

6. PARTICULARS OF * DIRECTORS / PARTNERS / PROPRIETOR OF COMPANY

6.1 Name and Address

| NAME | POSITION |
|------|----------|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

IMPORTANT NOTE

During submission, please attach a copy of :-

1. Memorandum of Article
2. Form 24 }
3. Form 49 } Certified by your Company Secretary
4. Form 44 }
5. Flow chart explaining the manufacturing processes.

6.2 Business Registration Number (if sole Proprietorship or Partnership) or Certificate of Incorporation (if Limited Company) _____

7. CAPITAL STRUCTURE (In Malaysian Ringgit)

| | | | |
|-------|---|----------------------|--------------|
| 7.1 | Authorised Capital | RM | _____ |
| 7.2 | Proposed Called-up Capital | RM | _____ |
| 7.3 | Paid-up Capital | RM | _____ |
| 7.4 | Loan Capital | RM | _____ |
| 7.5 | State sources of loans - local / foreign bank overdrafts, etc. | | _____ |
| 7.6 | Equity Participation | | |
| 7.6.1 | Percentage (%) Local - Bumiputera | | _____ |
| 7.6.2 | Percentage (%) Local - Non-Bumiputera | | _____ |
| | | Please state country | Percentage % |
| 7.6.3 | Percentage (%) Foreign | _____ - | _____ |
| | | _____ - | _____ |
| | | _____ - | _____ |

8. Proposed Investment in Fixed Assets

| | | | |
|-----|------------------------------|----|-------|
| 8.1 | Land | RM | _____ |
| 8.2 | Factory / Buildings | RM | _____ |
| 8.3 | Plant & Machinery | RM | _____ |
| 8.4 | Other Equipment | RM | _____ |
| | TOTAL (for items 8.1 to 8.4) | RM | _____ |

9. INFRASTRUCTURE FACILITIES REQUIRED FROM SERVICE PROVIDERS

(PDC will only provide the basic infrastructure as stated in Appendix)

9.1 ELECTRICITY

- 9.1.1 Maximum demand - KW _____
- 9.1.2 Estimated daily consumption (units) _____
- 9.1.3 What are the future growth projects in addition to what you have stated? _____

9.2 WATER

- 9.2.1 Estimated daily consumption of treated water in litres (litres/day)
 ----- Year 1 ----- ----- Year 5 -----

| | | | | | | | |
|--|--|--|--|--|--|--|--|
| | | | | | | | |
|--|--|--|--|--|--|--|--|

| | | | | | | | |
|--|--|--|--|--|--|--|--|
| | | | | | | | |
|--|--|--|--|--|--|--|--|

- 9.2.2 The Water Authority advises provision of at least a one day storage water tank. What is the proposed capacity (in litres) of the tank you may wish to provide? _____

9.3 TELECOMMUNICATIONS

- 9.3.1 Initial number of exchange lines required. □ □ □
- 9.3.2 Initial number of extensions required. □ □ □
- 9.3.3. Number of exchange lines required three(3) years from now. □ □ □

10. EMPLOYMENT

10.1 STAFF POSITION at proposed (initial) stage of operation.

| | Malaysian | Expatriate |
|--------------------------------|-----------|------------|
| Managerial & Research | | |
| Engineers | | |
| Supervisory | | |
| Technical | | |
| Miscellaneous Office Staff | | |
| Production Workers - Skilled | | |
| Production Workers - Unskilled | | |
| General / Service Workers | | |
| TOTAL | | |

11. MARKET

11.1 Market of your products by stating the percentage of sales in local market and export

% LOCAL .

% EXPORT .

Countries concerned

12. CONSTRUCTION AND OPERATION OF FACTORY

12.1 What is the date you propose to commence ?

12.1.1 Construction of factory

Month Year

12.1.2 Operation of factory

Month Year

13. STATE NAMES AND ADDRESSES OF THE FOLLOWING :-

13.1 Your Banker

13.2 Your Auditor

13.3 Your Solicitor

14. PARTICULARS OF EXISTING COMPANY
(If different from # 1)

14.1 Name Of Company _____

14.2 Business Address

14.3 Telephone No. _____

14.4 Fax No. _____

14.5 E-mail _____

14.6 Production / Business Activities

I hereby declare that to the best of my knowledge and belief all the particulars furnished above are true.
I have read and understand the conditions of sale on the following page.

Date : _____

Signature : _____

Name : _____

Designation : _____

CONDITIONS OF SALE

1 Terms Of Payment

(A) Land Ready

- (i) 20% upon signing of Sales & Purchase Agreement by way of crossed cheque payable to "Penang Development Corporation"
- (ii) Second payment of thirty percent (30%) of the Purchase Price shall be paid to PDC within four(4) months from the date of the Agreement.
- (iii) Final payment of fifty (50%) of the Purchase Price shall be paid to PDC within six (6) months from the date of the Agreement.
- (iv) 20% of purchase price shall be forfeited by PDC on the applicant's failure to proceed with the proposed purchase upon signing of the Sales & Purchase Agreement.

(B) Land Not Ready

- (i) Twenty percent (20%) of the Purchase Price Upon the execution of the Agreement.
- (ii) Twenty percent (20%) of the Purchase Price upon the completion of the earthworks on the Land.
- (iii) Ten percent (10%) of the Purchase Price upon the completion of the temporary access for the building construction.
- (iv) Twenty percent (20%) of the Purchase Price upon the telecom infrastructures, sewer, and water mains being made available for connection to the Land.
- (v) Thirty percent (30%) of the Purchase Price upon the completion of the roads and drain servicing the Land.

