



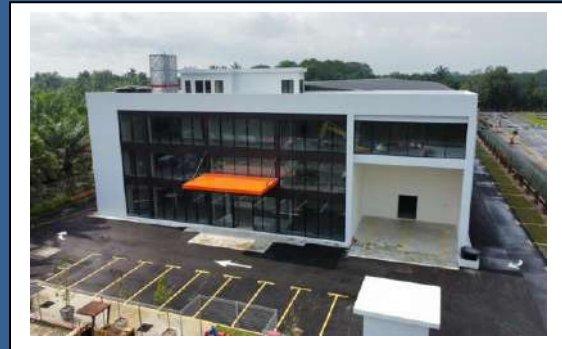
易成建筑有限公司

**EC BINA**

Building The Future Together

2026

## COMPANY PROFILE



ISO 9001 CERT NO: 110944



ACB 017

## 1) INTRODUCTION

### 1.1 Company Brief Introduction

EC Bina Sdn. Bhd., incorporated on 12 April 2019 under the Malaysia Companies Act 1965, is a private limited construction company based in the Klang Valley. The company has an authorized capital of **RM5,000,000.00** and a paid-up capital of **RM2,000,000.00**.

Registered as a **CIDB G7 contractor** (B, CE & ME) and certified under **ISO 9001:2015**, EC Bina is well-positioned to undertake larger, more complex and higher-value construction projects, supporting continuous growth and expansion. The organization is structured across multiple levels of management—from frontliners and operational staff to senior leadership—to effectively adapt to the dynamic and challenging construction environment.

Despite being a relatively young organization, EC Bina has successfully carried out and delivered various sub-contract works across residential, commercial, and industrial sectors, including warehouses, factories, and defect rectification projects. The company has also been entrusted with recovering problematic projects that suffered from manpower shortages, lack of skilled workers, and severe delays. Through strong resource management and competent leadership, EC Bina has consistently delivered high-complexity projects, building trust and recognition within the industry.

Today, EC Bina is actively involved in the construction sector and steadily transitioning into the role of a full-fledged general building contractor. The company is prepared to undertake larger-scale works including **RC Structural Works, Architectural Works, M&E Works, and Infrastructure Works**. EC Bina is committed to delivering high-value services with strict quality control, timely completion, and cost-effective solutions for every project under its care.

With a clear vision for the future, EC Bina aims to grow into a reputable, established, and esteemed organization. The company aspires to become one of Malaysia's leading builders, contributing significantly to national development in alignment with Malaysia's aspirations.

**EC Bina — Building the Future Together.**

## 1.2 Company Mission, Vision & Core Value

In line with the new business strategy and direction, the statement of vision, mission and value of *EC Bina* are as below: -

### **Vision:**

“Our vision is to be a recognised regional premier builder by the year 2030 with strategic alliance approach to take up any challenge in the construction industry, being the General Contractor of choice and assist our clients in realising their dreams.”

### **Mission:**

“Our mission is to provide the highest level of quality, cost-effective, on-time schedule in the building construction industry. We shall achieve this by engaging the supporting professional team captivated with honesty, integrity, and motivated teams forming a strategic alliance with our client, suppliers, subcontractors and professional associates. We will perform this in the most efficient and productive manner to generate a reasonable return to the company and shareholders.”

### **Core Values:**

All *EC Bina's* employees are expected to behave and conduct with the set of value as follow:

- **Respect** - We must trust one another and appreciate the capabilities and contributions of each person.
- **Reliability** – We must deliver what we promise without exception.
- **Dynamic** – We are innovative and result orientated for the better services delivery.
- **Integrity** – We must conduct all aspects of business honourably to maintain the right from wrong without compromise.
- **Teamwork** – We must recognise that pride results in working together by consolidating individual strength.
- **Accountability** – We hold the strength to be responsible for our own actions and decisions.



## 2) COMPANY INFORMATION

<b>Company name</b>	: <b>EC Bina Sdn. Bhd.</b>
<b>Registration No.</b>	: 201901012743 (1322071-X)
<b>Registered &amp; Business Address</b>	: 54-1, Jalan Metro Perdana Timur 11, Taman Usahawan Kepong, 52100 Kuala Lumpur.
<b>Telephone / Fax</b>	: 603-6252 1188
<b>Email Address</b>	: ecbina88@gmail.com
<b>Date Incorporated</b>	: 12 April 2019
<b>CIDB Registration No.</b>	: 0120200702-SL048733
<b>CIDB Grade</b>	: G7 (B04, CE21 & M15)
<b>Authorised Capital</b>	: RM 5,000,000.00
<b>Paid-up Capital</b>	: RM 2,000,000.00
<b>Board of Directors / Shareholders</b>	: 1. Chia Kok Hui (Eric) 2. Teh Soon Chye 3. Wong Ngok Lim 4. Kenny Yeap 5. Alan Yeap Kian Ong
<b>Banker</b>	: CIMB Bank Berhad Ambank Berhad (with facilities up to 79mil) UOB Malaysia
<b>Company Secretary</b>	: Synergy Global Management Sdn. Bhd. No.13-1, Block A, Jalan Avenue 1, Avenue Ampang (Pandan Mesra) 68000 Ampang, Selangor D.E. Tel: 03-4292 3763 Fax: 4696 3763
<b>Company Auditor</b>	: SH Gan & Associates (AF2165) Unit No.G-3-16, Plaza Arkadia, No.3, Jalan Intisari Perdana, 52200 Kuala Lumpur. Tel: 03-6263 2707/ 019-403 4893
<b>Main Business</b>	: 1) General Contractor 2) Project Management & Development 3) Building Maintenance 4) Value Engineering - Piling Works - IBS (M2) System



**COMPANIES ACT 2016  
(ACT 777)**

**CERTIFICATE OF INCORPORATION  
OF PRIVATE COMPANY**

This is to certify that

**EC BINA SDN. BHD.  
201901012743 (1322071-X)**

is, on and from the 12<sup>th</sup> day of April 2019, 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 May 2023.



MY2305195511462

Scan to verify

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



## PERAKUAN PENDAFTARAN

Adalah dengan ini diperakui bahawa kontraktor yang dinyatakan di bawah ini telah berdaftar dengan Lembaga mengikut Bahagian VI Akta Lembaga Pembangunan Industri Pembinaan Malaysia 1994. Pendaftaran ini adalah tertakluk kepada syarat-syarat yang telah ditetapkan bersama perakuan ini.

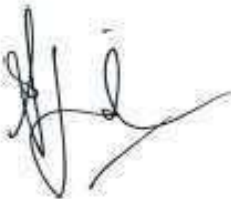
**No. Pendaftaran** : 0120200702-SL048733  
**Nama Kontraktor** : EC BINA SDN. BHD.  
**Alamat Berdaftar** : NO. 13-1, BLOCK A, JALAN AVENUE 1, AVENUE AMPANG (PANDAN MESRA),  
68000 AMPANG  
**Daerah** : HULU LANGAT  
**Tarikh Mula Berdaftar** : 02/07/2020

<u>GRED</u>	<u>KATEGORI</u>	<u>PENGGHUSUSAN</u>
G7	B	B04
G7	CE	CE21
G7	ME	M15

**Tarikh Mula Berkuatkuasa** : 23/05/2023

**Tarikh Habis Tempoh Perakuan** : 16/05/2026

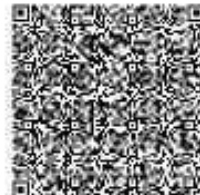
**STATUS: AKTIF**



Ketua Eksekutif

Lembaga Pembangunan Industri Pembinaan Malaysia

Tarikh: 23/05/2023





**KEMENTERIAN KEWANGAN MALAYSIA**  
**SIJIL AKUAN PENDAFTARAN SYARIKAT**

NO. SIJIL : K10056685643920432  
NO. RUJUKAN PENDAFTARAN : 357-0002398947  
TEMPOH SAH LAKU : 05/08/2024 - 04/08/2027

Bahawa dengan ini diperakui syarikat :

EC BINA SDN. BHD. ( 1322071-X )  
54-1, JALAN METRO PERDANA TIMUR 11  
TAMAN USAHAWAN KEPONG  
W.P. KUALA LUMPUR  
52100 KUALA LUMPUR  
WILAYAH PERSEKUTUAN KUALA LUMPUR, MALAYSIA

Telah berdaftar dengan Kementerian Kewangan Malaysia dalam bidang bekalan/perkhidmatan di bawah sektor, bidang dan sub-bidang seperti di Lampiran A. Kelulusan ini adalah tertakluk kepada syarat-syarat seperti yang dinyatakan di Lampiran B. Individu yang diberi kuasa oleh syarikat bagi urusan perolehan Kerajaan adalah seperti berikut :

ENCIK CHIA KOK HUI 791205105353 DIRECTOR

t.t

DATO' INDERA AB RAHIM BIN AB RAHMAN

Bahagian Perolehan Kerajaan  
b.p. Ketua Setiausaha Perbendaharaan  
Kementerian Kewangan Malaysia

Tarikh Berdaftar Dengan Kementerian Kewangan Malaysia : 05/08/2024

(Sijil ini adalah cetakan komputer dan tidak memerlukan tandatangan)



# CERTIFICATE

This is to Certify that the Quality Management System of



**EC BINA SDN. BHD.**  
(1322071-X)

54-1, Jalan Metro Perdana Timur 11,  
Taman Usahawan Kepong,  
52100 Kuala Lumpur, Malaysia.

has been assessed by KGS Certification Sdn. Bhd.  
and found to comply with

**ISO 9001:2015**  
**Quality Management System**

For the scope

Building And Civil Engineering Construction Services Including  
Project Management

<b>Certificate No</b>	: 110944
<b>Date of Initial Certification</b>	: 04 October 2024
<b>Date of Issue/Reissue</b>	: 04 October 2024
<b>Renewal Due</b>	: 03 October 2027
<b>Certification Validity</b>	: 04 October 2024 to 03 October 2027



  
Authorized Signatory

The certificate is valid for a period of three years upon issuance and is subject to yearly renewal. Yearly surveillance assessments shall be completed before the date stated in the "Renewal Due" upon which a certificate with a new renewal due date will be issued within the same certification validity period. Failure to conduct audits prior to the "Renewal Due" date will lead to the certification becoming null and void. The certificate is subject to the company maintaining its system to the required standards, which will be monitored by KGS. The use of this Certificate and the KGS Certification / Accreditation Mark are subject to the Regulations Applicable to Holders of KGS Certification Sdn. Bhd.

