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Welcome to the World of Gene.

欢迎来到GENE世界.



创造趋势 造就人生
CREATING TREND FOR BETTER TOMORROW





Gene is a token which integrated with Property, Listed Equity and Blockchain Technology. It is supported and promoted by a Singapore based company which listed on the Australian Securities Exchange (ASX) as a main support in keeping the financial plan at its strongest. Gene is also a financial tool which can multiply your wealth, manage & increase digital assets value. You could enjoy daily income and also could convert Gene to listed company's equity, property and more.



The Face Suite

创造趋势 造就人生
CREATING TREND FOR BETTER TOMORROW



Why Choose Gene?

为什么选择Gene?



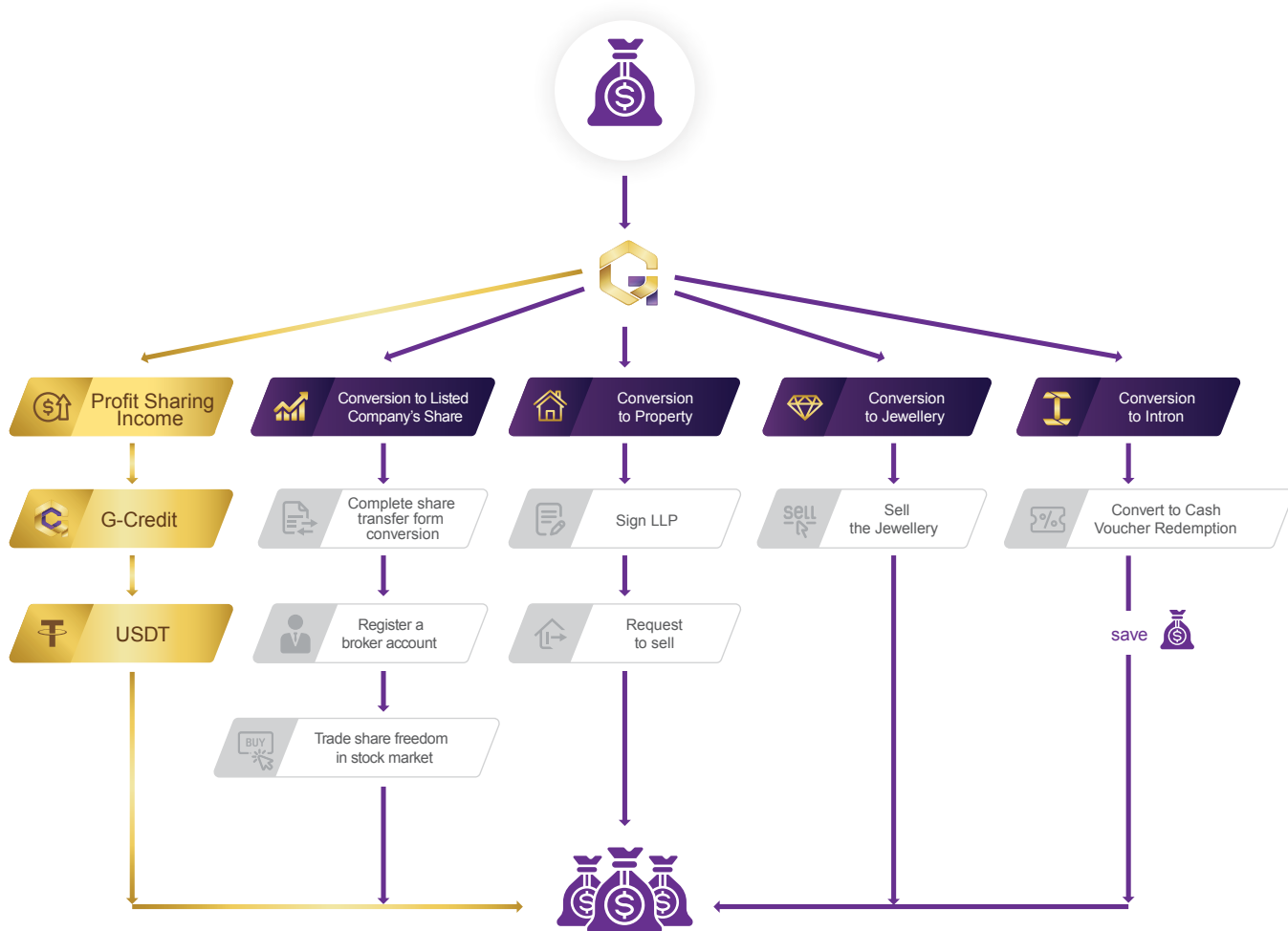
创造趋势 造就人生
CREATING TREND FOR BETTER TOMORROW



2

为什么选择 Gene?

Why choose Gene?



Profit Sharing Income



The power of static income is that purchasers do not have to work for certain hours to get paid and instead, only fogging out funds that will generate income without having to do anything. The only financial plan involved is time and money.



The percentage of return on monthly basis rates from 1.5% and at the second year of the plan, purchaser will be rewarded extra shares that can be sold back to the market to get money.

Gene allows you to receive a daily income, up to 1.5% monthly, sharing operation income up to 19.71% profit sharing every year.



About Us

EVOLET provides secured salary management for employers, financial access and savings on basic needs for migrant workers and lower - income groups. EVOLET seeks to offer financial accessibility for the unbanked.

The Situation

There are around 2 million (6 million) unbanked migrant workers in Malaysia, the majority receive their salary in cash. The risk of theft is high, along with problems of safekeeping, payroll records are difficult to prove. Employers have a safety issue drawing salary in cash

Services

- ✓ Digital wallet with Mastercard
- ✓ Salary Management
- ✓ E-Remittance
- ✓ Mobile Reload
- ✓ Financial / Health / Insurance Services
- ✓ Basic needs: Food, Transportation, Data

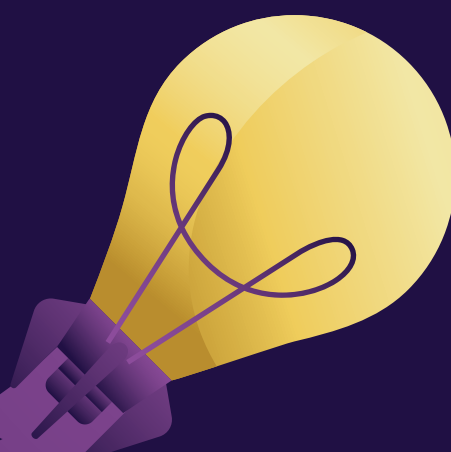


INDEX

3

Stable Financial Plan

稳资计划



创造趋势 造就人生
CREATING TREND FOR BETTER TOMORROW





Investment
Stable Investment Plan

Property
Property yield

**Stable
Financial**

Crowdfund
Venture fund raising

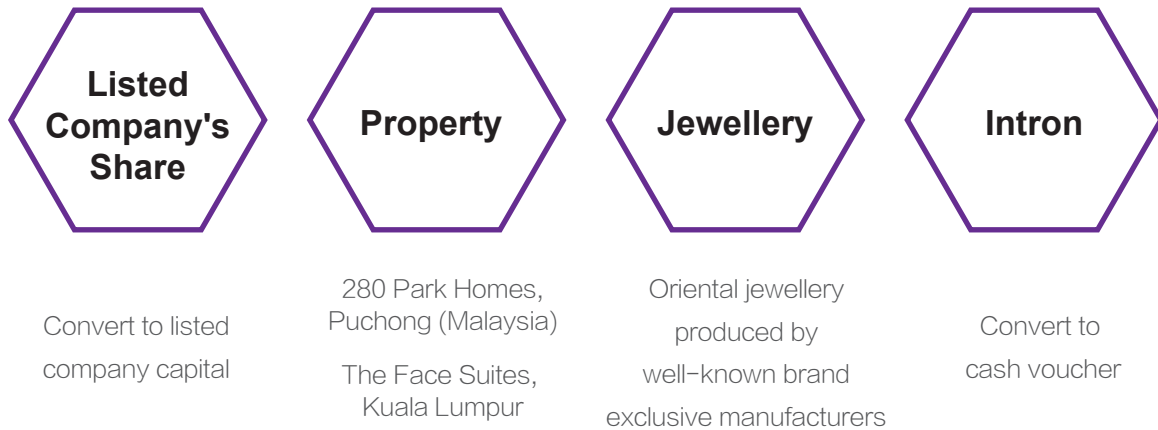
Capital
Capital Value



GEN - A token backed up by a Singapore based company listed in Australia.

A digital business that works for both online and offline system.

The new developed online app focuses in community lifestyle businesses and e-commerce. It integrates the Internet & AI technology to create a simple global digital infrastructure that empowers billions of people around the world.



3.1 Stable Financial Plan 1 Listed Company's Share

GPS Alliance Holdings Limited (GPS) was incorporated in New South Wales as a public company limited by shares on 25 March 2013. GPS is also a Singapore based company which listed on the Australian Securities Exchange (ASX).

GPS sets to position itself as a market leader in every aspect of the real estate industry, as well as creating borderless strategic alliances which span across the Asian region. Since its establishment in September 2010, with a vision for making positive waves in the industry, the GPS Group has grown rapidly.

GPS Award Achievements:

2012 – Top 5 SME1 Asia Award (Emerging Award Category)

2012 – Most Promising Entrepreneurs Award

2013 – Midas Touch Asia Platinum Award

2013/2014 – Singapore Brands Award

2014 – Midas Touch Asia Platinum Award

2014 – Asia Excellence Award

2014 – Singapore Prestige Brand Award (Promising Brand)

With the progress made in the expansion of its business activities, GPS streamlined its business focus into three synergistic business segments conducted by its subsidiaries:

I. a real estate agency business conducted by Global Property Strategic Alliance (GPSA)

II. a property development business conducted by GPS Alliance Development and Investment (GPSDI)

III. a fit-out solutions business conducted by GPS Alliance Home Solutions (GPSHS)

Besides, in future GPS will also expand into Internet business, which is EVOLET and Bingbon.

