                                                  | 12nos |
| 2. | Solid Nyatoh Rectangular dining table size:<br>2440L x 1100W x 760H ( 8 seater table )                                     | 1no   |
| 3. | Halo UK rectangular crystal chandelier to<br>match the above rectangular dining table                                      | 1no   |
| 4. | Halo UK center piece crystal chandelier                                                                                    | 1no   |
| 5. | Custom made storage cabinet with 4 drawers<br>and 4 swing doors with glass top ( Black )<br>( located at serving counter ) | 1no   |

**Note:** The Landlord has full discretion to remove  
the above listed items by giving 1 month  
notice to the tenant.



PARTICULARS OF DIRECTOR

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Director Name     | CHIN WAI LAN                                                                   |
| ID Type           | NRIC                                                                           |
| Identification No | 740226145012                                                                   |
| Nationality       | MALAYSIA                                                                       |
| Address           | NO 5, JALAN TURMALIN EMPAT, 7/12D SECTION 7, 40000 SHAH ALAM SELANGOR MALAYSIA |
| Date of birth     | 26/02/1974                                                                     |
| Race              | CHINESE                                                                        |
| Email             | pineetree.group@gmail.com                                                      |

COMPANIES ACT 2016  
Section 14  
APPLICATION FOR REGISTRATION OF A COMPANY

| PARTICULARS OF COMPANY     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proposed name              | PINETREE FIELD SDN. BHD.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Lodging Reference No       | PAC151220203201507                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Purpose                    | N - NEW INCORPORATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Company Type               | S - LIMITED BY SHARES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Sub Type                   | SDN. BHD.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Incorporation Date         | 19/01/2021                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Registration No.           | 202101002288 (1402596-L)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| General nature of business | MSIC Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 1                          | Activities of holding companies<br>64200                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 2                          | Other information, technology service activities n.e.c.<br>62099                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 3                          | Other retail, sale in non-specialized stores n.e.c.<br>47199                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Business Description       | TO CARRY ON THE BUSINESS OF AN INVESTMENT COMPANY AND FOR THAT PURPOSE TO ACQUIRE AND HOLD EITHER IN THE NAME OF THE COMPANY OR IN THAT OF ANY NOMINEE SHARES, STOCKS, DEBENTURES, DEBENTURE STOCK, BONDS, NOTES, OBLIGATIONS AND SECURITIES ISSUED OR GUARANTEED BY ANY COMPANY, ALSO TO PROVIDE INFORMATION TECHNOLOGY, MANAGEMENT AND CONSULTANCY SERVICES AND TO ACT AS CONSULTANTS, TO ANY PERSON, FIRM OR CORPORATION, AND LASTLY TO CARRY ON ALL OTHER RETAIL SALE IN NON-SPECIALIZED STORES N.E.C WHICH ANY OF THE COMPANY'S OBJECTS ALL OTHER RELATED BUSINESS WHICH THE DIRECTOR CONSIDER ADVANTAGEOUS OF THE COMPANY |
| Registered Address         | GFG TOWER 1ST FLOOR A1, NO.65, JALAN RAJA BOT, KAWASAN 18 41400 KLANG SELANGOR MALAYSIA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Email                      | charlyong@greatinfo.com.my                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Office No                  | 60162437300                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Fax number                 | NIL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Business Address           | NO. 5, JALAN 7/12D, 40000 SHAH ALAM SELANGOR MALAYSIA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Office No                  | NIL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Fax number                 | NIL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

**Declaration**

I confirm that the facts and information stated in this document are true and to the best of my knowledge.

Name : GOH KOK WEI  
Date of Application : 19/01/2021

**ATTENTION:**

It is an offence under section 591 of the Companies Act 2016 to make or authorize the making of a statement that a person knows is false or misleading and that person may be liable, upon conviction, to imprisonment for a term not exceeding ten years or to a fine not exceeding RM3 million or to both.

**Lodger Information**

|                          |                                                                                                                      |
|--------------------------|----------------------------------------------------------------------------------------------------------------------|
| Name                     | GOH KOK WEI                                                                                                          |
| NRIC                     | 790830080069                                                                                                         |
| Prescribed body          | Malaysian Institute of Accountants (MIA)                                                                             |
| License No/Membership No | MIA33859                                                                                                             |
| Address                  | NO. 8-1, FIRST FLOOR, JALAN RADIN BAGUS 8, BANDAR BARU SRI PETALING<br>KUALA LUMPUR 57000 W.P. KUALA LUMPUR MALAYSIA |
| Phone No.                | 0123577191                                                                                                           |
| Email                    | gohkokwei830@gmail.com                                                                                               |

**PARTICULARS OF MEMBER**

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Member Name       | CHEN FUNN SENG                                                  |
| ID Type           | NRIC                                                            |
| Identification No | 721005105443                                                    |
| Nationality       | MALAYSIA                                                        |
| Address           | 10 JALAN SERINDIT, TAMAN ENG ANN, 41150 KLANG SELANGOR MALAYSIA |
| Race              | CHINESE                                                         |
| Email             | hanson.pmi@gmail.com                                            |
| Price per share   | 1,0000                                                          |
| Class of share    | Ordinary                                                        |
| Number of share   | 10                                                              |

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Member Name       | CHIN WALAN                                                                     |
| ID Type           | NRIC                                                                           |
| Identification No | 740226146012                                                                   |
| Nationality       | MALAYSIA                                                                       |
| Address           | NO 5, JALAN TURMALIN EMPAT, 7112D SECTION 7, 40000 SHAH ALAM SELANGOR MALAYSIA |
| Race              | CHINESE                                                                        |
| Email             | pinetree.fgroup@gmail.com                                                      |
| Price per share   | 1,0000                                                                         |
| Class of share    | Ordinary                                                                       |
| Number of share   | 90                                                                             |

|                        |     |
|------------------------|-----|
| Total number of shares | 100 |
|------------------------|-----|

*Goh Kok Wei*





COMPANIES ACT 2016  
(ACT 777)

SECTION 17

**CERTIFICATE OF INCORPORATION  
OF PRIVATE COMPANY**

This is to certify that

**PINETREE FIELD SDN. BHD.  
202101002288 (1402586-U)**

is, on and from the 19<sup>th</sup> day of January 2021, incorporated under the Companies Act 2016, and that the company is a company limited by shares and that the company is a private company.

Dated at **KUALA LUMPUR** this 19<sup>th</sup> day of January 2021.

**NOR AZIMAH BINI ABDUL AZIZ**  
REGISTRAR OF COMPANIES  
MALAYSIA



User id: Charlyong

Date: Wed Jan 20 16:25:19 2021

This certificate is generated from MYDATA SSM Services as at 20/01/2021 16:25:19  
MENARA SSM@SENTRAL, NO.7, JALAN STESEN SENTRAL 5, KUALA LUMPUR SENTRAL, 50470 KUALA LUMPUR.  
TEL : 03-2299 4400 FAX : 03-2299 4411

Printing Date: 20/01/2021  
1 / 1