**KGS Certification Sdn. Bhd.**, (624092-A)

Add: No. 15, Lorong BLM 5/4, Bandar Laguna Merbok, 08000 Sungai Petani, Kedah Darul Aman, Malaysia  
Tel: 604 4411524 Fax: 604 441 0810 Email: admin@kgscert.com Website: www.kgscert.com  
The Certificate remains the property of KGS and shall be returned when requested. It may only be reproduced in its entirety and without change





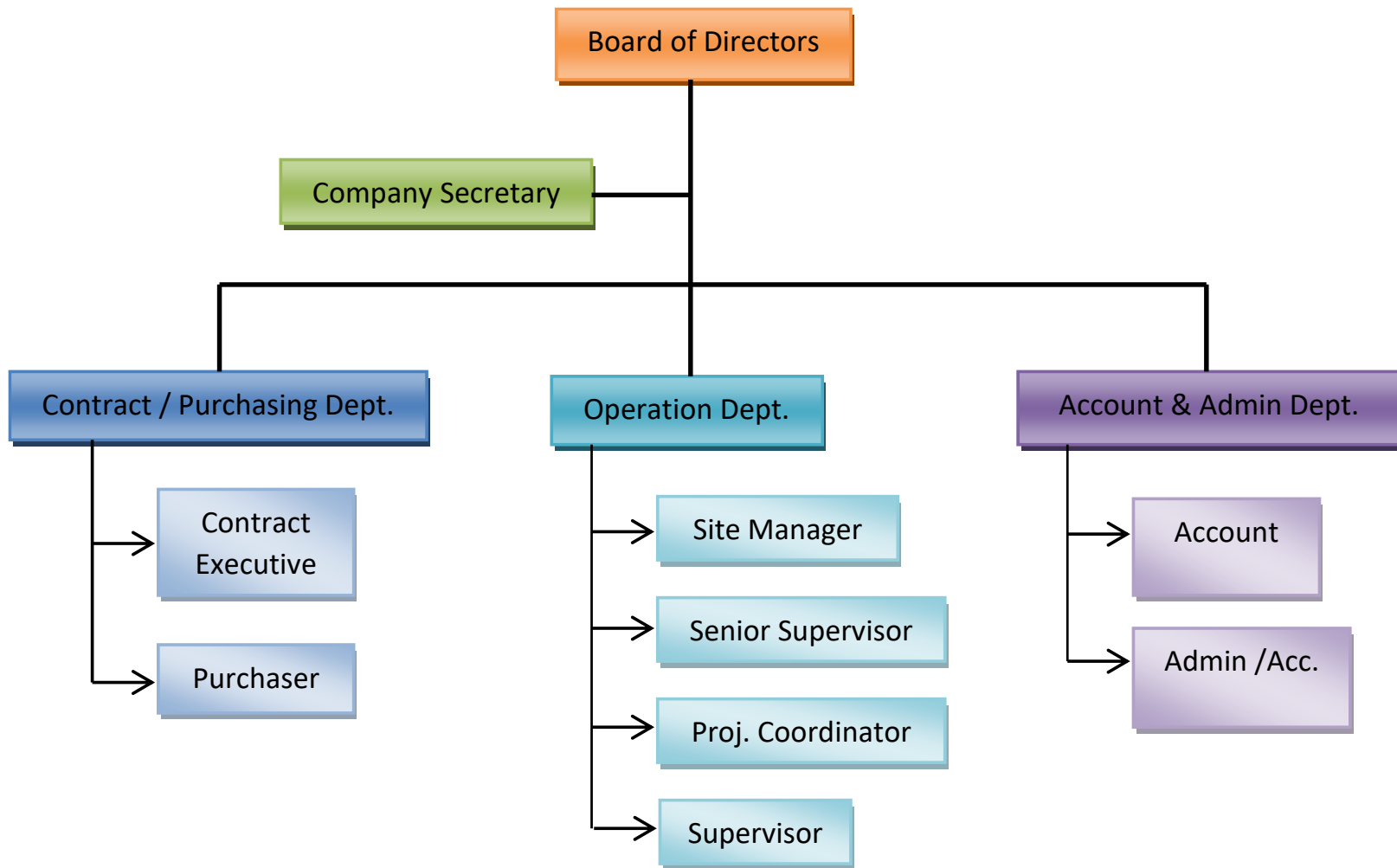
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**T H E**  
**100**  
**MOST INFLUENTIAL**  
**YOUNG**  
**ENTREPRENEURS**  
**— 2024 —**

### 3) COMPANY ORGANIZATIONAL STRUCTURE

No	Name	Qualification	Experience (year)	Capacity
	<b>Board of Directors /Shareholder</b>			
1	Chia Kok Hui (Eric)	MBA (UK), BSc. Hons (UK), Diploma (Tarc)	25	Managing Director
2	Teh Soon Chye	Degree in Business	29	Executive Director
3	Ir. Michael Goh	Beng (Hons), M.I.E.M, P. Eng	47	Shareholder
4	Ding Cheng Huat	Professional cert in Piling & Geotech	37	Shareholder
	<b>Contract Dept.</b>			
1	Wong Sen Choy (Sam)	BSc.Hons (UK), Diploma (TARC)	25	Senior Contract Manager
2	Chan Goang Siong	Diploma in QS, TARC	24	Contract Manager
3	Nor Imam	BSc. QS (UITM), CIDB Qlassic Cert	12	Asst Contract Manager
	<b>Project Dept.</b>			
1	Lai Lih Chyun	BSc.Hons Building Const Mgt (UK)	25	Project Director
2	Cheah Yew Shian (Mark)	BSc Hons Business Computing (UK)	12	Biz Development Mgr
3	Wong Jen Shun (Daniel)	BSc Hons Business Computing (UK)	12	Project Administrator
4	Loh Choon Weng (Steve)	MSc Project Management	12	Project Manager
5	Mhd Syourkam	Degree in Civil Engineering (UTHOM)	16	Asst Project Manager
6	Mhd Thoriq	BSc. Civil Engineering (UMP)	4	Site Engineer
7	Cornelius Wong	SPM, CIDB course	20	Site Executive
8	Mohd Hasrul	SPM, CIDB course	19	Senior Site Supervisor
9	Shamri Bin Saleh	SPM, CIDB course	30	Senior Site Supervisor
10	Harishwaran Vintisen	BSc(Hons) ) OSHM	8	Safety & Health Officer
	<b>Account &amp; Admin Dept.</b>			
1	Cheng Yee Ling	Cert in Business Admin	18	Admin Manager
2	Chris Yap	BA(Hons) Accounting & Finance	10	Account Executive

### 3.1 ORGANISATION CHART



#### 4) BOARD OF DIRECTORS

The Company is managed by a team of shareholders/directors with vast experience in the project management and construction industries: -

**MR. ERIC CHIA**, aged 45, is appointed as **Managing Director (MD)** of EC Bina Sdn. Bhd. rose through the ranks after graduating in 2002 with an Advance Diploma in Technology (Building) and Bsc (Hons) Building Construction Management from Sheffield Hallam University in the UK. After more than 10 years of working experience in construction industries, he had further his MBA programme with Cardiff Metropolitan University (UK) from 2016~2017 to enhance his management competencies, analytical skill and industry knowledge. He is awarded the 100 Most Influential Young Entrepreneurs (100 MIYE) in Malaysia 2024. His dynamic character and passion to succeed became the stepping stones to his position as Managing Director, allowing him to oversee companies' entire operation.

He began his career as a Site Engineer with a renowned piling company before joining to another established construction firm as Project Manager. He progressed to joint e-Region Builders Sdn. Bhd. as Project Director from the year 2009 ~2014 involved in high-level monitoring and management of the Construction Division. He was responsible for solving critical issues by analyses all technical, contract, financial information, legal & risk as to achieve company objectives.

He left employment and set up his own construction firm namely Ecotrenz Builders Sdn. Bhd. In the year 2014 till 2018. Ecotrenz has successful track records due to its ability and efficiency in project management and construction. All the works executed within contractual timeliness and specified quality of construction without subjected to liquidated damages or penalties by the client. In line with the new business strategy alignment and direction, he had formed EC Bina Sdn Bhd specifically serve the industry construction such as warehouse, factory and defect maintenance works. The company had projected an escalate growth in industrial property from the year 2019 ~ 2024.

##### **Eric Chia Past Year Project Records:**

- 1) Cadangan Tambahan Dan Pindaan Ke Atas Sebuah Kilang Berkembar 3 Tingkat Di Atas Lot No.2, Jalan Sungai Kayu Ara 32/36, Berjaya Industrial Park, Seksyen 32, Mukim Klang, Selangor Untuk Tetuan ICHOR SYSTEM (M) SDN BHD
  - Structure and finishing works (Year March'2018~June' 2018)
- 2) Cadangan Pembangunan Perniagaan Bercampur Di Atas Lot 65718, Jalan Teknologi, Mukim Petaling, Selangor Untuk Tetuan Emporis Sdn. Bhd.
  - Super structure & skim coating works include Car Park, SOHO Tower 17 Storey (Duplex) and Tower-A 28 Storey Service Apartments. (Year Nov'2016~Aug'2018)

- 3) Proposed Housing Development at Lot 1238 (PM 31) & 1241 (PM32), Mukim Hulu Kelang, Daerah Gombak, Selangor Darul Ehsan for KCC Development (M) Sdn. Bhd. (Asia Pacific Property Awards Development)
  - 14 unit Townhouse (Year Aug'2016~June'2017)
- 4) Cadangan Membina Kedai/Pejabat 3 Tingkat Yang Mengandungi Dewan Serbaguna Dan Tempat Letak Kereta Ternuka Di Atas Lot-Lot Kedai, Pada Lot 363,364,365,389 dan 647, Jalan Thambipilai, Off Jalan Tun Sambantah, Seksyen 55, Brickfields, K.L.
  - General works (Year June'2016~June'2017)
- 5) Cadangan Pembangunan Pusat Komersial Bercampur Di Atas Lot PT 4191, Kawasan KTCC Muara Selatan, Bandar Kuala Terengganu.
  - Sub-basement structural works approx. 8 acres (Year June'2016~Sept'2017)
- 6) Datum Jelatek @ Bandar Ulu Klang Daerah Gombak Untuk Tetuan PKNS
  - Sub-basement structural works (Year July'2015~Mac'2016)
- 7) Car Showroom Next to Federal Highway for Cahaya Automotif Sdn. Bhd.
  - Concrete floor slab and infra works (Year June'2015 ~ Sept'2015)
- 8) Cristal Residence@Cyber 9 Untuk Tetuan Villamas Group yang Mengandungi:
  - 2 block – 24 storey commercial
  - 2 block – 5 storey carpark
  - Superstructure works (Mac'2015~Dec'2015)
- 9) The Proposed Development of the Pengkalan Udara Sendayan, Negeri Sembilan – Package 7 (Building & External Works)
  - Structure works (June'2014~Aug'2015)
- 10) Pacific Place@Ara Damansara yang Mengandungi:
  - 2 block - 15 storey service apartment
  - 3 block - 8 storey apartment
  - Structure & finishing works (Year 2012 ~2013) 18 months completion.
- 11) Pahang –Selangor Raw Water Transfer Project, Lot 1-3A, Semantan Intake, Pumping Station and Related Works.
  - Staff quarters, Transformer Room, TNB, PPU and Surge Tank
  - Structure & finishing works (Year 2010~2013)
- 12) Cadangan Pembinaan 4 Tingkat Tempat Letak Kereta Termasuk Sub Basement Di Atas Lot 29094 (PT 7573 & 9462), Jalan Madrasah (Jalan 1/22A), Taman Melati, Mukim Setapak, Kuala Lumpur.
  - Basement structure work only (Year 2012~2013)
- 13) Cadangan Membina 3 Unit of Show Unit and Associated External Works For Cadangan Pembangunan Perumahan Yang Mengandungi 91 Unit Rumah Teres Di Atas Tanah Pemberi Milikan Kerajaan Seluas 15.16 Ekar, Mukim Hulu Kelang, Daerah Gombak, Selangor.
  - Structural & finishing works (Year 2011~2012)