EVOLET, a digital wallet and payment solution with integration of VISA Prepaid card that is designed to improve convenience and simplicity to payment. Offering user real-time data tracking for every transaction, enhancing the security of your payment and most of all, the accessibility to pay at your fingertips.

EVOLET will also be providing further integration with other industry service provider such as F&B, Transportation, Utilities, Retail & Travel. EVOLET will revolutionize the word ‘One Stop’ in payment and services.

Bingbon is a professional digital asset management platform that provides users with professional and secure financial services such as digital asset wealth management and trading. It helps users to achieve stable and value-added digital assets through self-developed quantitative transactions and financial derivatives.

Guide to the Completion of an Off-Market Transfer Form for Issuer Sponsored & Certificated Securities!

Please Note:

- We request you use a black pen and print in capital letters when completing this form;
- To avoid the need for the form to be returned for correction or clarification, it is important that all requested information is supplied. Instructions to assist in completion are included for all sections;
- This form should not be used for the transfer of securities that are on the CHESS subregister. That can be determined from the Reference Number shown on your holding statement. If your statement has a SRN, this form should be used. If your statement has a HIN, you need to contact your sponsoring broker.

If you have any questions in relation to the manner in which this form is to be completed or the information that is required to be provided. Please call us on 1300 737 760.

Enhanced Security

In early 2011 changes intended to assist in minimising the potential for fraud in relation to the processing of off-market transfers, were made to the ASX Listing Rules.

In line with other major registry services suppliers, Boardroom has adopted a series of measures concerning the need for documentary proof of the identity of the seller or transferor named in the off-market transfer.

Documentary Identity Verification Requirements

Documentary evidence of the identity is only required in respect of the SELLER(S) or TRANSFEROR(S) named in the off-market transfer form.

You should review the requirements listed in Appendix A and supply a certified copy of the required document. Where possible we request a primary photographic identity document be supplied.

Please only send certified copies of the document(s). Do not send original documents as they will not be returned.

Also, the required proof of identity documents will not be held on file. Therefore, they must be supplied on each occasion that a transfer is submitted

Payment of Fee

A fee of AUD\$55.00 (inclusive of GST) is payable. Where there is more than one off-market transfer with the same Seller(s) or Transferor(s) named, lodged at the same time (the registration name and address details must be an exact match) only one fee of AUD\$55.00 is payable. Otherwise, the fee is payable per off-market transfer lodged.

Refer below for payment options.

Payment Options

Payment must be made by cheque, payable to 'Boardroom Pty Limited'.

Payment Note: A fee is not payable where the off-market transfer:

- o is out of a deceased estate and is to transfer securities to the executors or the beneficiaries of the estate; or
- o is a transfer in relation to an Employee Share Plan.

Appendix A

Type of Investor	Example	Documentary evidence of identity required
Individual	John David Smith or John David Smith <Smith Family A/C>	An originally certified copy of either: ➤ a primary photographic identity document; OR ➤ one primary non-photographic identity document and one secondary non-photographic identity document.
Joint Holding	John David Smith and Mary Jane Smith or John David Smith and Mary Jane Smith <Smith Family A/C>	For EACH joint holder, originally certified copies of either: ➤ a primary photographic identity document; OR ➤ one primary non-photographic identity document and one secondary non-photographic identity document.
Australian Registered Company	ABC Pty Limited or ABC Pty Limited <Smith Family A/C>	Originally certified copy of the most recent annual Company Statement issued by ASIC for the company (with the Company Key shown on the Company Statement masked such that it is not visible) and, for EACH director or company secretary who signed the transfer, originally certified copies of either: ➤ a primary photographic identity document; OR ➤ one primary non-photographic identity document and one secondary non-photographic identity document.
Overseas Incorporated Company	ABC PLC or ABC PLC <Smith Family A/C>	Companies incorporated overseas must provide a originally certified copy of a document which outlines the current Officeholders (e.g. Director or Company Secretary) and that has been issued by the relevant foreign registration body and, for EACH Officeholder who signed the transfer, originally certified copies of either: ➤ a primary photographic identity document; OR ➤ one primary non-photographic identity document and one secondary non-photographic identity document.
Please Note: 1) All foreign language documents (e.g. a foreign passport or a document in relation to a company that has been issued by the relevant foreign registration body) must be certified as true copy and must be accompanied by an English translation prepared by an accredited translator; and 2) Where the off-market transfer form has been signed on behalf of the investor under a power of attorney, a certified copy of the power of attorney must have already been lodged for noting or must accompany the off-market transfer when it is lodged. Further, the person(s) signing the off-market transfer form in accordance with the power of attorney must provide the appropriate documentary evidence of identity as required above and the applicable documentary evidence of identity must also be provided for the seller(s) or transferor(s) named on the off-market transfer. Where the seller or transferor is a company, documentary evidence of identity must be provided for any two of the Officeholders named in the Company Statement or overseas equivalent document unless the company statement or overseas equivalent shows there is a sole director or sole director/company secretary in which case only documentary evidence of identity for that person is required.		

Primary Photographic Identity Documents:

- Current Driver's Licence
- Australian Passport (that has not expired within the last two years)
- International Travel Document/Foreign Passport (that has not expired within the last two years)
- Proof of Age Card
- National Identity Card

Primary Non-photographic Identity Documents:

- Australian Birth Certificate or Extract of Birth
- Australian Citizenship Certificate
- Foreign Birth Certificate
- Centrelink Pension Card or Centrelink Healthcare Card

Secondary Non-photographic Identity Documents:

- An income tax assessment notice issued within the past 12 months
- A local government (rates) notice or a utilities notice (gas, electricity or telephone bill) issued within the past 3 months
- For a minor (person under 18 years of age) a notice issued by a school principle within the 3 months a financial benefit notice issued by the Commonwealth, a State or Territory within the past 12 months

Documents can be certified by a person authorised to do so under a state or territory law. Examples are:

- Legal Practitioners
- Justices of the Peace
- Chartered Accountants
- Members of the police force
- Legally qualified medical practitioners

The person certifying must state:

- their title, name and contact details (e.g. telephone number);
- that the document is a true and correct copy of the original;
- if there is more than one page either the certification must state the number of pages in the copy or each page must be certified; and

the signature of the person certifying must be original (that is, it cannot be a photocopy).

HOW TO COMPLETE THE TRANSFER FORM FOR NON-MARKET TRANSACTIONS WHEN TRANSFERRING SHARES IN A LISTED or UNLISTED COMPANY

1. Stamp Duty

Transfers of securities that are listed and quoted on an Australian Stock Exchange are exempt from stamp duty. However, Stamp Duty is payable on all other securities by the buyer of the shares and is based on the amount of consideration (refer 8). The stamp duty is calculated at the rate applicable to the state in which the company the securities are held is registered. If the company is incorporated outside Australia, the state or territory in which the principal register is located determines the state or territory in which the duty is payable.

Transfers must be submitted to the respective State or Territory Stamp Duty office for assessment and payment of any applicable duty.

2. Full Name Of Company or Corporation

The full name of the company or corporation in which securities are held.

3. Description Of Securities

e.g. Fully Paid Ordinary Shares, 9% Unsecured Convertible Notes etc....

4. Register

The state on which the seller's securities are registered. This can be found on the securities certificate or statement.

5. Quantity

Number of securities being transferred (in both words and figures). The marking up of either number, even when initialed, invalidates the form.

6. Full Name Of Transferor/S Or Seller/S

Full names must be included.

7. Securityholder Reference Number

This number must be quoted when transferring securities not represented by certificates. That is securities registered on the issuer sponsored (uncertificated) subregister. If the security is certificated, the original share certificate (or replacement certificate form) must be attached to the transfer form.

8. Consideration

Is the full amount paid in settlement of the transfer of securities. Purchases should reflect the market price of shares as at the date of purchase. Market values are quoted in the daily newspapers.

9. Date Of Purchase

Insert date of purchase or completion of the transfer.

10. Full Name Of Transferee/s or Buyer/s

Insert the full names of buyer/s (a maximum of three joint holders).

Securities may not be registered in the names of a firm or business name, an estate or deceased person, a minor, a fund or a trust.

10A Securityholder Reference Number (SRN)

If the buyer is an existing holder in the company and is registered on the Issuer Sponsored (uncertificated) subregister, please quote the existing SRN.

11. Full Postal Address Of Transferee/s or Buyer/s

Insert full address including the postcode. Only one address may be recorded.

12. Seller Signature/s

- | | |
|---------------------------|--|
| (i) Individuals - | The securityholder must sign |
| (ii) Joint Holdings - | Where the holding is in more than one name, all of the securityholders must sign |
| (iii) Power of Attorney - | To sign as power of attorney, you must have already lodged it with the registry.
Alternatively, attach a certified photocopy of the power of attorney to this form. |
| (iv) Deceased Estate - | When the holding is in the name of an estate, all executors/administrators are required to sign.
(Probate requirements must also be complied with) |
| (v) Companies - | Director, Company Secretary, Sole Director and Sole Company Secretary can sign.
Please indicate the office held under your signature. |

13. Date Signed

Insert date signed by the seller/s.