2 Restriction Of Interest

- (i) The Applicant shall at its own cost and expenses construct, complete and operate such approved factory or building/buildings on the land within two (2) years from the date when the first transfer is registered by the State Authority.
- (ii) The applicant shall treat and dispose all effluents in a manner that is satisfactory to the Relevant Authority.
- (iii) The applicant shall not sell, transfer, sub-divide, lease, sublease, or let the land without the prior written consent of the vendor.
- (iv) The applicant shall not change the use of the land and building erected without prior written consent of the vendor.

3 General

- (i) The Agreement in connection with this sale shall be executed and returned within four(4) weeks from the date the agreement is forwarded to the Applicant for signature.
- (ii) The land purchased shall be used to construct a factory or building/buildings for the purpose stipulated in the "Application Form" submitted by the Applicant and as approved by the Penang Development Corporation and/or other Relevant Authorities.
- (iii) An interest rate of eight percent (8%) per year calculated on a day to day basis will be charged on late payment, without prejudice to any other action that may be deemed necessary.
- (iv) All legal fees, stamp duty and registration fees connected with the sale and purchase of the land shall be borne by the purchaser absolutely.
- (v) Paid-up Capital of Company must be at least RM200,000.00.

If your company is required to carry out an Environmental Impact Assessment (EIA) or Detail Environmental Impact Assessment (DEIA) by the Department of Environment (DOE), the following conditions applies:-

- (a) A deposit of 10% of the purchase price shall be paid (refundable).
- (b) The Company shall submit the EIA / DEIA report within three (3) months from the date it was requested by DOE.
- (c) The Company shall obtain approval from DOE within three (3) months from the date of submission to DOE. (Time period to submit and obtain approval is 6 months.)
- (d) If the Company fail to obtain approval from DOE within the stipulated time, the land offer will be withdrawn and the 10% deposit will be refunded (without interest).

5 Industrial Land Price (Effective as at 10 October 2014)

- (i) Penang Science Park - RM40.00 p.s.f.
- (ii) North Penang Science Park - RM40.00 p.s.f.
- (iii) Batu Kawan Industrial Park - RM40.00 p.s.f.

Appendix**BASIC INFRASTRUCTURE (INCLUDING UTILITY SERVICES)
AT BUKIT MINYAK INDUSTRIAL PARK / PENANG SCIENCE PARK****1 Service Roads**

- 15.24 M (50') reserve - 2 lanes single carriageway (one lane each way) with sidewalks.
- 20.11 M (66') reserve - 4 lanes single carriageway (two lanes each way) with sidewalks.
- 24.38 M (80') reserve - 4 lanes dual carriageway (two lanes each way) with sidewalks.
- 30.48 M (100') reserve - 4 lanes dual carriageway (two lanes each way) with sidewalks.
- 40.23 M (132') reserve - 4 or 6 lanes dual carriageway (two or three lanes each way) with sidewalks.
- All roads shall be maintained by Public Works Department.

2 Water

- 150mm to 600mm mains laid underground along internal roads serviced by Pihak Berkuasa Air Sdn. Bhd.

3 Sanitary Sewer

- 300mm to 900mm diameter underground sewerage pipelines (gravity flow) on internal roads connected to public sewage treatment plant operated and maintained by Indah Water Konsortium Sdn.Bhd.

(Waste water from sanitation sources shall be separated from waste water generated from production. Factories shall provide own treatment system on their premises to treat waste water originating from their production process. Treated factory waste water approved for discharge by the Department Of Environment may be discharged to the storm drainage.)

4 Storm Drainage

- 300mm to 1200mm wide concrete roadside drains discharge to river reserve.
- River reserve of between 10.05 M (33') to 50.29 M (165') set aside for water retention and shall be maintained by Department of Irrigation & Drainage

5 Electricity

- 11 KV serviced by TNB.
- Can be customised to 33 KV / 132 KV by TNB

6 Telecommunications

- 4-way ducting on internal roads ready for laying of telecommunication cables serviced by Telekom Malaysia.

CHECKLIST FOR LAND APPLICATION FORM

| | | | | | |
|---|--|-----|--------------------------|----|--------------------------|
| 1 | Application Form (PPPP/IND/App.) duly completed. | YES | <input type="checkbox"/> | NO | <input type="checkbox"/> |
| 2 | AS PAT Form duly completed. | YES | <input type="checkbox"/> | NO | <input type="checkbox"/> |
| 3 | Attachments : | | | | |
| | Company Profile | YES | <input type="checkbox"/> | NO | <input type="checkbox"/> |
| | Form 9 (Certified by Company Secretary) | YES | <input type="checkbox"/> | NO | <input type="checkbox"/> |
| | Form 24 (Certified by Company Secretary) | YES | <input type="checkbox"/> | NO | <input type="checkbox"/> |
| | Form 49 (Certified by Company Secretary) | YES | <input type="checkbox"/> | NO | <input type="checkbox"/> |
| | Form 44 (Certified by Company Secretary) | YES | <input type="checkbox"/> | NO | <input type="checkbox"/> |
| | Memorandum & Articles Of Association | YES | <input type="checkbox"/> | NO | <input type="checkbox"/> |
| | List of customers, raw materials & suppliers | YES | <input type="checkbox"/> | NO | <input type="checkbox"/> |
| | Flow Chart | YES | <input type="checkbox"/> | NO | <input type="checkbox"/> |