- 14) Cadangan Pembangunan Projek Pendidikan Bagi SMK Pulau Indah (308D) Dan Kemudahan Berkaitan Di Atas Lot PT 79478, Persiaran Pulau Lumut, KS12, Seksyen 10, 42490 Pelabuhan Klang, Klang Bandar Diraja, Selangor Darul Ehsan.
  - Structural works only (Year 2011)
- 15) Project KTI – 19 Unit Bengkel Paka, Taman Industri Paka, 23100 Paka, Terengganu, Malaysia.
  - Structural works only (Year 2010)
- 16) Cadangan Pembangunan Projek Pendidikan Bagi Sekolah Menengah Kebangsaan Bukit Kuang Yang Mengandungi 30 Bilik Darjah Dan Kemudahan Berkaitan Di Bukit Kuang Daerah Kemaman, Terengganu Darul Iman.
  - Structural works only (Year 2010)
- 17) 7 Storey Maxwell School at Jln. Ipoh Which is Fast Track Project ( 6 Months Completion) with the Combination of IBS & Conventional System.
  - Structural & finishing works (Year 2010)
- 18) Sekolah Menengah Sains Banting Berasrama Penuh Untuk Kementerian Pendidikan Malaysia (KPM)
  - Structural & finishing works (Year 2008 ~ 2009)
- 19) Cadangan Membina 10 Tingkat Hotel Nilai Spring
  - Finishing works only (Year 2008 ~ 2009)
- 20) Building, Infrastructure and Associated Works For Proposed Mixed Development of Land Located on Lot H.S (D) 107003, PT21706, Jalan Kepong, Kuala Lumpur ~ Phase 2 (146 unit of 3-storey terrace house and 8 units of 2 storey shop offices for Rimbunan Melati Sdn Bhd)
  - Structure, finishing & infra works (Year 2006 ~2008)
- 21) Cadangan Membina 10 unit Rumah Strata Berkembar 3-tingkat, 24 Unit Rumah Strata Berkembar 4 tingkat dan 4 unit Rumah Berderet 4-tingkat dan 1 unit Bangunan Kemudahan Penduduk 3 Tingkat, di atas Lot 2012 dan 35463, Segambut Tengah, Off Jln Segambut, Mukim Batu, Kuala Lumpur untuk tetuan Palam Mesra Sdn Bhd.
  - Structure, finishing & infra works (Year 2005 ~ 2006)
- 22) Cadangan Membina 18 unit Rumah Teres 3-Tingkat (22'x150'), dan 1 unit TNB di atas Lot 43251-43352 dan di atas sebahagian tanah kerajaan, Mukim Batu, Wilayah Persekutuan, Kuala Lumpur.
  - Structure, finishing & infra works (Year 2005~2006)
- 23) Cadangan Membina 82 unit Rumah Teres 2 tingkat (22'x70') di Kemuning Utama, Shah Alam untuk Tetuan Paramount Development Sdn Bhd.
  - Structural & finishing works (Year 2004 ~2005)
- 24) Cadangan Membina 177 (326) Unit Rumah Teres 2 Tingkat di atas Tanah Kerajaan Seluas 801 ekar untuk tetuan Maxissegar Sdn Bhd.
  - Structural & finishing works (Year 2003 ~2004)

25) Cadangan Pembangunan 4 Blok Kedai Pejabat 3, 6 dan 8 tingkat dengan 1 tingkat sub-basement tempat letak kereta di atas sebahagian Lot P.T.474 (4612), Mukim Batu, Daerah Gombak, Selangor Darul Ehsan untuk tetuan Hua Yang Berhad.

- Piling & pile cap only (Year 2003~2003)



**Mr. TEH SOON CHYE**, aged 53, is the **Executive Director (ED)** of the company, bringing over two decades of experience in the construction industry. He holds a Business degree from Stanford College, Kuala Lumpur, and has dedicated his career to the construction sector since graduation.

Mr. Teh has amassed extensive expertise in building construction, project management, and infrastructure development across a wide range of commercial and industrial properties. In recent years, his focus has shifted to the fast-evolving sectors of data centers and semiconductor facilities, where precision and adherence to international standards are paramount.

His career in construction began in 1997 with **Earning Plus (KL) Sdn. Bhd.**, where he was involved in civil and structural works for residential and commercial projects. During his tenure there, until 2002, he laid the groundwork for his expertise in delivering high-quality construction solutions. In 2002, Mr. Teh initiated **TSC Resources Sdn. Bhd.**, where he spearheaded construction and fit-out projects for nearly a decade. His leadership in major projects like Cosmo Point, Masterskill, and KDU, spanning across Malaysia, showcased his ability to manage complex and large-scale projects with precision and efficiency.

In 2012, Mr. Teh took on a senior role at **Macru Construction Sdn. Bhd.**, collaborating with industry veteran Mr. Eric Chia. Together, they completed the development of five high-rise condominium blocks at **Pacific Place, Ara Damansara**. Building on this partnership, Mr. Teh and Mr. Chia co-founded **Ecotrenz Builders Sdn. Bhd.**, where they successfully executed several high-rise construction projects. Eager to expand his portfolio, Mr. Teh transitioned into the oil and gas sector between 2015 and 2018, overseeing large-scale construction projects in **Petronas Refinery @ Pengerang, Johor**. His ability to adapt to diverse sectors was further demonstrated when he later partnered with **Pembinaan K.C. Chin** to undertake sub-structure works for **IOI City Mall 2**, Putrajaya—one of the region's most prominent commercial developments.

More recently, Mr. Teh has specialized in the highly technical and demanding construction of **Data Centers** and **Semi-Conductor factories**. His expertise in delivering tailored, design-and-build solutions has been instrumental in the success of key projects such as **Microsoft @ Sedenak**, **Microsoft @ TPM**, **Equinix @ Johor**, and **Texas Instruments @ Ampang**, all executed during his tenure at **Wah Loon** and **EC Bina**. Mr. Teh's diverse experience across multiple industries, combined with his forward-thinking approach to project management, has positioned him as a leader in high-precision construction. His ability to consistently meet the challenges of specialized, high-demand projects continues to make him a driving force in the industry.

## 5) COMPANY TRACK RECORDS

### 5.1 Completed Project

#### 1) Renovation Works for ICHOR System Factory at Jalan Kebun, Shah Alam.

Client: Alfatech Vestasia PTE LTD  
Scope: Structure and finishing works  
Contract value: RM1.1mil  
Duration: March'2018~June'2018



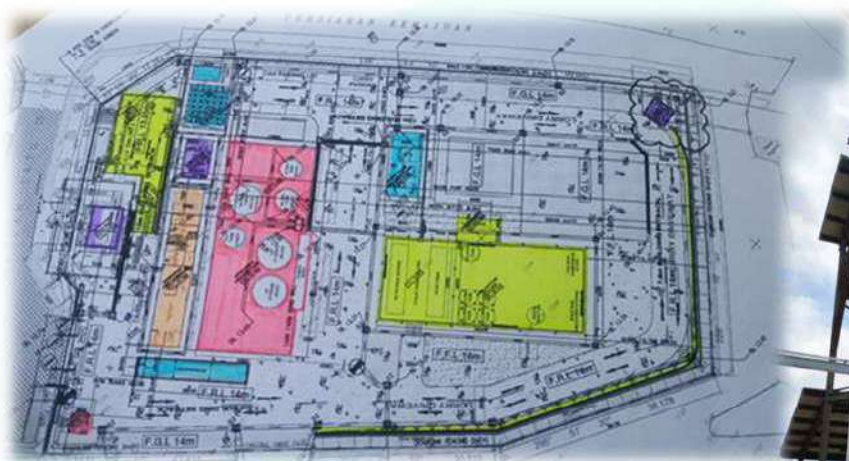
2) **The Proposed New Calcium Nitrate Plant for CCM Chemicals Sdn Bhd at Lot 778 (PT 610), Jalan Kemajuan Satu 16/17A, Section 16, 40200 Shah Alam, Selangor Darul Ehsan.**  
Client: Tialoc Malaysia Sdn. Bhd.

Scope: Structural, Architectural and Infra Works

Contract value: RM5.1mil

Commencement: Oct'2018

Target Completion: April'2019



  
**CHEMICALS**  
**CCM CHEMICALS SDN. BHD.**  
Reg. No. 199804 - A  
**SHAH ALAM WORKS**

3) **Cadangan Tambahan Dan Ubahsuai Sebuah Kilang Pejabat Satu Tingkat Kepada Dua Tingkat Di Atas Lot 84, Jalan Subang 5, Persiaran Subang Indah, Taman Perindustrian Subang USJ 1, 47600 Subang Jaya, Selangor Darul Ehsan.**

Client: Tialoc Malaysia Sdn. Bhd.

Scope: Structural, Architectural and Infra Works

Contract value: RM0.53mil

Commencement: May'2019

Completion: Aug'2019



4) **Proposed IETS Building, CDA Building and 2 nosof Pipe Gantry At Lot PT50503, Selangor Cyber Valley, Mukim Dengkil, Daerah Sepang, Selangor Darul Ehsan Untuk Tetuan Hanwha Qcells Malaysia Sdn Bhd.**

Client: TechnySkills Engineering Sdn. Bhd.

Scope: Structural, Architectural and Infra Works

Contract value: RM3.6mil

Commencement: May'2019

Completion: Sept'2019



5) **Cadangan Tambahan Bangunan Kilang 3 Tingkat Kepada Kilang Sediada Di Atas Lot PT. 4990 – PT.4996, Jalan SS 8/4, Sungei Way FIZ Untuk Tetuan Western Digital (M) Sdn Bhd.**

Client: Tialoc Malaysia Sdn. Bhd.

Scope: Architectural Works

Contract value: RM2.87mil

Commencement: Aug'2019

Completion: Dec'2019



6) **Cadangan Tambahan dan Ubahsuai Bangunan TNB Substation Kepada Bilik Pelajaran Di Atas Lot 30921, Jalan Telok Datok, Selangor Darul Ehsan Untuk Tetuan SGL Carbon Sdn. Bhd.**

Client: SGL Carbon Sdn. Bhd.