14. Buyer Signature/s

- | | |
|----------------------------|--|
| (vi) Individuals - | The securityholder must sign |
| (vii) Joint Holdings - | Where the holding is to be registered in more than one name, all of the proposed securityholders must sign |
| (viii) Power of Attorney - | To sign as power of attorney, you must have already lodged it with the registry.
Alternatively, attach a certified photocopy of the power of attorney to this form. |
| (ix) Deceased Estate - | When the holding is in the name of an estate, all executors/administrators are required to sign.
(Probate requirements must also be complied with) |
| (x) Companies - | Director, Company Secretary, Sole Director and Sole Company Secretary can sign.
Please indicate the office held under your signature. |

15. Date Signed

Insert date signed by the buyer/s.

16. Amendments

Any change made to the form must be initialed by both parties. The use of liquid paper will deem the form invalid.

NOTE 1. Copies of supporting documents forwarded must be certified as a correct copy by a person who in the State or Territory of certification has the power to witness a Statutory Declaration.

NOTE 2. Transfers or other documents that do not fully meet the company's requirements are liable to be returned unregistered.

Privacy Statement

The personal information in this form is collected by Boardroom Pty Limited ("Boardroom"), as registrar for the issuer of the securities you hold. Boardroom's privacy policy can be viewed on our website (www.boardroomlimited.com.au).

Your personal information is required for administration of the register of securityholdings. Should some or all of the requested information not be provided correct administration of your securityholding may not be possible. Your personal information may be disclosed to the issuer of the

securities you hold, its or our related bodies corporate, external service companies such as print or mail service providers or otherwise as permitted by law. If, in accordance with the provisions of the Corporations Act the issuer of the securities you hold approves, you may be sent marketing material in addition to general corporate communications. You may elect not to receive marketing material by contacting Boardroom Pty Limited. You can obtain access to your personal information and (if required) advise of any incorrect, inaccurate or out of date data information held, by contacting Boardroom Pty Limited on 1300 737 760

AUSTRALIAN STANDARD TRANSFER FORM

Use a **black pen**. Print in **CAPITAL** letters

Uncertificated CHESS Holdings - This form must be forwarded to the CHESS Sponsoring Broker or Non-Broker Participant.
Uncertificated Issuer Sponsored Holdings - This originally signed form must be forwarded to the Issuer's Registry.
Certificated Holdings - This originally signed form and the original certificate (or replacement certificate form) must be forwarded to the Issuer's Registry.

All correspondence and enquiries to:

BoardRoom
 Smart Business Solutions
 GPO Box 3993
 Sydney NSW 2001
 Tel: 1300 737 760 (within Aust)
 Tel: + 61 2 9290 9600 (outside Aust)
 Fax: + 61 2 9279 0664
www.boardroomlimited.com.au
enquiries@boardroomlimited.com.au

1. Stamp Duty (if applicable) **Not Applicable**

2.	Full name of Company or Corporation		
3.	Description of Securities (Shares, options etc.)	Class	If not fully paid, paid to
4.	Register		
5.	Quantity	Words	Figures
6.	Full name/s of Transferor/s (Seller/s)	Given Name/s	Surname
7.	Securityholder Reference Number	SRN : _____ (Must be quoted for uncertificated securities. Otherwise original certificate must be returned)	
8.	Consideration	\$	9. Date of Purchase / /
10.	Full name/s of Transferee/s (Buyer/s)	Title	Given Name/s
		Mr	}
		Mrs	}
		Ms	}
10A.	Securityholder Reference Number (if applicable)	SRN : _____	
11.	Full postal address of Transferee/s (Buyer/s)	...	
		State/Country	
		Postcode	

I / We the registered holder/s and undersigned seller/s for the above consideration do hereby transfer to the above name/s hereinafter called the Buyer/s the securities as specified above standing in my/our name/s in the books of the above named Company, subject to the several conditions on which I/We held the same at the time of signing hereof and I/We the Buyer/s do hereby agree to accept the said securities subject to the same conditions. I/We have not received any notice of revocation of the Power of Attorney by death of the grantor or otherwise, under which this transfer is signed.

12.	Individual or Securityholder 1	Securityholder 2	Securityholder 3
Transferor/s (Seller/s) sign here	<div></div>	<div></div>	<div></div>
	Sole Director and Sole Company Secretary	Director	Director/Company Secretary
Transferor/s	13. Day / Month / Year		
14.	Individual or Securityholder 1	Securityholder 2	Securityholder 3
Transferor/s (Buyer/s) sign here	<div></div>	<div></div>	<div></div>
	Sole Director and Sole Company Secretary	Director	Director/Company Secretary
	15. Day / Month / Year		

3.2 Stable Financial Plan 2 **Property**



280 Park Homes,
Puchong (Malaysia)



The Face Suites,
Kuala Lumpur



280 PARK HOMES

Taman Puchong Prima • Selangor Puchong

Project developments



Facilities

30,000 Sq feet duplex apartment club
Total 17 acres of development + 7 acres of the green gardens



24 Hours Security

7 Acres of Garden,
Artificial River and Fountain

Gymnasium

Miniature Golf

Water Park
Swimming Pool

Japanese Hot Bed

Outdoor Facilities

Children's Playground

Floor plan

Type A1

3,035 sq feet
1st & 2nd Floor
Corner Unit

Bedrooms : 4 + 1
Bathrooms : 4 + 2
Kitchen : 2
Turfing : 1



1st Floor



2nd Floor

Type A2

2,960 sq feet
3rd & 4th Floor
Corner Unit

Bedrooms : 4 + 1
Bathrooms : 4 + 2
Kitchen : 2
Turfing : -



1st Floor



2nd Floor

Type A3

4,370 sq feet
5th, 6th & 7th Floor
Corner Unit

Bedrooms : 4 + 2
Bathrooms : 5 + 2
Kitchen : 2
Deck/Garden : 1



1st Floor



2nd Floor



3rd Floor (Top Floor)

Type B3

3,595 sq feet
5th, 6th & 7th Floor
Intermediate Unit

Bedrooms : 3 + 1
Bathrooms : 3 + 2
Kitchen : 1
Turfing : 1



1st Floor

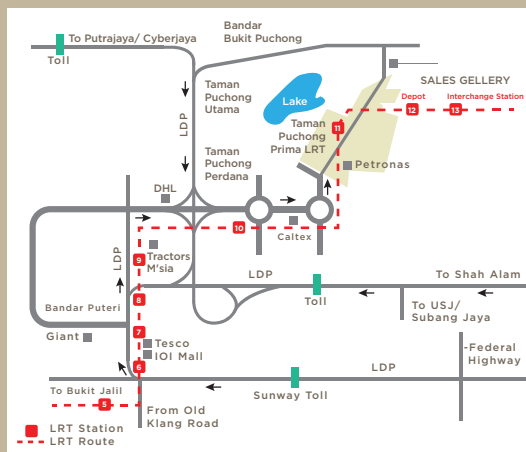


2nd Floor



3rd Floor (Top Floor)

Location Map



PUCHONG PRIMA

📍 Located at the between of airport and Kuala Lumpur

40 minutes to KL Petronas Twin Towers	34 k m
38 minutes to KL airport	36 k m
24 minutes to Damansara	18 k m
22 minutes to Sunway Pyramid	16 k m
12 minutes to Puchong Business District	5 k m
Distance in 5 minutes	1 - 2 k m
School & College , Restaurants	
LRT (1.2km)	

EXPERIENCE CITY LIVING AT THE FACE SUITES

Indulge in a concept of Luxury Living



Location Convenience Investment



Stunning View of KL



5 Mins Walk to Monorail



Infinity Pool on SKY DECK

FACILITIES:

- 24-hour security and CCTV surveillance
- Business center kiosk for guest at the lobby
- Secured Parking
- Gymnasium

PROJECT LOCATION:

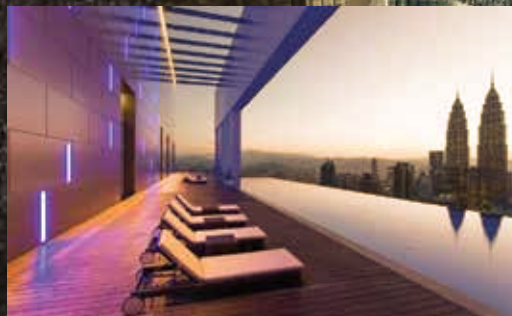
1020, Jalan Sultan Ismail,
50250 Kuala Lumpur, Malaysia



PHONE: +603 2168 1688

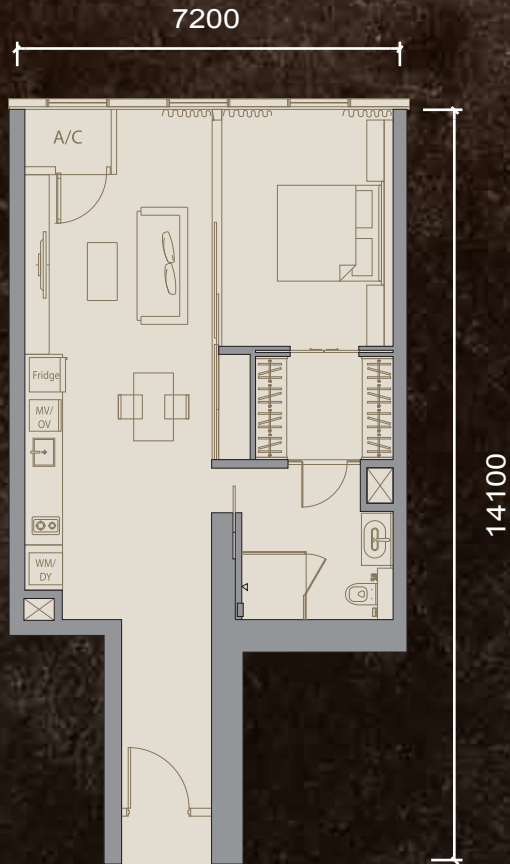
ENQUIRY: info@thefacekl.com

RESERVATION: reservation@thefacekl.com





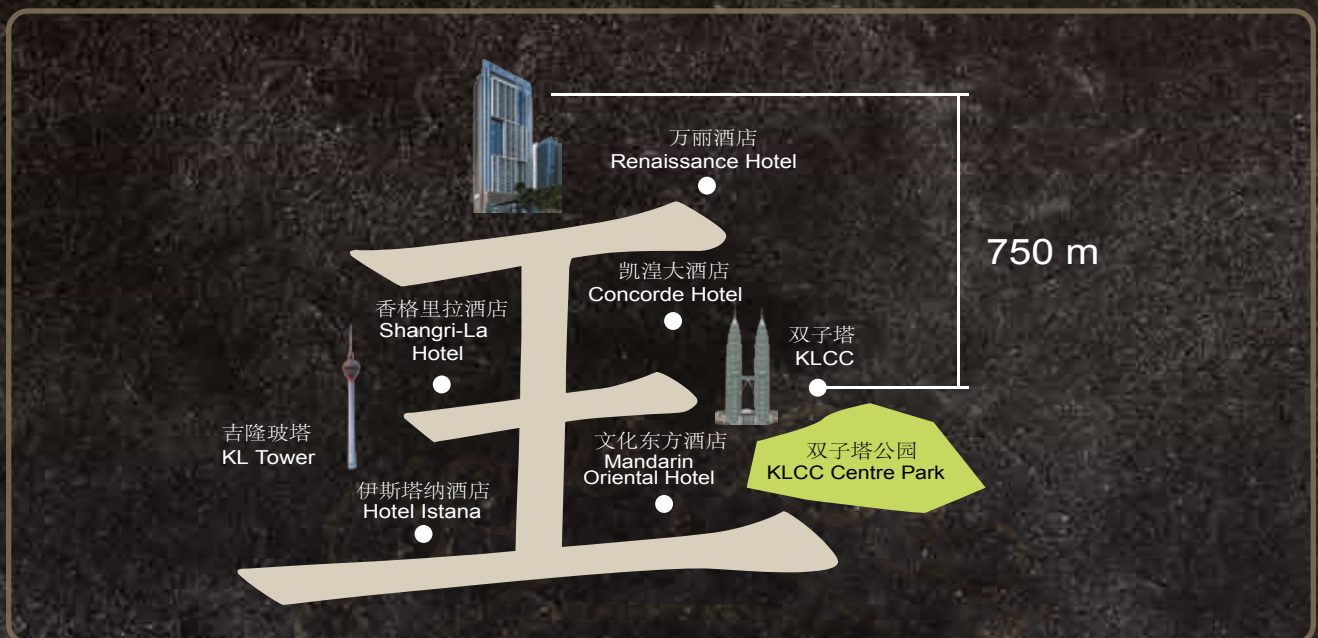
TYPE A | 850 SF



TYPE B | 1050 SF



LOCATON MAP



LIMITED LIABILITY PARTNERSHIP AGREEMENT OF

[Insert Name] PLT (LLP NO. *[Insert LLP No.]*)

THIS LIMITED LIABILITY PARTNERSHIP AGREEMENT (hereinafter the "Agreement"), is made effective as of *[Insert Date]*

BY AND BETWEEN

[Insert Name] (*insert N.R.I.C. No.:*), a Malaysian citizen having residential address at *[insert Address]* of the first part; and

[Insert Name] (*insert N.R.I.C. No.:*), a Malaysian citizen having residential address at *[insert Address]* of the second part; and

Hereinafter the above parties are individually referred to as the "General Partner" and collectively referred to as the "General Partners"

ARTICLE 1

FORMATION, NAME, PRINCIPAL OFFICE, TERM, RECORDS

1.1. Formation of Partnership.

The Parties hereto hereby form, pursuant to the *Limited Liability Partnerships Act 2012 [Act 743]* (hereinafter, as from time to time amended, referred to as the "Act"), a Limited Liability Partnership, which organization is hereinafter referred to as the "**Partnership**", and the General Partners hereto agree to be limited liability partners of the Partnership. The rights, duties, status and liabilities of the Partners shall, except as hereinafter expressly stated to the contrary, be as provided for in the Act.

1.2. Partnership Name.

The business of the Partnership shall be conducted under the name of *Insert Name/ PLT* or such other name as the General Partners shall decide by Majority-in- interest of the General Partners. The General Partners shall promptly cause the Partnership and/or its compliance officer(s) to execute, file, record and/or publish with the registrar an application in accordance to the Act for any change of its name.

1.3. Registered Office.

The registered office of the Partnership shall be at *Insert Address* , but substitute or additional places of business may be established at such other locations as may, from time to time, be determined by the General Partners decide by Majority-in-interest of the General Partners.

1.4. Term of Partnership.

The Partnership shall become effective upon the execution of this Agreement and shall remain effective until the Partnership is wound-up in accordance with this Agreement or the Act, or stricken-off pursuant to the Act.

1.5. Records.

The Partnership shall keep complete and accurate records of Partnership's transactions. All statutory registers, records and/or documents of the Partnership will be maintained at the registered office. Any Partner shall have the right at any time to inspect and copy the records of the Partnership.

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2.7	"General Partnership Interest" shall mean the ownership interest of a General Partner in the Partnership at any particular time, including the right of such General Partner to any and all benefits to which such General Partner may be entitled as provided in this Agreement and in the Act, together with the obligations of such General Partner to comply with all the provisions of this Agreement and of the Act.
2.8	"Initial Capital Contribution" shall mean that amount of money or property initially contributed by the General Partners as set forth in Article 5.
2.9	"Limited Partner" shall mean any Person named as a Limited Partner in any future Agreement of Adherence substantially in the form in Appendix A attached hereto.
2.10	"Limited Partnership Interest" shall mean the ownership interest of a Limited Partner in the Partnership at any particular time, including the right of such Limited Partner to any and all benefits to which such Limited Partner may be entitled as provided in this Agreement and in the Act, together with the obligations of such Limited Partner to comply with all the provisions of this Agreement and of the Act.
2.11	"Majority-in-interest" shall mean as to all of or a specified group of Partners, Partners owning more than 50 percent of the current interest in the profits of the Partnership owned by all of the Partners or by the Partners in the specified group, as appropriate. In any meeting of specified group of Partners, it shall construed as Majority-in-interest of the specified group of Partners attending the said meeting.
2.12	"Partner" or "Partners" shall mean all Parties designated as General Partner(s) in this Agreement (excluding any successor thereof) pursuant to the terms of this Agreement, and the parties who subsequently designated as

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- (e) to the extent that funds of the Partnership are available therefor, to pay as they become due all debts and obligations of the Partnership;
- (f) to employ agents, employees, servants, independent contractors, brokers, attorneys and accountants, any or all of whom may be Affiliates of the General Partner, to assist in or take responsibility for the management of the Partnership's business or Partnership Property, and in each such instance, to pay such Persons reasonable and valuable sums of consideration for services therefor;
- (g) to designate, from time to time, a depository of Partnership funds, and to draw upon the same for Partnership purposes;
- (h) to acquire, purchase, own, manage, operate, lease, charge, mortgage, create lien, encumber and dispose of any real property and any other property or assets that the General Partners determines are necessary or appropriate or in the best interests of conducting the business of the Partnership provided always that any decision shall not be inconsistent with the Company's purposes and objectives;
- (i) to maintain the Partnership's Property and make other improvements (including renovations) on or to the properties owned or leased by the Partnership;
- (j) to borrow money for the Partnership, issue evidences of indebtedness in connection therewith, refinance, guarantee, increase the amount of, modify, amend or change the terms of, or extend the time for the payment of, any indebtedness or obligation of or to the Partnership, and secure such indebtedness by mortgage, deed of trust, pledge or other lien on the Partnership's assets;
- (k) to pay, either directly or by reimbursement, for all operating expenses in relation to Partnership Property or Partnership business to third parties;

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1.6. Additional Limited Partners.

Upon consent of all General Partners, the Partnership shall admit Limited Partners from time to time up until the Additional Capital Contribution as stated in Article 5 is fully contributed by additional Limited Partners who agreed to the terms and conditions herein contained and have duly executed the Agreement of Adherence, substantially in the form as appended herein as Appendix A, with the General Partners. The General Partners shall in timely fashion execute the Agreement of Adherence, and, issue or cause to issue the certificate of limited partnership filed for record to reflect the admission pursuant to the terms of this Agreement of a Person as a Limited Partner.

ARTICLE 2
DEFINITIONS

Whenever used in this Agreement, the terms set forth below shall be defined as follows:

2.1	"Additional Capital Contribution" shall mean that amount of money or other property, if any, which any Limited Partner(s) may agree to contribute accordance with Article 5 herein, if any, to be used for operating capital and/or benefits of the Partnership.
2.2	"Affiliate" means, with respect to a Partner, any Person that directly or indirectly, through one or more intermediaries, controls, is controlled by, or under common control with such Partner. The term "control," as used in this definition means, with respect to a Person that is a corporation, the right to exercise, directly or indirectly, more than ten percent (10%) of the voting rights attributable to the shares of the controlled corporation, and with respect to a Person that is not a corporation, the possession, directly or indirectly, of the power to direct or cause the direction of the management or policies of the controlled Person.

3

	Limited Partner(s) by entering into the "Agreement of Adherence" with the Partnership.
2.13	"Partnership Property" shall mean that real estate property, or an interest in that property, as determined by the General Partners, which is contributed to or acquired by the Partnership.
2.14	"Person" shall mean any individual, corporation, business trust, estate, trust, custodian, trustee, executor, administrator, nominee, partnership (including a registered limited liability partnership and a limited partnership), association, limited liability company, government, governmental subdivision, governmental agency, governmental instrumentality, and any other legal or commercial entity, in its own or representative capacity.
2.15	"Profits" or "Losses" means, for each fiscal year or other period, profits and losses as determined by generally accepted accounting principles.