Scope: Demolition & Architectural Works

Contract value: RM0.1mil

Commencement: Dec'2019

Completion: Jan'2019



7) **Cadangan Pindaan Ruang Dalam Serta Tambahan Sebuah Bangsal Sisa Logam 1 Tingkat Dan Pelantar M&E 3 Tingkat Kepada Bangunan Sediada Di Atas Lot 1221, SK 38, Kawasan Perindustrian Kulim, Daerah Kulim, Kedah Darul Aman Untuk Tetuan Alpha Precision Turning & Engineering Sdn Bhd.**

Client: Alfatech Vestasia PTE LTD  
Scope: Structure and finishing works  
Contract value: RM1.3mil  
Duration: Nov'2019~June'2020



**8) Cadangan Pembangunan 2 Blok SOHO 26 Tingkat (Kediaman) Di Atas Lot 1484, Mukim Kajang, Daerah Hulu Langat, Selangor Darul Ehsan Untuk Tetuan Pacific Uniland Sdn Bhd.**

Client: Macru Construction Sdn Bhd

Scope: Skim coating & Spray Tiles Works (Sub-Labour Only)

Contract value: Rm0.55mil

Duration: Nov'2020~June'2021



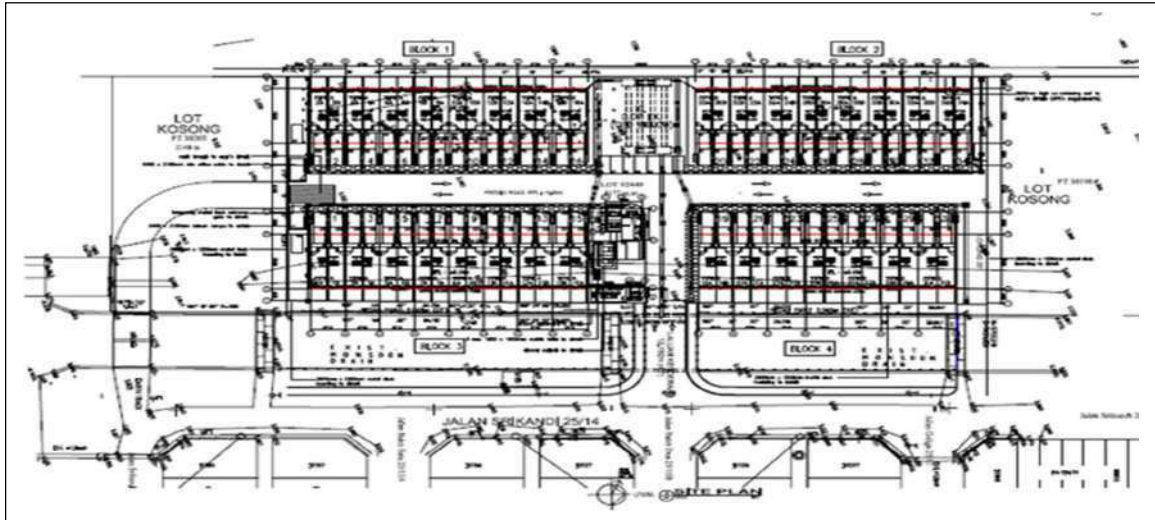
9) **Cadangan Pembangunan 62 Units Perumahan Berstrata Di Jalan Srikandi 25/14, Taman Sri Muda Seksyen 25, 40400 Shah Alam, Selangor Darul Ehsan Untuk Tetuan Segal Land Development Sdn. Bhd.**

Client: Segal Land Development Sdn Bhd

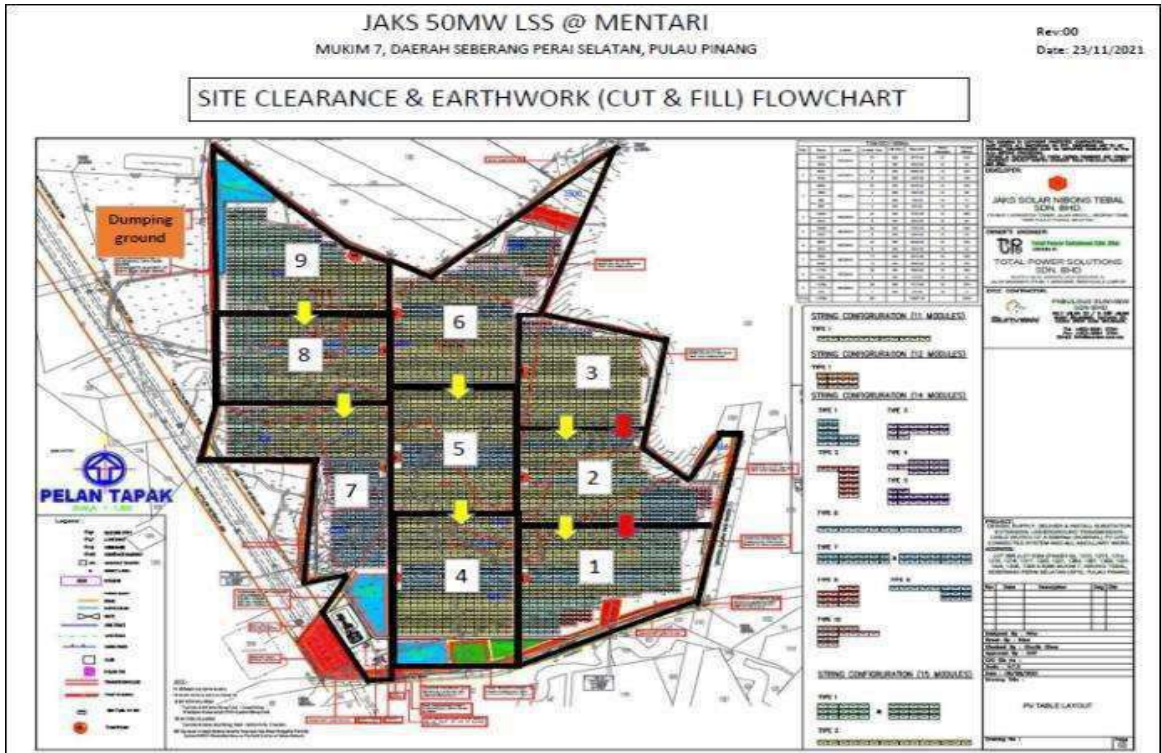
Scope: Structure and finishing works (Sub-labour only)

Contract value: RM1.5mil

Duration: Aug'2020~Aug'22



- 10) Cadangan Pembangunan Ladang Solar 50MWac Dan Komponen Sokongan Berkaitan (Tempoh Masa 21 Tahun) Di Atas Lot-Lot 1212, 1213, 1214, 1215, 1216, 1217, 1220, 1221, 1264, 12287, 1300, 1301, 1304, 1305, 1306, 6384 (Lot Lama 565) Dan 3686 Mukim 7, Daerah Seberang Perai Selatan, Pulau Pinang Untuk Teutan Jaks Solar Nibong Tebal Sdn Bhd  
 Client: Jaks Sdn Bhd  
 Scope: Site Clearance & Earthwork (151 acres)  
 Contract value: RM2.228mil  
 Duration: Jan'2022~Sept'2022



**11) SUBSTRUCTURE PACKAGE (PLOT E): VEHICULAR UNDERPASS, PILING, PILECAP, BASEMENT SLAB, WATERTANK AND RETAINING WALLS FOR PROPOSED DEVELOPMENT OF COMMERCIAL COMPLEX ON PT 48772, BANDAR GAMUDA GARDENS, MUKIM RAWANG, DAERAH GOMBAK, SELANGOR DARUL EHSAN FOR BANDAR SERAI DEVELOPMENT SDN BHD**

Client: AJC Ventures Sdn Bhd

Scope: Sub-structures Works

Contract value: RM6.255mil

Duration: Jan'2022~Sept'2022



**12) PROPOSED SINGLE STOREY TEMPORARY BUILDING (SUPERMARKET) ON PLOT R1 PART OF PLOT PT 15210, JALAN AWAN BESAR, MUKIM PETALING, WILAYAH PERSEKUTUAN KUALA LUMPUR, MALAYSIA UNTUK TETUAN WCT OUG DEVELOPMENT SDN BHD.**

Client: Jolintas Sdn Bhd

Scope: Sub-structures & Brickworks

Contract value: RM0.2mil

Duration: April'2022~Aug'2022



**13) CADANGAN MEMBINA 'WASTE TO ENERGY PLANT' YANG MENGANDUNGI:-**

**1) 1 UNIT PEJABAT 1 TINGKAT**

**2) 1 UNIT 'WASTE TREATMENT PLANT' 1 TINGKAT**

**3) 1 UNIT 'OPEN MACHINERY PLANT AREA' 1 TINGKAT**

**DI ATAS SEBAHAGIAN PT 1682 (HAKMILIK HSD 48350) SELUAS 1.38 EKAR,  
MUKIM SUNGAI TINGGI, DAERAH HULU SELANGOR, SELANGOR DARUL  
EHSAN UNTUK TETUAN BERJAYA ALAM MURNI SDN. BHD.**

Client: JFE Engineering (M) Sdn Bhd

Scope: Structural, Architectural and Drainage Works

Contract value: Rm4.50mil

Duration: Nov'2022~March'2024



**14) PROJEK MEMBINA TEMPAT LETAK KERETA BERTINGKAT YANG BERKONSEPKAN PARK & RIDE PARKWAY DROP ZONE DAN LAIN- LAIN KEMUDAHAN YANG BERKAITAN DI STESEN RAWANG.**

Client: Pembinaan Suria Gemilang Sdn. Bhd.

Scope: Structural Works

Contract value: RM2.28mil

Commencement: May'2023

Completion: Nov'2023



**15) CADANGAN PEMBANGUNAN 1 BLOK PANGSAPURI SUITES 41 TINGKAT (596 UNIT) TERMASUK 7 TINGKAT PODIUM YANG MENDUNGKI TEMPAT LETAK KERETA DAN KEMUDAHAN PENDUDUK DI ATAS LOT 60328, JALAN KUCHING, MUKIM BATU, WILAYAH PERSEKUTUAN KUALA LUMPUR UNTUK TETUAN CPI CITY SDN BHD.**

Client: CPI Empower Sdn. Bhd.

Scope: Carpark Structural Works (Sub-labour only)

Contract value: RM0.5mil

Commencement: Aug'2022

Completion: June'2023



**16) NIRWANA PRAYER HALL & COLUMBARIUM AT JERAM @ KLANG AND ALOR  
GAJAH @ MELAKA.**

Client: PCC Sdn. Bhd.

Scope: Brickwork & Plastering (Sub-labour only)

Contract value: RM0.5mil

Commencement: Aug'2022

Completion: Aug'2023



**17) CADANGAN MEMBINA 64 UNIT RUMAH BERKEMBAR 2 TINGKAT DAN 3 TINGKAT DI ATAS LOT PT 50681-50686 DAN LOT PT 50689-50746 (DI ATAS SEBAHAGIAN LOT 85632), SEKSYEN U17, 40160 SHAH ALAM, SELANGOR DARUL EHSAN UNTUK UNIK SEJATI SDN. BHD**

Client: CTS Construction Sdn. Bhd.

Scope: Formwork & Concreting Works

Contract value: RM0.58mil

Commencement: Feb'2023

Completion: Oct'2023



**18) PROPOSED TOPHILL SEWER NETWORK FROM ANTARA TO STP AT GENTING HIGHLAND FOR NETYIELD SDN BHD. SUB-CONTRACT FOR SUPPLY, CONSTRUCTION FOR SEWER NETWORK, GEOTECHNICAL WORKS AND ADJACENT WORKS.**

Client: Goruden Sdn. Bhd.