ARTICLE 3
PURPOSE, POWERS AND RIGHTS OF GENERAL PARTNERS

3.1. Purposes of the Partnership.

The purposes of the Partnership shall be for:- (a) acquisition of Partnership Property; (b) letting, leasing out and managing the Partnership Property; and (c) to conduct any other business or make any investment which a partnership may make in accordance to the Act or any other applicable law.

3.2 Powers of General Partners.

3.2.1. The powers to administer, manage and operate the Partnership shall lie with the General Partners. The power to make, enter into, deliver and perform all contracts,

- (l) to lease or rent all or any portion of any of the Partnership Property, whether or not the terms of such tenancy or leases and whether or not any portion of the Partnership's assets so leased are to be occupied by the lessee or tenant, or, in turn, subleased, sub-let or underlet in whole or in part to others, for such consideration and on such terms as the General Partners may determine;
- (m) to file applications, communicate, and otherwise deal with any and all governmental agencies having jurisdiction over, or in any way affecting, the Partnership's assets or any other aspect of the Partnership business;
- (n) to make or revoke any election permitted or required of the Partnership by any taxing authority;
- (o) to maintain such insurance coverage for public liability, fire and casualty, and any and all other insurance for the protection of the Partnership, for the conservation of Partnership assets, or for any other purpose convenient or beneficial to the Partnership, in such amounts and such types as the General Partners shall determine from time to time;
- (p) to determine whether or not to apply any insurance proceeds for any Property to the restoration of such Property or to distribute the same;
- (q) to retain providers of services of any kind or nature in connection with the Partnership business or Partnership's Property and to pay therefor such reasonable remuneration as the General Partners may deem proper;
- (r) to negotiate and conclude agreements on behalf of the Partnership with respect to any of the rights, powers and authority conferred upon the General Partners, including, without limitation, management agreements, franchise agreements, agreements with federal, state or local liquor licensing agencies and agreements with operators of restaurants and bars;

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2.3	"Assignee" shall mean a Person who has acquired or purported to have right to acquire all or a portion of an interest in the Partnership by assignment or transfer as of the date the proposed assignment or transfer of such interest becomes effective. An Assignee has only the rights granted under Section 26 of the Act. An Assignee does not have voting right and the right to interfere in the management of the Partnership, except as agreed by all the General Partners of the Partnership to be admitted as a Partner under this Agreement. For a proper purpose, an Assignee may require reasonable information or an account of Partnership transactions and make reasonable inspection of the Partnership's books. In addition, no Assignee of an interest in the Partnership shall have the right to assign any transferred interest except as otherwise provided in this Agreement.
2.4	"Capital Contribution" means the total contribution to the capital of the Partnership which a Partner is legally bound and obligated to make, which amount is designated as a Capital Contribution for such Partner pursuant to Article 5 of this Agreement.
2.5	"Distributable Cash" shall mean, at the time of determination for any period (on the cash receipts and disbursements method of accounting), all Partnership cash derived from the conduct of the Partnership's business, including distributions from entities owned by the Partnership, cash from operations or investments, and cash from the sale or other disposition of Partnership property, other than (a) Capital Contributions with interest earned pending its utilisation; (b) financing or other loan proceeds; (c) reserves for working capital; and (d) other amounts that the General Partners reasonably determine should be retained by the Partnership in accordance with the General Partners' discretion under Article 6.4 hereof.
2.6	"General Partner" shall mean the Parties to this Agreement, but exclude any of their successors-in-title and/or heirs.

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agreements or undertakings, pay all costs and expenses and perform all acts duly authorised and deemed appropriate by the General Partners to carry out the Partnership purposes shall lie within the General Partners, subject to the limitations of this Agreement and the Act.

3.2.2. Notwithstanding any provision of this Agreement to the contrary, the General Partners' discretion and authority are subject to the limitations imposed by law, and by this Agreement. Subject to the foregoing and to other limitations imposed by this Agreement, the General Partners shall have full, complete and exclusive discretion to manage and control the business and affairs of the Partnership and make all decisions affecting the business and assets of the Partnership. Without limiting the generality of the foregoing (but subject to the restrictions specifically contained in this Agreement), the General Partners shall have the power and authority to take the following actions on behalf of the Partnership:

- (a) to open, maintain, and close bank accounts, brokerage accounts and checking accounts in the name of the Partnership, to designate and change signatories on such accounts, and to draw checks and other orders for the payment of monies;
- (b) to engage, appoint and/or remove accountants, attorneys, advocates and solicitors, compliance officer under the Act, auditors and any and all other agents and assistants, both professional and non-professional, which may include the Partners, and to pay reasonable and valuable sums of consideration for services rendered;
- (c) to collect all sums due to the Partnership;
- (d) to prepare and file all tax returns of the Partnership and to make all elections for the Partnership thereunder;

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- (s) to maintain accurate accounting records and to file promptly all income tax returns on behalf of the Partnership;
- (t) to form or acquire an interest in, and contribute property to, further limited or general partnerships, joint ventures or other relationships that it deems desirable (including, without limitation, the acquisition of interests in, and the contributions of property to, its subsidiaries and any other Person in which any General Partners has an equity interest from time to time);
- (u) to distribute Distributable Cash or other Partnership assets in accordance with this Agreement;
- (v) to establish Partnership reserves for working capital, capital expenditures, contingent liabilities or any other valid Partnership purpose;
- (w) to authorize sell, assignment or otherwise transfer any Partnership interests or any securities (including secured and unsecured debt obligations of the Partnership, debt obligations of the Partnership convertible into any class or series of Limited Partnership Interests, or options, rights, warrants or appreciation rights relating to any Limited Partnership Interests) of the Partnership;
- (x) subject to the provisions of Article 9.1, to merge, consolidate or combine the Partnership with or into another Person (to the extent permitted by applicable law);
- (y) to issue additional Limited Partnership Interests above and beyond the number as stated in Article 5.3. hereof provided all General Partners is agreeable with such issuance; and
- (z) to take such other action, execute, acknowledge, swear to or deliver such other documents and instruments, and perform any and all other acts the General

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<p>Partners deems necessary or appropriate for the formation, continuation and conduct of the business and affairs of the Partnership and to possess and enjoy all of the rights and powers of a partner as provided by the Act.</p>	<p>for the transaction of the business of the Partnership, which the Person so delegated may, under supervision of the General Partner, perform any acts or services for the Partnership as the General Partner may approve.</p>	<p>by law to qualify and maintain the Partnership as a limited partnership under the laws of Malaysia.</p>
<p>3.2.3. Limited Partners to be admitted into Partnership shall agree that the General Partners are authorized to execute, deliver and perform the above-mentioned agreements and transactions on behalf of the Partnership without any further act, approval or vote of the Partners, notwithstanding any other provisions of this Agreement, the Act or any applicable law, rule or regulation to the fullest extent permitted under the Act or other applicable law, rule or regulation. The execution, delivery or performance by either General Partner of any agreement authorized or permitted under this Agreement shall not constitute a breach by the General Partner of any duty that the General Partner may owe the Partnership or the Limited Partners or any other persons under this Agreement or of any duty stated or implied by law or equity.</p> <p>3.2.4. Except as otherwise provided herein, to the extent the duties of the General Partner require expenditures of funds to be paid to third parties, the General Partner shall not have any obligations hereunder except to the extent that Partnership funds are reasonably available to it for the performance of such duties, and nothing herein contained shall be deemed to authorize or require the General Partner, in its capacity as such, to expend its individual funds for payment to third parties or to undertake any individual liability or obligation on behalf of the Partnership.</p> <p>3.2.5. Unless otherwise stated in this Agreement, all decisions which shall be made by the General Partners shall be decided by Majority-in-interest of the General Partners.</p> <p>3.3. Delegation of Authority.</p> <p>3.3.1. Any General Partner may delegate any or all of its powers, rights and obligations hereunder, and may appoint, employ, contract or otherwise deal with any Person</p>	<p>3.4. Duties of General Partners</p> <p>3.4.1. The General Partners, subject to the limitations contained elsewhere in this Agreement, shall manage or cause to be managed the affairs of the Partnership in a prudent and businesslike manner and shall devote sufficient time and effort to the Partnership affairs.</p> <p>3.4.2. In carrying out its obligations, the General Partners shall:</p> <p>(i) Render annual reports to all Partners with respect to the operations of the Partnership;</p> <p>(ii) On or before March 31st of every year, mail to all persons who were Partners at any time during the Partnership's prior fiscal year an annual report of the Partnership, including all necessary tax information, and any other information regarding the Partnership and its operations during the prior fiscal year deemed by the General Partners to be material;</p> <p>(iii) Maintain complete and accurate records of all business conducted by the Partnership and complete and accurate books of account (containing such information as shall be necessary to record allocations and distributions), and make such records and books of account available for inspection and audit by any Partner or such Partner's duly authorized representative (at the sole expense of such Partner) during regular business hours and at the principal office of the Partnership; and</p> <p>(iv) Cause to be filed such certificates and do such other acts as may be required</p>	<p>3.5. Liabilities of General Partners; Indemnification</p> <p>3.5.1. Any General Partner shall not be liable for the return of all or any part of the Capital Contributions of any Partner. Any returns shall be made solely from the assets of the Partnership according to the terms of this Agreement.</p> <p>3.5.2. Notwithstanding anything to the contrary set forth in this Agreement, none of the General Partners (if the General Partner be a company, that General Partner shall include the company, its officers, directors, agents or employees for the purpose of this paragraph) shall be liable or accountable in damages or otherwise to the Partnership, any Partners or any Assignees, or any of their successors or assigns, for any losses sustained, liabilities incurred or benefits not derived as a result of errors in judgment or mistakes of fact or law or any act or omission if the General Partner acted in good faith. The General Partners shall not be responsible for any misconduct or negligence on the part on any agent appointed by it in good faith. The Limited Partners expressly acknowledge that the General Partners is acting on behalf of the Partnership, the General Partners, the General Partner's members (in the event the General Partner is a company) collectively, and that the General Partner is under no obligation to consider the separate interests of the Limited Partners (including, without limitation, the tax consequences to Limited Partners or their Assignees) in deciding whether to cause the Partnership to take (or decline to take) any actions. In the event of a conflict between the interests of the General Partners on one hand and the Limited Partners on the other, the General Partners shall endeavor in good faith to resolve the conflict in a manner not adverse to the Limited Partners. The General Partners shall not be liable for monetary damages for losses sustained, liabilities incurred, or benefits not derived by Limited Partners in connection with such decisions, provided that the General Partners has acted in good faith.</p>
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<p>3.5.3. The Partnership shall indemnify the General Partners to the fullest extent permitted by law and save and hold it harmless from and against, and in respect of, any and all losses, claims, damages, liabilities (joint or several), expenses (including legal fees and expenses), judgments, fines, settlements, and other amounts arising from any and all claims, demands, actions, suits or proceedings, civil, criminal, administrative or investigative, that relate to the operations of the Partnership as set forth in this Agreement in which any indemnitee may be involved, or is threatened to be involved, as a party or otherwise.</p> <p>3.5.4. The Partnership may reimburse the General Partners for reasonable expenses incurred by a General Partner who is a party to a legal proceeding in advance of the final disposition of the legal proceeding.</p> <p>3.5.5. The indemnification provided by this Article 3 shall be in addition to any other rights to which General Partners or any other Person may be entitled under any agreement.</p> <p>3.5.6. The Partnership may purchase and maintain insurance on behalf of the General Partners, and such other Persons as the General Partners shall determine, against any liability that may be asserted against or expenses that may be incurred by such Person in connection with the Partnership's activities, regardless of whether the Partnership would have the power to indemnify such Person against such liability under the provisions of this Agreement.</p> <p>3.6. Remuneration of General Partners; Reimbursement.</p> <p>3.6.1. General Partners as such, shall not receive any valuable consideration for services rendered to the Partnership. Notwithstanding the preceding sentence, the General Partners shall be entitled, in accordance with the provisions of Article 3.7 below, to pay reasonable valuable consideration to its Affiliates and other entities in which</p>	<p>it may be associated for services performed. The General Partners shall be reimbursed on a monthly basis, or such other basis as the General Partners may determine in its sole and absolute discretion, for all expenses related to the Partnership's Property.</p> <p>3.7. Outside Services; Dealing with Affiliates; Outside Activities</p> <p>3.7.1. Notwithstanding any provision of this Article 3 to the contrary, the General Partner may engage, appoint and/or remove accountants, attorneys, advocates and solicitors, compliance officer under the Act, auditors and any and all other agents and assistants, both professional and non-professional, and others as it shall deem advisable, including its directors, officers, shareholders, and its Affiliates and entities with which the General Partner, any Limited Partner or their respective Affiliates may be associated, and may pay them reasonable valuable consideration from Partnership funds for services performed, which consideration shall be reasonably believed by the General Partner to be comparable to and competitive with fees charged by unrelated Persons who render comparable services which could reasonably be made available to the Partnership. The General Partner shall not be liable for the neglect, omission or wrongdoing of any such Person so long as it appointed such Person in good faith.</p> <p>3.7.2. The Partnership may transfer assets to joint ventures, other partnerships, corporations or other business entities in which it is or thereby becomes a participant upon such terms and subject to such conditions as are consistent with this Agreement and applicable law.</p> <p>3.7.3. Except as expressly permitted by this Agreement, neither the General Partner nor any of its Affiliates nor any Limited Partner shall sell, transfer or convey any property to, or purchase any property from, the Partnership, directly or indirectly, except pursuant to transactions that are on terms as set forth in this Agreement.</p>	<p>3.8. Other Transactions of the Partners</p> <p>3.8.1. It is acknowledged that the Partners may in the future, from time to time, obtain additional business opportunities. Each Partner shall be free to venture into such business opportunities as such Partner may in such Partner's sole discretion deem desirable without having to offer interests in such opportunity to the other Partners or this Partnership, and such action on the part of any Partner shall not be deemed a breach of any fiduciary relationship owed by that Partner to the other Partners or the Partnership. Participation in the Partnership shall not in any way act as a restraint on the other present or future business activities or investments of a Partner (or any Affiliate of a Partner), or any employee, officer, director, member, manager, or shareholder of a Partner, except to the extent such activities are of the same nature and are competitive with the business of the Partnership. As a result of this Agreement, no Partner (or Affiliate of any Partner), shall be obligated or bound to offer the Partnership or any of the other Partners any business opportunity presented to or offered to them or the Partnership as a prerequisite to the acquisition of or investment in such business opportunity by such Partner (or any Affiliate of a Partner), or any employee, officer, director, member, manager, or shareholder of such Partner for its account or the account of others, unless such business activity in which a Partner (or any Affiliate of a Partner), or any employee, officer, director, member, manager, or shareholder of a Partner engages, conducts, or participates outside the Partnership shall be a business activity in competition with the Partnership. Any such business or activity of a Partner (or any Affiliate of a Partner), or any employee, officer, director, member, manager, or shareholder of a Partner may be undertaken with or without prior notice to or participation therein by the Partnership or the other Partners, unless such business activity in which a Partner (or any Affiliate of a Partner), or any employee, officer, director, member, manager, or shareholder of a Partner engages, conducts, or participates outside the Partnership shall be a business activity in competition with the Partnership. Each Partner and the Partnership hereby waive any right or claim such Partner or the Partnership may have against a Partner (or any Affiliate of a Partner), or any</p>
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<p>employee, officer, director, member, manager, or shareholder of a Partner with respect to such business or activity or the income or profits thereof, unless such business activity in which a Partner (or any Affiliate of a Partner), or any employee, officer, director, member, manager, or shareholder of a Partner engages, conducts, or participates outside the Partnership shall be a business activity in competition with the Partnership.</p> <p>3.8.2. With the consent of the General Partners, the Partnership may contract with any of the Partners or their Affiliates for the purchase of goods and services for the benefit of the Partnership at any time provided that the valuable consideration paid to such Person shall be commensurate with rates prevailing for such services at the time such services are performed, and any charges so incurred shall be deemed expenses of the Partnership. With the consent of all of the Partners, the Partnership shall have the authority to enter into any transaction despite the fact that another party to the transaction may be (a) a trust of which a Partner is a trustee or beneficiary; (b) an estate of which a Partner is a personal representative or beneficiary; (c) a business controlled by one or more Partners or a business of which any Partner is also a director, officer, partner, member, manager or employee; (d) any Affiliate, employee, stockholder, associate, manager, partner, or business associate; (e) any Partner, acting individually; or (f) any person related to the Partner (for the purpose of interpretation of this sub paragraph (f), "related to the Partner" shall carry the same meaning as "person connected with director" under Section 197 of the Companies Act 2016 [Act 777] whereby all reference to director shall means Partner); provided the terms of the transaction are no less favorable than those the Partnership could obtain from unrelated third parties.</p>	<p>4.1.1 The Partnership may engage the Limited Partners or persons or firms associated with them for specific purposes and may otherwise deal with such Partners on terms and for valuable consideration to be agreed upon by any such Partner and the Partnership; provided, however, that no Limited Partner shall be entitled to participate in the management or control of the business of the Partnership.</p> <p>4.1.2 Each Limited Partner shall be entitled to have the Partnership books kept at the principal place of business of the Partnership and at all times, during reasonable business hours and at such Partner's sole expense, shall be entitled to inspect and copy any of them and have on demand true and full information of all things affecting the Partnership and a formal accounting of Partnership affairs whenever circumstances render it just and reasonable; provided, however, for such period of time as the General Partner determines in its sole and absolute discretion to be reasonable, the General Partner may keep confidential from the Limited Partners any information that (i) the General Partner believes to be in the nature of trade secrets or other information the disclosure of which the General Partner in good faith believes is not in the best interests of the Partnership or (ii) the Partnership or the General Partner is required by law or by agreements with unaffiliated third parties to keep confidential.</p> <p>4.1.3 No Limited Partner shall be liable for any debts, liabilities, contracts or obligations of the Partnership. A Limited Partner shall be liable to the Partnership only to make payments of its Capital Contribution, if any, as and when due hereunder. After its Capital Contribution is fully paid, no Limited Partner shall, except as otherwise required by the Act, be required to make any further Capital Contributions or other payments or lend any funds to the Partnership.</p> <p>4.2 Prohibitions with respect to the Limited Partners</p> <p>4.2.1 No Limited Partner shall have the right:</p>	<p>i. To take part in the control or management of the Partnership business, to transact business for or on behalf of the Partnership or to sign for or to bind the Partnership, such powers being vested solely in the General Partner as set forth herein;</p> <p>ii. To have such Partner's Capital Contributions repaid except to the extent provided in this Agreement;</p> <p>iii. To require partition of Partnership Property or to compel any sale or appraisalment of Partnership Property or sale of a deceased Partner's interests therein, notwithstanding any provisions of law to the contrary;</p> <p>iv. To sell or assign all or any portion of such Partner's Limited Partnership Interest in the Partnership, except as having obtained written consent from all the General Partners;</p> <p>v. To remove or appoint a General Partner;</p> <p>vi. To object, change or modify any decision made to or to be made by General Partners;</p> <p>4.3 Indemnification by Limited Partners</p> <p>Each Limited Partner shall agree to indemnify the General Partners and the Partnership and hold the General Partners, its officers and directors (in the case the General Partner is a company) and the Partnership and its Partners and each of their respective representatives, successors and assigns harmless from and against any and all claims, demands, losses, liabilities, damages and expenses (including legal fees on client-solicitors basis) arising out of or in connection with the ownership of</p>
<p>ARTICLE 4 RIGHTS, PROHIBITIONS AND INDEMNIFICATIONS WITH RESPECT TO LIMITED PARTNERS</p> <p>4.1 Rights of Limited Partners.</p>	<p>4.2.1 No Limited Partner shall have the right:</p>	<p>4.3 Indemnification by Limited Partners</p> <p>Each Limited Partner shall agree to indemnify the General Partners and the Partnership and hold the General Partners, its officers and directors (in the case the General Partner is a company) and the Partnership and its Partners and each of their respective representatives, successors and assigns harmless from and against any and all claims, demands, losses, liabilities, damages and expenses (including legal fees on client-solicitors basis) arising out of or in connection with the ownership of</p>
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the Limited Partnership Interests by such Limited Partner and any activities, obligations or liabilities of, or related to, the Capital Contribution and Distributable Cash to which such Limited Partnership Interest relates for all periods after the date of this Agreement.