Scope: Soil Nailing & Sewer Pipes Support

Contract value: RM1.5mil

Commencement: April'2023

Completion: Nov'2023



**19) CADANGAN UBAHSUAL DALAMAN DI ARAS BASEMEN BAGI BANGUNAN KILANG 5 TINGKAT SEDIADA DI ATAS LOT NO. PT 7667 DAN PT 7668 MUKIN HULU KLANG, DAERAH GOMBAK, SELANGOR DARUL EHSAN UNTUK TEXAS INSTRUMENTS MALAYSIA SDN BHD**

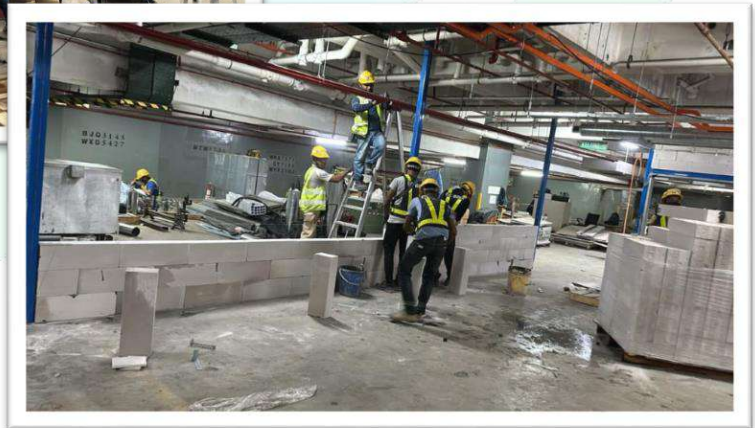
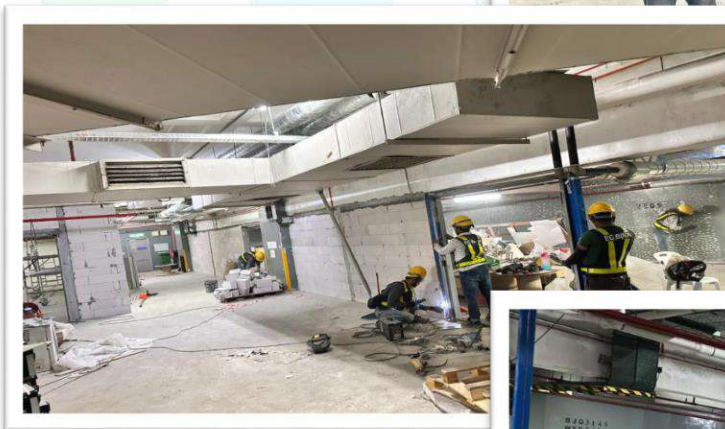
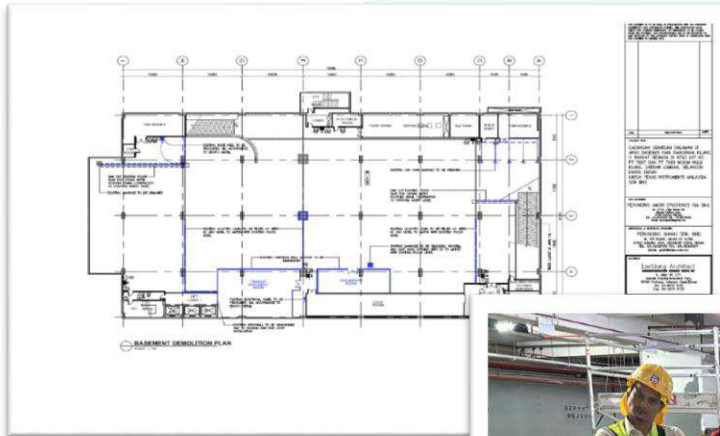
Client: Sensible Solution Engineering Sdn. Bhd.

Scope: Civil, Structure & Architecture

Contract value: RM0.4mil

Commencement: NOV'2023

Completion: APR'2024



**20) CADANGAN MENDIRIKAN PUSAT AKTIVITI DAN REKREASI 7 TINGKAT DI ATAS SEBAHAGIAN PT 2890, JALAN GENTING KELANG, MUKIM SETAPAK, BANDARAYA KUALA LUMPUR UNTUK TETUAN TUNKU ABDUL RAHMAN UNIVERSITY COLLEGE.**

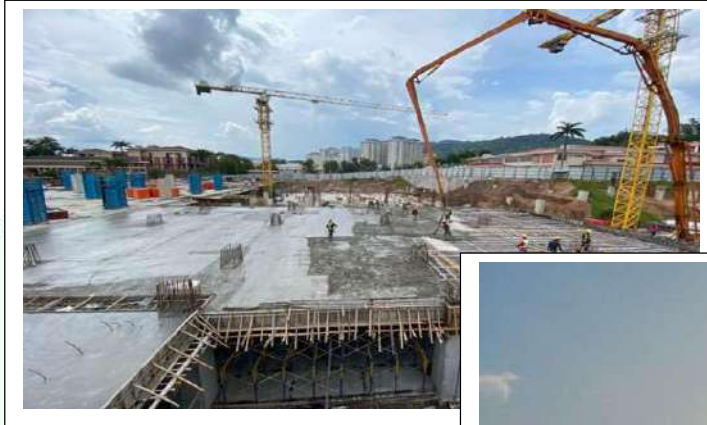
Client: Mawar Abadi (M) Sdn. Bhd.

Scope: Structural Works (Sub-labour only)

Contract value: RM4.68mil

Commencement: Jan'2023

Completion: Oct'2024



## 5.2 Previous Project by Our Management Team

### **LAM SOON DC @ CYBERVALLEY**

PAM AWARDS 2022 (SILVER) INDUSTRIAL CATEGORY)

**Contract Sum** : RM 61,800,000

**Completed** : 2019

**Architect** : Akitek G SIm

**Main Contractor** : SG Besi Construction & Engineering Sdn Bhd

**Location** : CyberJaya Science Park 2, Selangor



## ***HISAKAWORKS S.E.A. SDN BHD – Plate Heat Exchanger Factory***

***Contract Sum*** : RM 8,400,000

***Work Period*** : 22<sup>nd</sup> May 2013 to 21<sup>st</sup> December 2013

***Architect*** : Akitek Supra

***Main Contractor*** : SG Besi Construction Sdn Bhd

***Main Sub Contractor*** : SG Besi Construction & Engineering Sdn Bhd

***Location*** : Subang Jaya, Selangor



## **PINEWOOD ISKANDAR STUDIOS**

**Consultant** : Land Lease – Bovis  
**Steel Tonnage** : 4,700 MT  
**Contract Sum** : RM42,000,000.00  
**Work Period** : 1<sup>st</sup> March 2012 to 31<sup>st</sup> May 2013  
**Architect** : GDP Architects  
**Main Contractor** : Sunway Construction Sdn Bhd  
**Steel Structures Contractor** : SG Besi Construction Sdn Bhd  
**Location** : Iskandar, Johore



## **COCA-COLA BOTTLERS (MALAYSIA) SDN BHD**

**Build Up Area** : 37,370m<sup>2</sup>  
**Contract Value** : RM108,000,000.00  
**Work Period** : 1<sup>st</sup> March 2010 to 15<sup>th</sup> February 2011  
**Architect** : Akitek Supra  
**Main Contractor** : SG Besi Construction Sdn Bhd  
**Location** : Bandar Enstek, Sepang



## **JPJ DATA CENTRE**

**Build Up Area** : 10,679m<sup>2</sup>  
**Contract Value** : RM35,000,000.00  
**Work Period** : 1<sup>st</sup> October 2007 to 13<sup>th</sup> March 2009  
**Project Manager** : Jabatan Kerja Raya  
**Architect** : Design Context Architects  
**Main Contractor** : SG Besi Construction Sdn Bhd  
**Location** : Cyberjaya



## **LAKETOWN SDN BHD – OFFICE TOWER**

<b>Build Up Area</b>	<b>: 57,685m<sup>2</sup></b>
<b>Contract vALUE</b>	<b>: RM60,000,000.00</b>
<b>Work Period</b>	<b>: 17<sup>th</sup> March 2009 to 16<sup>th</sup> March 2010</b>
<b>Architect</b>	<b>: C'arch Architecture + Design Sdn Bhd</b>
<b>Main Sub Contractor</b>	<b>: SG Besi Construction Sdn Bhd</b>
<b>Location</b>	<b>: Cyberjaya</b>



## **STARFEEDMILLS (M) SDN BHD**

<b>Work Period</b>	<b>: 29<sup>th</sup> Sept 2009 to 3<sup>rd</sup> May 2010</b>
<b>Contract Value</b>	<b>: RM3,500,000.00</b>
<b>Project Manager</b>	<b>: Jurutera Sinarunding Aidil Sdn Bhd</b>
<b>Main Contractor</b>	<b>: SG Besi Construction Sdn Bhd</b>
<b>Location</b>	<b>: Beranang, Selangor</b>



## **FORTITECH ASIA PACIFIC SDN BHD – CGMP NUTRIENT SYSTEM FACTORY**

**Build Up Area** : 9,600m<sup>2</sup>  
**Contract Value** : RM20,000,000.00  
**Work Period** : 19<sup>th</sup> February 2009 to 1<sup>st</sup> November 2009  
**Architect** : Reng Design Group Sdn Bhd  
**Main Contractor** : SG Besi Construction Sdn Bhd  
**Location** : Banting, Selangor



## **MAPLETREE (MAYPEX VENTURES) WAREHOUSE**

**Build Up Area** : 58,840m<sup>2</sup>  
**Contract Value** : RM70,000,000.00  
**Work Period** : 13<sup>th</sup> June 2008 to 9<sup>th</sup> February 2009  
**Architect** : Odibina Sdn Bhd  
**Main Contractor** : SG Besi Construction Sdn Bhd  
**Location** : Section 23, Shah Alam



***KRU STUDIO FOR CYBERVIEW SDN BHD, CYBERJAYA***

***Contract Sum*** : ***RM20,590,000***  
***Project Manager*** : ***Opus International Bhd***  
***Architect*** : ***Design Nexus Architect***  
***Location*** : ***Cyberjaya***



**KIAN JOO CAN BERHAD ALUMINIUM CAN FACTORY, NILAI**  
Area: 15,445m<sup>2</sup>



**KIAN JOO CAN – METAL PAK FACTORY, SHAH ALAM**  
Area: 10,163m<sup>2</sup>



**INFINEON TECHNOLOGIES – BLOCK VI**  
Area: 19,000m<sup>2</sup>



**JOTUN PAINTS – RESEARCH CENTRE**  
Area: 707m<sup>2</sup>



### 5.3 Current Project

- 1) **CADANGAN MEMBINA DAN MENYIAPKAN SEBUAH KILANG 1 TINGKAT & PEJABAT 3 TINGKAT DI ATAS LOT 66761, MUKIM TANJUNG DUA BELAS DAERAH KUALA LANGAT, SELANGOR DARUL UNTUK TETUAN LUCKSOON COATINGS SDN BHD.**

Client: Lucksoon Metal Works Sdn. Bhd.

Scope: Structural/Architectural/Infra Works

Contract value: RM12.5mil

Commencement: Aug'2023

Completion: Oct'2024



2) **CADANGAN MEMBINA DAN MENYIAPKAN: (A) 2 UNIT KILANG 1 TINGKAT BERSERTA PEJABAT 2 TINGKAT, (B) 1 UNIT PENCAWANG ELEKTRIK PADAT, (C) 2 UNIT PONDOK PENGAWAL DAN (D) 2 UNIT KEBUK SAMPAH DI ATAS LOT 26384, MUKIM TELOK PANGLIMA GARANG, DAERAH KUALA LANGAT, SELANGOR DARUL EHSAN UNTUK TETUAN LUCKSOON COATINGS SDN BHD**

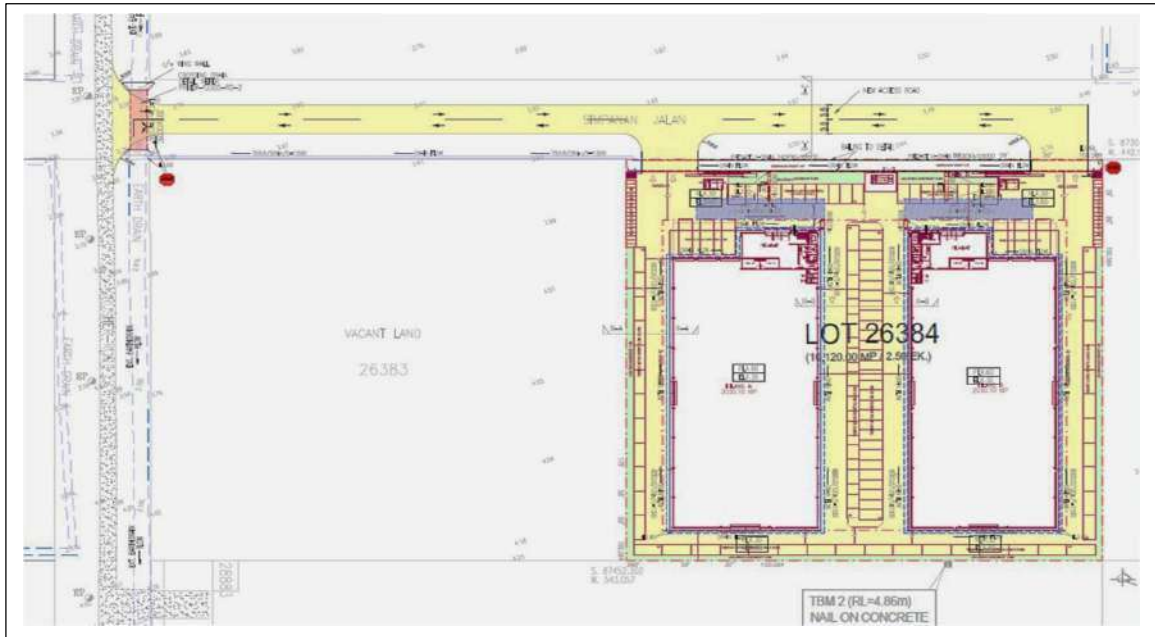
Client: Lucksoon Metal Works Sdn. Bhd.

Scope: Structural/Architectural/Infra Works

Contract value: RM12.008mil

Commencement: Aug'2024

Completion: July'2025



**3) CADANGAN TAMBAHAN 1 TINGKAT RUANG PEMBUKUSAN/PRODUKSI DAN 2 TINGKAT (3 TINGKAT) KE ATAS GUDANG SATU TINGKAT SEDIA AADA DI ATAS LOT PT 45598, JALAN PERUSAHAAN 3, TAMAN INDUSTRI SELESA JAYA, 43300 BALAKONG, MUKIM KAJANG, DAERAH HULU LANGAT, SELANGOR DARUL EHSAN UNTUK TETUAN SYARIKAT TEE SIANG SDN BHD.**

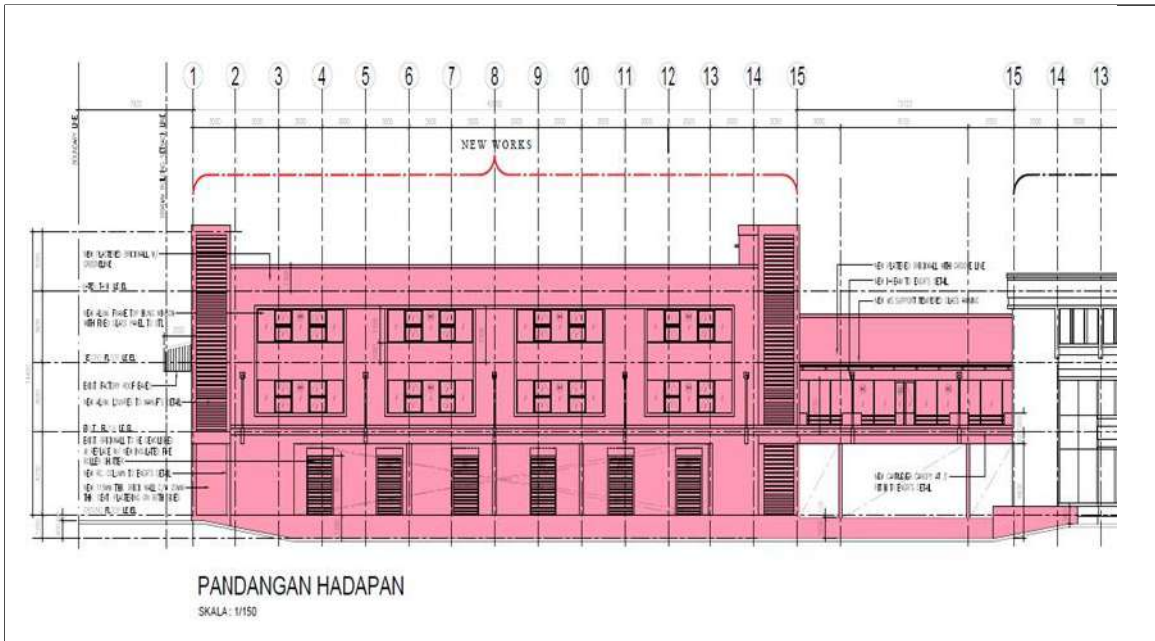
Client: Syarikat Tee Siang Sdn. Bhd.

Scope: Structural/Architectural/Infra Works

Contract value: RM7.08mil

Commencement: March'2025

Completion: Dec'2025



**4) CADANGAN MEMBINA 8 UNIT RUMAH TERES 3 TINGKAT DI ATAS LOT-LOT 50598, 50599, 50612, 50613, 54360 & 54361, JALAN 23/62B, BANDAR SRI MENJALARA, MUKIM BATU, KUALA LUMPUR. UNTUK TETUAN NAGASUTRA DEVELOPMENT SDN. BHD.**

Client: Nagasutra Development Sdn. Bhd.

Scope: Structural/Architectural/Infra Works

Contract value: RM5.6mil

Commencement: March'2025

Completion: July'2026



- 5) **CADANGAN MEMBINA DAN MENYIAPKAN (1) 100 UNIT KILANG BERKEMBAR, (2) 18 UNIT KILANG SESEBUAH, (3) 39 UNIT KILANG TERES DAN (4) 9 UNIT PENCAWANG ELEKTRIK DUA RUANG DI MUKIM TANJUNG DUABELAS, DAERAH KUALA LANGAT, SELANGOR DARUL EHSAN UNTUK TETUAN NCT LAND SDN BHD.**

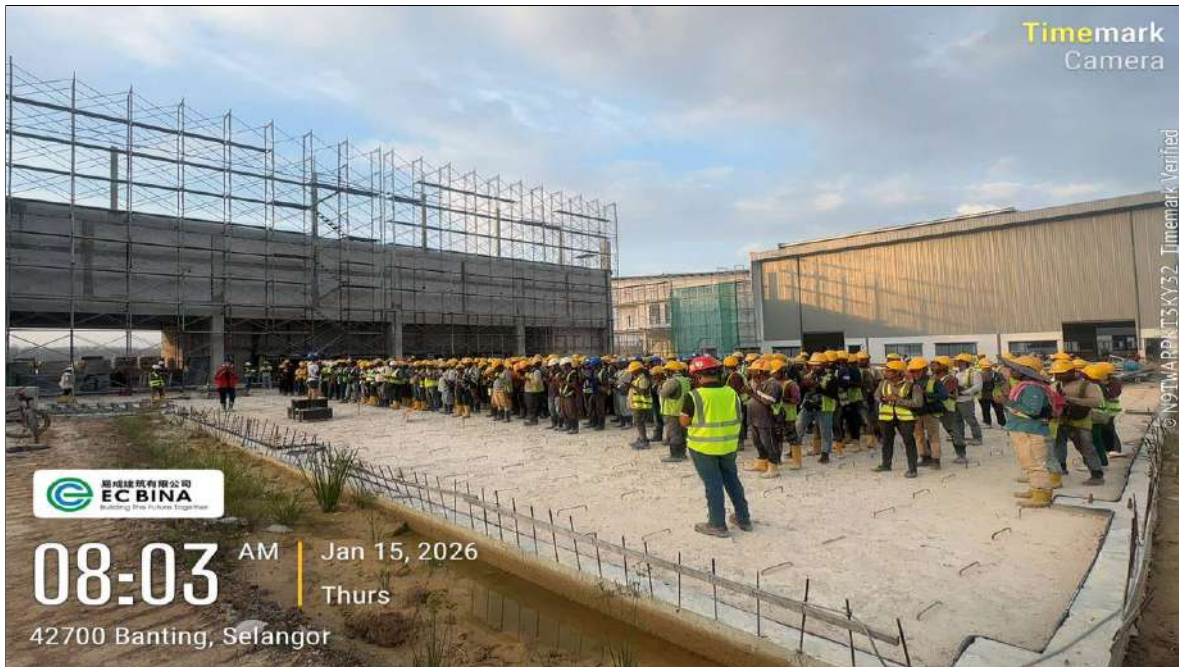
Client: NCT Building & Civil Engineering Sdn. Bhd.