4.4 Notice of Sale.

The General Partner shall notify the Limited Partners no less than thirty (30) days prior to any offer to sale, or other event that will reduce the amount of any nonrecourse liabilities of the Partnership that a Limited Partner may include in the tax basis of his or its Partnership Interests. Upon receipt of such notice of sale ("Notice of Sale"), all Partners shall have the right to bid for the Partnership Property subject to Article 7.3 of this Agreement.

ARTICLE 5
CAPITAL CONTRIBUTIONS AND
SHARES OF PROFITS AND LOSSES

5.1. Ownership Percentages.

The percentage interest of each Partner will be determined by capital contribution of the respective Partner. A Partner's percentage interest will be determinative of: (a) a Partner's ownership interest in the Partnership as an entity; (b) a Partner's interest in the distribution of Distributable Cash; (c) a Partner's allocable share of the items of Profits and Losses; and (d) a Partner's distributive share of cash and other property upon dissolution of the Partnership.

5.2. Initial Capital Contributions.

Concurrently with the execution and delivery of this Agreement the General Partners undertake to contribute the following General Partner's Capital

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ARTICLE 6
ACCOUNTING AND DISTRIBUTIONS

6.1. Profits and Losses

Profits or Losses for any fiscal year shall be allocated among the Partners in proportion to their ownership interests in the Partnership, unless a different allocation is agreed to in writing by all of the Partners.

6.2. Accounts and Audits.

- (a) The General Partners shall cause the Partnership to file a partnership income tax return and all other tax returns required to be filed by the Partnership for each fiscal year.
- (b) All decisions as to accounting principles, except as specifically provided to the contrary herein, shall be made by the General Partners. The Partners may engage an independent certified public auditors to audit the accounts if they deem fit.

6.3. Fiscal Year and Annual Accounting.

The Partnership books shall be kept on the cash receipts and disbursements method of accounting or in accordance with generally accepted accounting principles, at the discretion of the General Partners. The Partnership shall furnish to the Partners, on annual basis, accounting reports reflecting Partnership income and expenses. In addition, the Partnership shall provide the Partners with the full annual Partnership tax return for the preceding year in a timely manner to comply with all statutory reporting deadlines.

6.4. Distributions of Partnership Funds.

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- (b) General Partners shall issue a Notice of Sale to all Partners in the Partnership to request any interested Partner to make an offer not lower than the asking price of the Partnership Property. The asking price of the Partnership Property shall be approximately 90% of the prevailing fair market price of the Partnership Property as at the time of the Notice of Sale (the "Partnership Price").
- (c) Upon the issuance of the Notice of Sale, any Partner who is interested to purchase the Partnership Property shall within thirty (30) days from the date of the Notice of Sale, make an offer to purchase the Partnership Price.
- (d) On the thirty first (31st) day after the date of the Notice of Sale, the General Partners shall announce the identity of the successful bidder, and shall cause a definitive sale and purchase agreement to be signed between the successful bidder and the Partnership within twenty one (21) working days.
- (e) In the case that more than one Partner makes the highest offer as per above, each offering Partner shall be entitled, but not obliged, to make a second higher secret offer, to be deposited at the Partnership's premises within fifteen (15) days after the closure of the Notice of Sale. Once the fifteen-day term has elapsed, the General Partners shall open the envelopes containing the secret offers and the offering Partner which made the higher offer shall be the purchaser of the Partnership Property at the price of the second offer. In the event that no second offer is made, then the General Partners shall within a reasonable time repeat the steps as stipulated above to seek for offer to purchase the Partnership Property.
- (f) In the event that a sale and purchase transaction pursuant to Sections 7.3 (d) or 7.3 (e) failed to be completed or terminated after the execution of a definitive sale and purchase agreement, the General Partners shall within a reasonable time repeat the steps as stipulated above to seek for offer to purchase the

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Contribution in full, in cash, to the capital of the Partnership within one month after the Partnership has opened a bank account:-

General Partner	Capital Contribution	Percentage of Interest in the Partnership as of date of this Agreement
Insert Name	RM1,000.00	50%
Insert Name	RM1,000.00	50%

5.3. Additional Capital Contributions.

The General Partners hereby agree that they shall enable and cause Additional Capital Contributions to the Partnership by admission of additional Limited Partners. The particulars of Additional Capital Contribution shall be as follows:-

Number of Limited Partnership Interest	Capital Contribution per Interest	Total Additional Capital Contribution	Percentage of Limited Partnership Interest in the Partnership
300,000,000 Interests	RM1.00	RM300,000,000.00	%

5.4. Return of Capital.

No Partner shall have the right to withdraw, demand a return or reduce his, her or its Capital Contribution to the Partnership without the consent of all the General Partners. In the event a return of or reduction in the Capital Contributions of a Partner is made, any amounts paid to such Partner shall be reduced by all costs, fees and other expenses incurred by the Partnership in facilitating such return of or reduction in capital.

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Distributions of Distributable Cash shall be made at such times as may be determined by General Partners, but no less frequently than annually. With regard to Distributable Cash, the General Partners shall make a determination, in accordance with such General Partners' duty of care and loyalty to the Partnership, as to the need for the Partnership Property in the operation of the Partnership business, considering current needs for operating capital and prudent reserves for future operating capital, all in keeping with the Partnership's purposes. It is the duty of the General Partners, in determining the amount of Distributable Cash available for the payment of distributions, to take into account the needs of the Partnership in its business and sums necessary in the operation of its business until the income from further operations is available, the amounts of its debts, the necessity or advisability of paying its debts, or at least reducing such debts within the limits of the Partnership's credit, and the preservation of its capital as represented in the Partnership Property as a fund for the protection of its creditors.

6.5. Loans.

Any Person may, with the consent of all of the General Partners, lend or advance money to the Partnership. If any Partner shall make any loan or loans to the Partnership or advance money on its behalf, the amount of any such loan or advance shall not be treated as a Capital Contribution but shall be a debt due from the Partnership. The amount of any such loan or advance by a lending Partner shall be repayable out of the Partnership's cash.

6.6. Tax Distributions.

If for any Partnership year, the Partnership reports taxable income (including gains from the disposition of Partnership Assets), the General Partners shall cause the Partnership to distribute Distributable Cash in amounts sufficient to pay the tax liability of each Partner associated with the Partnership's taxable income. Such

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Partnership Property.

- (g) If upon the expiration of three (3) months from the date of the Notice of Sale, and no Partner makes any offer to purchase the Partnership Property, then the General Partners shall be authorized to either sell the Partnership Property in open market, or to hold the Partnership Property for a further one (1) year provided that the Majority-in-interest of the General Partners shall agree to further hold the Partnership Property.

ARTICLE 8
MANAGEMENT FEES AND OTHER EXPENSES

8.1. Salary, Fees and Draws.

Except as provided in this Article or by unanimous agreement of the Partners, no Partner shall receive any salary, fee, or draw for services rendered to or on behalf of the Partnership.

8.2. Compliance Officer.

[Insert Name] shall be appointed as the Compliance Officer of the Partnership in accordance with Section 27 of the Act, and he shall assume all duties and obligations of a Compliance Officer as stated in the Act.

ARTICLE 9
ASSIGNMENT OF PARTNERSHIP INTERESTS

9.1. Generally.

No Partner may assign or transfer all or any portion of such Partner's interest in the

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5.5. Additional Operating Capital.

Each Partner may from time to time be required to make an Additional Capital Contribution pursuant to this section. Any such contribution shall be made within thirty (30) days from the date of written notice by the Partners. If the cash receipts are insufficient to pay the obligations of the Partnership, the Partner are hereby expressly authorized to borrow, on behalf of the Partnership, such sums of money sufficient to offset negative cash flow. To secure any such loan, the Partner or record title holder, are hereby authorized and empowered to pledge, mortgage or otherwise encumber or hypothecate the Partnership Property. Should the Partner not be able to borrow on behalf of the Partnership such funds as are necessary to timely discharge Partnership obligations, then the Partners may assess each Partner, based upon such Partner's pro rata ownership interest in the Partnership, such sum or sums as are necessary to timely discharge Partnership obligations. All sums raised by the Partners pursuant to this section shall be used solely for Partnership purposes.

5.6. Use of Contributions.

The cash and property contributed by the Partners, will be utilised by the Partnership for the purposes of the Partnership set forth in this Agreement.