Scope: Structural/Architectural/Infra Works

Contract value: RM223.39mil

Commencement: March'2025

Completion: May'2026



## 5.4 Supporting Letter



PRIVATE & CONFIDENTIAL  
WITHOUT PREJUDICE

Date: 16<sup>th</sup> January 2025

NCT LAND SDN BHD  
MENARA NCT,  
NO. 2, JALAN BP4/9,  
BANDAR BUKIT PUCHONG,  
47100 PUCHONG,  
SELANGOR DARUL EHSAN

Dear Sirs,

SUBJECT : METAL CLADDING, STRUCTURAL STEEL WORKS AND ROOF WORKS FOR PERMOHONAN KELULUSAN PELAN BANGUNAN PECAHAN FASA 1 BAGI CADANGAN MEMBINA DAN MENYIAPKAN: FASA 1D1: 1) 7 UNIT KILANG SESEBUAH (TYPE A4A) 1 TINGKAT BERSERTA PEJABAT 1 TINGKAT, 2) 1 UNIT KILANG SESEBUAH (TYPE A4A-I1) 1 TINGKAT BERSERTA PEJABAT 1 TINGKAT, 3) 1 UNIT KILANG SESEBUAH (TYPE A4A-C1) 1 TINGKAT BERSERTA PEJABAT 14 TINGKAT, 4) 1 UNIT STESEN SUIS UTAMA 11KV BERSENDIRIAN DENGAN 2 BILIK ALATUBAH; FASA 1D2: 1) 7 UNIT KILANG SESEBUAH (TYPE A4A) 1 TINGKAT BERSERTA PEJABAT 14 TINGKAT, 2) 1 UNIT KILANG SESEBUAH (TYPE A4A-I1) 1 TINGKAT BERSERTA PEJABAT 1 TINGKAT, 3) 1 UNIT KILANG SESEBUAH (TYPE A4A-C1) 1 TINGKAT BERSERTA PEJABAT 1 TINGKAT, 4) 1 UNIT PENCAWANG ELEKTRIK 2 RUANG; FASA 1D3: 1) 12 UNIT KILANG BERKEMBAR (TYPE A1A) 1 TINGKAT BERSERTA PEJABAT 1 TINGKAT, 2) 1 UNIT KILANG BERKEMBAR (TYPE A1A-I1) 1 TINGKAT BERSERTA PEJABAT 1 TINGKAT, 3) 1 UNIT KILANG SESEBUAH (TYPE A1A-C1) 1 TINGKAT BERSERTA PEJABAT 1 TINGKAT, 4) 1 UNIT PENCAWANG ELEKTRIK 2 RUANG; FASA 1D4: 1) 12 UNIT KILANG BERKEMBAR (TYPE A1A) 1 TINGKAT BERSERTA PEJABAT 1 TINGKAT, 2) 1 UNIT KILANG BERKEMBAR (TYPE A1A-I1) 1 TINGKAT BERSERTA PEJABAT 1 TINGKAT, 3) 1 UNIT KILANG SESEBUAH (TYPE A1A-C2) 1 TINGKAT BERSERTA PEJABAT 1 TINGKAT, 4) 1 UNIT PENCAWANG ELEKTRIK 2 RUANG; FASA 1D5: 1) 12 UNIT KILANG BERKEMBAR (TYPE A2A) 1 TINGKAT BERSERTA PEJABAT 1 TINGKAT, 2) 1 UNIT KILANG BERKEMBAR (TYPE A2A-I1) 1 TINGKAT BERSERTA PEJABAT 1 TINGKAT, 3) 1 UNIT PENCAWANG ELEKTRIK 2 RUANG; FASA 1D6: 1) 12 UNIT KILANG BERKEMBAR (TYPE A2A) 1 TINGKAT BERSERTA PEJABAT 1 TINGKAT, 2) 1 UNIT KILANG BERKEMBAR (TYPE A2A-I1) 1 TINGKAT BERSERTA PEJABAT 1 TINGKAT, 3) 1 UNIT KILANG SESEBUAH (TYPE A2A-C1) 1 TINGKAT BERSERTA PEJABAT 1 TINGKAT, 4) 1 UNIT PENCAWANG ELEKTRIK 2 RUANG; FASA 1D7: 1) 12 UNIT KILANG BERKEMBAR (TYPE A2A) 1 TINGKAT BERSERTA PEJABAT 1 TINGKAT, 2) 1 UNIT KILANG BERKEMBAR (TYPE A2A-I1) 1 TINGKAT BERSERTA PEJABAT 1 TINGKAT, 3) 1 UNIT KILANG SESEBUAH (TYPE A2A-C1) 1 TINGKAT BERSERTA PEJABAT 14 TINGKAT, 4) 1 UNIT PENCAWANG ELEKTRIK 2 RUANG; FASA 1D8: 1) 12 UNIT KILANG BERKEMBAR (TYPE A2A) 1 TINGKAT BERSERTA PEJABAT 1 TINGKAT, 2) 1 UNIT KILANG BERKEMBAR (TYPE A2A-I1) 1 TINGKAT BERSERTA PEJABAT 1 TINGKAT, 3) 1 UNIT KILANG SESEBUAH (TYPE A2A-C1) 1 TINGKAT BERSERTA PEJABAT 1 TINGKAT, 4) 1 UNIT PENCAWANG ELEKTRIK 2 RUANG; FASA 1G1: 1) 3 UNIT KILANG BERKEMBAR (TYPE A3) 1 TINGKAT BERSERTA PEJABAT 1 TINGKAT, 2) 1 UNIT KILANG BERKEMBAR (TYPE A3-C1) 1 TINGKAT BERSERTA PEJABAT 14 TINGKAT, 3) 3 UNIT KILANG BERKEMBAR (TYPE A2) 1 TINGKAT BERSERTA PEJABAT 1 TINGKAT, 4) 1 UNIT KILANG BERKEMBAR (TYPE A2-C2) 1 TINGKAT BERSERTA PEJABAT 1 TINGKAT, 5) 1 UNIT PENCAWANG ELEKTRIK 1 RUANG, 6) 1 UNIT PENCAWANG ELEKTRIK 2 RUANG; FASA 1G2: 1) 3 UNIT KILANG BERKEMBAR (TYPE A3) 1 TINGKAT BERSERTA PEJABAT 14 TINGKAT, 2) 1 UNIT KILANG BERKEMBAR (TYPE A3-C1) 1 TINGKAT BERSERTA PEJABAT 1 TINGKAT, 3) 3 UNIT KILANG BERKEMBAR (TYPE A2) 1 TINGKAT BERSERTA PEJABAT 1 TINGKAT, 4) 1 UNIT KILANG BERKEMBAR (TYPE A2-C2) 1 TINGKAT BERSERTA PEJABAT 1 TINGKAT; FASA 1H: 1) 8 UNIT KILANG TERES (TYPE A1 26' X 70') 1 TINGKAT BERSERTA PEJABAT 1 TINGKAT, 2) 1 UNIT KILANG TERES (TYPE A1-C1 26' X 70') 1 TINGKAT BERSERTA PEJABAT 1 TINGKAT, 3) 1 UNIT KILANG TERES (TYPE A1-C2 26' X 70') 1 TINGKAT BERSERTA PEJABAT 14 TINGKAT, 4) 27 UNIT KILANG TERES (TYPE A2 26' X 66') 1 TINGKAT BERSERTA PEJABAT 1 TINGKAT, 5) 2 UNIT KILANG TERES (TYPE A2-C1 23' X 66') 1 TINGKAT BERSERTA PEJABAT 1 TINGKAT, 6) 1 UNIT PENCAWANG ELEKTRIK 2 RUANG, 7) 1 UNIT KEBUK SAMPAH, DI ATAS PT 54344 - PT 54381, PT 54484 - PT 54497, PT 54502, PT 54507 - PT 54510, PT 54515, PT 54531 - PT 54532, PT 54463 - PT 54482, PT 54511 - PT 54512, PT 54519 - PT 54520, PT 54382 - PT 54389 (LOT LAMA: SEBAGHIAN 53778), MUKIM TANJUNG DUABELAS, DAERAH KUALA LANGAT, SELANGOR DARUL EHSAN FOR MESSRS NCT LAND SDN BHD

We are made to understand that EC Bina Sdn Bhd (201901012743 / 1322071X) is proposing a tender to be submitted for the construction of 157 factory units located at NCT Smart Industrial Park.

The Bank is prepared to consider the financing application made by EC Bina Sdn Bhd subject to assessment and approval by our lending authority.

We wish to state that the accompanying opinion is not a representation of guarantee and is given by the Bank without prejudice and on the condition that you hold the Bank and its employees free from all liabilities in respect of it and indemnified against any liabilities to any Customer or other person to whom you communicate. It is also to be treated as private and confidential.

Additionally, it is a condition of this letter that the name of the Bank will not be disclosed in the event of such information being passed on to any third party.

Yours faithfully,  
For AmBank (M) Bhd

YEOW SWEE YUN  
EXECUTIVE VICE PRESIDENT  
COMMERCIAL BANKING

**AmBank (M) Berhad** 106001000166-0515-D3  
A member of the AmBank Group

EDMUND TAY KIM JOO  
SENIOR VICE PRESIDENT  
COMMERCIAL BANKING

**Business Banking** : Level 36, Menara AmBank, No 8 Jalan Yap Kwan Seng, 50450 Kuala Lumpur.  
**T** : +603 2167 3000 **Contact Centre** : 1 300 888 888 (Domestic) or +603 2178 8888 (Overseas)  
**W** : ambankgroup.com

**Bank's Copy**



**PRIVATE & CONFIDENTIAL**

Date : 17<sup>th</sup> July 2025

**EC BINA SDN BHD**  
**[Registration No. 201901012743 (1322071-X)]**  
 54-1, Jalan Metro Perdana Timur 11,  
 Taman Usahawan Kepong,  
 52100, Kuala Lumpur.

**Attention : Mr Chia Kok Hui**

Dear Sir,

**FACILITY : DOMESTIC RECOURSE FACTORING FACILITY OF RM60,000,000-00**  
**CLIENT : EC BINA SDN BHD [Registration No.: 201901012743 (1322071-X)]**  
**SUBJECT MATTER : LETTER OF OFFER**

We are pleased to advise that **AMBANK (M) BERHAD [Registration No.: 196901000166 (8515-D)]** (the "Bank") has approved the facility set out below (the "Facility") to **EC BINA SDN BHD** (the "Client").

<u>FACILITY</u>	<u>RELEVANT CURRENCY</u>	<u>FACILITY LIMIT</u>
Specific Contract Financing Line ("SCFL") Domestic Recourse Factoring ("DRF") Facility	Ringgit Malaysia	RM60,000,000-00
<b>Total Facility Limit</b>	<b>Ringgit Malaysia</b>	<b>RM60,000,000-00</b>

Specific details of the Facility are in the specific terms and conditions set out in the addendums to this Letter of Offer (the "**Specific Terms and Conditions**"). Such Facility is made available in the Relevant Currency specified above.

**STANDARD AND SPECIFIC TERMS**

The agreement between the Client and the Bank consists of:

- (i) this Letter of Offer (including the conditions precedent set out in **Schedule 1** (the "**Conditions Precedent Checklist**"), the form of director's certificate set out in **Schedule 2** (the "**Director's Certificate**"), the form of letter of direct debit authorisation set out in **Schedule 3** (the "**Direct Debit Authorisation**") and any other annexures, addendums and/or schedules attached to this Letter of Offer;
- (ii) the master factoring agreement (to be executed by the Client and the Bank, in the form set out in **Schedule 4**) and shall include any annexures, addendums and/or schedules attached to the same (the "**Master Factoring Agreement**"); and
- (iii) the Specific Terms and Conditions applying to such Facility attached to this Letter of Offer.

**AmBank (M) Berhad** 196901000166 (8515-D)  
 A member of the AmBank Group

**Business Banking** : Level 39, Menara AmBank, No 8 Jalan Yap Kwan Seng, 50450 Kuala Lumpur.  
**T** : +603 2167 3000 **Contact Centre** : 1 300 888 888 (Domestic) or +603 2178 8888 (Overseas)  
**W** : ambankgroup.com

NAA/ST



**AmBank**

**Bank's Copy**

**PRIVATE & CONFIDENTIAL**

Date : 17<sup>th</sup> July 2025

**EC BINA SDN BHD**  
**[Registration No. 201901012743 (1322071-X)]**  
 54-1, Jalan Metro Perdana Timur 11,  
 Taman Usahawan Kepong,  
 52100, Kuala Lumpur.

**Attention : Mr Chia Kok Hui**  
 Dear Sirs,

**FACILITY** : GENERAL BANKING FACILITIES OF UP TO RM18,000,000-00  
 SYARIKAT JAMINAN PEMBIAYAAN PERNIAGAAN ("SJPP") GUARANTEED  
 ACCOUNT – GOVERNMENT GUARANTEE SCHEME MADANI 2 ("GGSM 2")  
**BORROWER** : EC BINA SDN BHD  
 [REGISTRATION NO. 201901012743 (1322071-X)]  
**SUBJECT MATTER** : LETTER OF OFFER

We are pleased to advise that **AMBANK (M) BERHAD [REGISTRATION NO. 196901000166 (8515-D)]**  
 ("the Bank") has approved general banking facilities to **EC BINA SDN BHD ("the Borrower")** on the  
 following terms and conditions :-

**1. TYPE/EXTENT OF FACILITY**

Not exceeding **RM18,000,000-00 (Ringgit Malaysia : Eighteen Million)** only as follows :-

<u>Facilities</u>	<u>Limit (RM)</u>
<b><u>Specific Contract Financing Line ("SCFL")</u></b>	
Multi-Trade Finance ("MTF") facilities comprising :-	18,000,000-00
*Letter of Credit ("LC")	(18,000,000-00)
*Trust Receipt ("TR")	(18,000,000-00)
*Invoice Financing ("IF")	(5,000,000-00)
<b>TOTAL</b>	<b>18,000,000-00</b>

\*Sublimit within the approved MTF limit of RM18,000,000-00.

(collectively "the Facility" and the expression shall, where the context so admits, mean any one of them)

**Syarikat Jaminan Pembiayaan Perniagaan ("SJPP") Guaranteed Account – Government Guarantee Scheme MADANI 2 ("GGSM 2")**

**AmBank (M) Berhad** 196901000166 (8515-D)  
 A member of the AmBank Group

**Business Banking** : Level 39, Menara AmBank, No 8 Jalan Yap Kwan Seng, 50450 Kuala Lumpur.  
**T** : +603 2167 3000 **Contact Centre** : 1 300 888 888 (Domestic) or +603 2178 8888 (Overseas)  
**W** : ambankgroup.com

MA/51



**Bank's Copy**

**PRIVATE & CONFIDENTIAL**

Date : 17<sup>th</sup> July 2025

**EC BINA SDN BHD**  
[Registration No. 201901012743 (1322071-X)]  
54-1, Jalan Metro Perdana Timur 11,  
Taman Usahawan Kepong,  
52100, Kuala Lumpur.

**Attention : Mr Chia Kok Hui**

Dear Sirs,

**FACILITY** : GENERAL BANKING FACILITY OF UP TO RM1,000,000-00  
**BORROWER** : EC BINA SDN BHD  
[REGISTRATION NO. : 201901012743 (1322071-X)]  
**SUBJECT MATTER** : LETTER OF OFFER

We are pleased to advise that **AMBANK (M) BERHAD** [REGISTRATION NO. : 196901000166 (8515-D)] ("the Bank") has approved general banking facility to **EC BINA SDN BHD** ("the Borrower") on the following terms and conditions :-

**1. TYPE/EXTENT OF FACILITY**

Not exceeding **RM1,000,000-00** (Ringgit Malaysia : One Million) only as follows :-

<u>Facility</u>	<u>Limit (RM)</u>
<b>Specific Contract Financing Line ("SCFL")</b>	
Overdraft ("OD")	1,000,000-00
<b>Total</b>	<b>1,000,000-00</b>

("the Facility")

**2. PURPOSE OF THE FACILITY**

For general working capital purposes in relation to the following contract :-

- (i) "Main building, external works within boundary and associated works (KM1 – 1D1, 1D2, 1D3, 1D4, 1D5, 1D6, 1D7, 1D8, 1G1, 1G2 & 1H)" valued at RM223,396,382-64, awarded by NCT Building & Civil Engineering Sdn Bhd ("Main Contractor / Contract Awardee") by NCT Land Sdn Bhd ("Developer / Principal Awardee") and sub-contracted to the Borrower ("the Contract").
- (ii) Any other future contract(s) are to be approved by the Bank.

**AmBank (M) Berhad** 196901000166 (8515-D)  
A member of the AmBank Group

**Business Banking** : Level 39, Menara AmBank, No 8 Jalan Yap Kwan Seng, 50450 Kuala Lumpur.  
**T** : +603 2167 3000 **Contact Centre** : 1 300 888 888 (Domestic) or +603 2178 8888 (Overseas)  
**W** : ambankgroup.com

NAA/ST



## **EXTROBRIGHT CONCRETE SDN BHD**

GST NO. : 001760296960

200301007928 (610348-P)

12<sup>th</sup> December 2024

### **TO WHOM IT MAY CONCERN**

This is to inform that **EC BINA SDN. BHD.**, No. 54-1, Jalan Metro Perdana Timur II, Taman Usahawan Kepong, 52100 Kuala Lumpur is our valued customer and their account with us is well conducted.

We are prepared to supply readymixed concrete and other building materials to them and grant them credit facilities for a term period of 60 days with a credit limit of RM3,000,000.00

The above information is given under strictest confidence and without liability on the part of this company or any of its staff.

Thank you.

Yours faithfully  
**EXTROBRIGHT CONCRETE SDN BHD**

  
\_\_\_\_\_  
**YEAP KIAN ONG**



ASTEEL GROUP

**ASTEEL Group Berhad**

(formerly known as YKGI Holdings Berhad)  
Reg no.1977 0100 1682 (032939-U)

CORPORATE OFFICE : SUITE 27-1, SETIA AVENUE  
No. 2, Jalan Setia Prima SU13/S, Seksyen U13,  
Setia Alam 40170 Shah Alam,  
Selangor Darul Ehsan, Malaysia  
T • +603 5037 6228  
F • +603 5037 6229  
E • [enquiry@asteel.com.my](mailto:enquiry@asteel.com.my) W • [www.asteelgroup.com](http://www.asteelgroup.com)

**EC BINA SDN BHD**  
54-1, Jalan Metro Perdana Timur 11,  
Taman Usahawan Kepong,  
52100 Kuala Lumpur, Malaysia.  
Tel: +603 6252 1188  
Attn: Mr Teh Soon Chye (Project Director)

Ref. No.: AGB/BDTC/2K24/FMK001  
Date: 12 December 2024

Dear Sir,

**RE: CONSTRUCTION AND COMPLETION OF LAM SOON WAREHOUSE  
AT 5, JALAN KILANG 51/205, PJS 51, 46050 PETALING JAYA, SELANGOR.**  
*~ Letter of Support*

We, **ASTEEL Synergy Sdn Bhd**, a subsidiary of **ASTEEL Group Berhad**, is pleased for being invited to become your preferred partner for the tender proposal to **Lam Soon Edible Oils Sdn. Bhd.** for the above-mentioned prestige project.

As a strategic business partner, with regard to your expansion in procurement of project, we are pleased to inform you that your credit facility with our company will be increased up to RM 5,000,000.00, which we promise to fully support you in term of financially and technically on our supply of roofing products, machinery, building materials and services. We assured our expertise and provide full support for the subcontract works based on project requirement.

Should you have any doubt on the above, please do not hesitate to contact the undersigned.

Thank you for your kind attention.

Yours faithfully,  
for **ASTEEL Group Berhad**.



**ASTEEL GROUP BERHAD**  
(formerly known as YKGI Holdings Berhad)  
Reg. No.1977 0100 1682 (032939-U)  
Lot 712 Block 7 Demak Laut Industrial Park  
..... 93050 Kuching, Sarawak, Malaysia.

Ts. Fong Fui Yee  
Chief Business Development & Corporate Affairs Officer

**LIT HING CONSTRUCTION SDN. BHD.**

No:27, Jalan Daya 20, Taman Daya, Kepong 52100, Kuala Lumpur.  
H/P: 012-3359966 , E-mail: lithing1818@gmail.com

Date : 10<sup>th</sup> December 2024

EC BINA SDN BHD

54-1, Jalan Metro Perdana Timur 11

Subject: Project Support Letter for Earthwork and Machinery Rental with RM 2,500,000.00 Credit

Dear Sir,

We are writing to formally express our support for the ongoing project related to earthwork and machinery rental . As a recognized partner in the construction and infrastructure industry, LIT HING CONSTRUCTION SDN BHD is pleased to offer our assistance in ensuring the timely and efficient completion of the project.

In light of the project's scope and requirements, we are extending a credit facility of RM 2,500,000.00 to cover the costs of the necessary earthwork and machinery rental. This credit will be available for use over the course of the project, allowing for seamless procurement of machinery, equipment, and earthwork services essential for progress.

Your sincerely,



(Michael Lim)



10<sup>TH</sup> DECEMBER 2024

**LETTER OF OFFER**

EC BINA SDN BHD  
54-1, JALAN METRO PERDANA TIMUR 11,  
TAMAN USAHAWAN KEPONG,  
52100 KUALA LUMPUR

Attn: Account Department

Dear Sir,

ATKC Hardware Trading Sdn. Bhd. ("the company") is pleased to offer EC BINA SDN BHD ("The Customer") a credit facility on the following terms and conditions:

FACILITY AMOUNT : Ringgit Malaysia Five Hundred Thousand Only (500,000.00)  
TERMS OF PAYMENT : WITHIN Sixty (60) DAYS from Date of Statement  
SECURITY : Personal Guarantee  
PURPOSE : SUPPLY OF HARDWARE & BUILDING MATERIAL  
OTHER CONDITIONS :

1. The Company reserves the right to terminate the credit facilities without prior notice.
2. The Company has full discretion and reserves the right to revise the prices, credit limits and/or credit terms at any time.
3. The information given by the customer in the Application for Credit Account is true and will undertake to inform the Company of any changes in the Financial Structure and Management of the Customer at any future date.
4. The Customer shall advise the Company in writing of any dispute in the invoice/s within Thirty (30) days of receipt of the same, otherwise, in the absence of any written dispute within Thirty (30) days, the invoice/s are deemed to be proper and the debt equivalent to that invoice/s admitted by the Customer.
5. In the event of Delivery Orders being misplaced or not signed by the Customer's representative during the supply, the company reserves the right to invoice on the total quantity indicated on the Delivery Orders.

INTEREST ON OVERDUE AMOUNT : In the event of non-payment within the credit terms, the Customer shall pay late payment charges on the amount overdue from the due date up to the date payment is received at the rate of one and a half percent (1.5%) per month on any such amount overdue.

INCIDENTAL & LEGAL EXPENSES : All legal and professions fees, stamp duties, in relation to the credit facility together with any other out-of-pocket expenses shall be borne by the Customer. In the event of any court or legal proceedings to enforce payment of this credit facility, the customer shall pay all costs involved on a solicitor and client basis.

Please signify acceptance of the above terms and conditions by signing the enclosed duplicate and returning the same to us within Fourteen (14) days from the date of this Letter of Offer.

Yours faithfully,

  
ANG KOK GEI  
MANAGING DIRECTOR

We EC BINA SDN BHD hereby agree and accept the terms and condition of this credit facility,

Name:

Company Stamp:

Signature:

Date:

TRADING • CONSTRUCTION • DEVELOPMENT • PROJECT & CONTRACTUAL MANAGEMENT

583, Jalan Serdang Belah, Off Jalan Sultan Abdul Samad, 42700 Banting, Selangor Darul Ehsan. | T+603 3181 8870 | F+603 3181 3870 | E atkc@atkc.com.my | W www.atkc.com.my

## 5.5 List of Plant and Machineries

Item	Description	Total No	To be used for	Capacity
1	Excavator		- Demolition works	
	- Bucket Exc	Mixed	- Excavation works	
	- Crusher	12 nos to	- Earthworks	
	- Breaker	15 nos	- Infra works	
	- Magnet			
2	Backhoe	3 nos	- Excavation works	
			- Earthworks	
			- Drainage works	
			- Roadworks	
3	Crane			
	- 20T-25T	3 nos	- Piling works	
	- 50T	1 no	- Building works	
			- Infra works	
			- M&E works	
4	License Lorries			
	- 12 Tyre	10 nos	- Demolition works	
			- Excavation works	
			- Earthworks	
			- Infra works	
5	Roller Compactor			
	- 20T	1 no	- Excavation works	
	- 3T	1 no	- Earthworks	
			- Building works	
			- Infra works	
6	Dump Truck	3 nos	- Demolition works	
			- Excavation works	
			- Earthworks	
			- Infra works	
7	Back Pusher	1 no	- Earthworks	
			- Infra works	
8	Concrete Pump Truck	1 no	- Building works	
			- Infra works	
9	Forklift	2 nos	- Building works	
			- Infra works	
10	Scissor Lift	10 nos	- Building works	
			- M&E works	
11	Boom Lift	6 nos	- Building works	
			- M&E works	
12	Bar Bending and Cutting Machines	2 nos	- Building works	
			- Infra works	