5.7. Nature of Interests.

All property owned by the Partnership, whether real or personal, tangible or intangible, shall be deemed to be owned by the Partnership as an entity. No Partner shall have any direct ownership of any Partnership property.

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distribution shall be made to the Partners in proportion to the taxable income allocated to them in accordance with the provisions of this Agreement and shall be in an amount equal to the taxable income so allocated multiplied by the maximum rate of income tax imposed upon individuals under the Act at the time such allocation is made.

ARTICLE 7
HOLDING AND DISPOSAL OF PARTNERSHIP PROPERTY

7.1. Holding Period of Partnership Property.

The Partners agree that the Partnership Property acquired after the date of this Agreement shall be held by the Partnership for at least three (3) years from the date of the acquisition signified by the date of perfection of transfer instrument, that is to say, for a property without title, the date of the Deed of Assignment; for a property with title, the date of presentation of Memorandum of Transfer (Form 14A of National Land Code 1965).

7.2. Management of Partnership Property.

The General Partners are authorized and directed to manage and control the Partnership Property and the business of the Partnership. The General Partners may exercise all of the powers which could be exercised by Majority-in-interest of the General Partners, subject to strict adherence and compliance to the limitations described in this Agreement.

7.3. Disposal of Partnership Property.

- (a) Upon the expiry of three (3) years holding period, steps shall be taken by the General Partners to dispose the Partnership Property without delay.

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Partnership, without the prior consent of all of the General Partners, which consent may be granted or withheld in the sole discretion of the General Partners. Each Partner agrees with the Partnership and all of the other Partners that such Partner will not make or permit a disposition of all or any portion of its Partnership Interest in violation of the provisions of this Article 9.

9.2. Prohibited Assignments and Transfers.

Any purported assignment or transfer by any Partner of an interest in the Partnership that is not consented to by all of the General Partners under Article 9.1 of this Agreement shall be null and void and of no effect whatever; provided that if the Partnership is required to recognize an assignment or transfer that is not permitted (or if the Partnership, in its sole discretion, elects to recognize an assignment or transfer that is not permitted), the rights of the Assignee shall be limited to holder of the interest in the Partnership and does not assume any management rights to the partnership. In the case of an assignment or transfer or attempted assignment or transfer of an interest that is not a transfer consented to by all of the General Partners under Section 9.1 of this Agreement, the parties engaging or attempting to engage in such assignment or transfer shall be liable to indemnify and hold harmless the Partnership and the other Partners from all cost, liability, and damage that any of such indemnified Persons may incur (including, without limitation, incremental tax liability and legal fees and expenses) as a result of such assignment or transfer or attempted thereof and efforts to enforce the indemnity granted hereby.

9.3. Acquisition of an Interest Conveyed to Another Without Authority.

If an assignment or transfer of the Partnership's interest occurs because: (1) any Person acquires a Partnership Interest, or becomes an Assignee, as the result of an order of a court which the Partnership is required by law to recognise; (2) a Partner's ex-spouse is awarded all or a portion of a Partner's partnership interest in a divorce

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proceeding; (3) a Partner dies; (4) a Partner makes an unauthorized assignment or transfer of an interest in the Partnership (subject to Article 9.2 above); or (5) of the dissolution, winding-up or bankruptcy of a Partner, the General Partners will have the unilateral option to either, admit the Assignee as interest holder of the Partnership without voting right and the right to interfere with the management of the Partnership, or to acquire the interest of the Assignee, or any fraction or part thereof, upon the following terms and conditions:

- (a) Either General Partner will have the option to acquire the interest by giving written notice to the Assignee of its intent to purchase within ninety (90) days from the date the General Partner is notified of the intention of the Assignee to acquire such interest;
- (b) The purchase price of the interest will be equivalent to the unit price of the interest paid by the Partner as at the time when this Agreement or Agreement of Adherence was entered without any deductions of Distributable Cash distributed prior to the date of the notice;
- (c) In order to reduce the burden upon the resources of the General Partner, the General Partner will have the option, to be exercised in writing delivered at closing, to pay its purchase money obligation in **Thirty Six (36) equal monthly instalments** without interest. The first instalment of principal, without interest, will be due and payable on the fourteenth (14th) day of the calendar month following closing, and subsequent annual instalments, without interest, will be due and payable on the fourteenth (14th) day of each succeeding calendar month until the entire amount of the obligation is paid. The surviving Partner will have the right to prepay all or any part of the purchase money obligation at any time without penalty.

9.4. Survival of Liabilities.

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Occurrence of Event Requiring Winding Up.

A Partner who, with notice that an event requiring a winding up has occurred, incurs a Partnership liability under Article 10.4(b) by an act that is not appropriate for winding up the Partnership business shall be liable to the Partnership for a loss caused to the Partnership arising from that liability.

10.4. Partner's Power to Bind Partnership After Occurrence of Event Requiring Winding Up.

After the occurrence of an event requiring winding up, the Partnership shall be bound by a Partner's act that:

- (a) is appropriate for winding up the Partnership business; or
- (b) would otherwise bind the Partnership before the occurrence of the event requiring winding up, if the other party to the transaction does not have notice that an event requiring winding up has occurred.

10.5. Rules for Distribution on Winding Up.

In winding up the Partnership business, the Partnership Property, including the contributions of the Partners required by this Article 10, shall be applied to discharge its obligations to creditors, including, to the extent permitted by other applicable law, Partners who are creditors other than in their capacities as Partners. Any surplus must be applied to pay in cash the net amount distributable to Partners in accordance with their right to in accordance with their respective capital contributions.

ARTICLE 11 MISCELLANEOUS

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11.8. Meetings of the General Partners.

Meetings of the General Partners may be called upon the written request of either General Partners. Notice of any such meeting shall be given to all General Partners not less than seven (7) business days nor more than thirty (30) business days prior to the date of such meeting and shall state the nature of any business to be transacted thereof. General Partners may vote in person or by proxy at such meeting. Whenever the vote or consent of General Partners is permitted or required under this Agreement, such vote or consent may be given at a meeting of General Partners. Except as otherwise expressly provided in this Agreement, the vote of a Majority-in-interest of the General Partners shall control. This Article 11.8 shall apply *mutatis mutandis* to meeting of Limited Partners and meeting of Partners with reference of General Partners to be substituted accordingly.

11.9. Action Without Meeting.

Any action required or permitted to be taken at a meeting of the General Partners may be taken without a meeting if written consent setting forth the action to be taken is signed by all General Partners entitled to vote. This consent will have the same force as a unanimous vote of the General Partners. The original signed consents shall be kept with the Partnership records. This Article 11.9 shall apply *mutatis mutandis* to Limited Partners and Partners with reference of General Partners to be substituted accordingly.

11.10. Counterparts.

This Agreement may be signed in a number of counterparts, each of which shall be an original for all purposes, but all of which taken together shall constitute only one agreement. The production of any executed counterpart of this Agreement shall be sufficient for all purposes without producing or accounting

It is expressly understood and agreed that no assignment or transfer of a Limited Partnership Interest or General Partnership Interest, even if it subsequently results in the substitution of the Assignee as a Partner herein, shall release the transferor or assignor from those liabilities as to the Partnership which survive such assignment or transfer as a matter of law.

9.5. Partnership Interest Pledge or Encumbrance.

No Partner may grant a security interest or otherwise pledge, hypothecate or encumber his, her or its interest in this Partnership or such Partner's distributions without the consent of all the Partners. It is understood that the Partners are under no obligation to give consent nor are they subject to liability for withholding consent.

9.6. Non-recognition of an Unauthorized Assignment or Transfer.

The Partnership will not be required to recognize the interest of any Assignee who has obtained a purported transferred interest as the result of an assignment or transfer that is not authorized by this Agreement and the assignment or transfer shall be null and void for all purposes. If there is doubt as to ownership of an interest in the Partnership or who is entitled to distributions or liquidating proceeds or other property, the General Partners may accumulate such property under the Partnership until the issue is resolved to the satisfaction of the General Partners.

ARTICLE 10 TERMINATION AND VOLUNTARY WINDING UP PARTNERSHIP BUSINESS

10.1. Voluntary Winding Up and Termination of Partnership

The Partnership shall continue after the occurrence of an event requiring winding

30

11.1. Notices.

Any notices required hereunder shall be sent to the Partners by email or personal service or by certified or registered mail, return receipt requested, at the address set forth for such parties, respectively, in this Agreement. By giving to the Partnership and each Partner written notice thereof, the parties hereto and their respective successors and assigns shall have the right from time to time and at any time during the term of this Agreement to change their respective addresses and each shall have the right to specify as its address any other address. No Assignee of any interest of any Partner shall be entitled to receive a notice independent of the notice sent to the Partner making such assignment or transfer.

11.2. Additional Instruments.

Each Partner hereby agrees to execute all such agreements, certificates, tax statements, tax returns and other documents as may be required by law to effectuate the provisions contained herein.

11.3. Applicable to Successors.

This Agreement and each provision herein shall be binding upon and applicable to, and shall inure to the benefit of, the parties hereto and their respective heirs, legatees, devisees, successors, assigns and legal representatives, except as otherwise expressly provided herein.

11.4. Waiver.

No consent or waiver, express or implied, by any parties hereto of the breach or default by any other party or parties hereto in the performance by any such party or parties of its or their obligation hereunder shall be deemed or construed to be

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for the other counterparts hereof.

11.11. Gender.

Wherever in this Agreement, words, including pronouns, are used in the masculine, they shall be read and construed in the feminine or neuter whenever they would so apply, and wherever in this Agreement, words, including pronouns, are used in the singular or plural, they shall be read and construed in the plural or singular, respectively, wherever they would so apply.

11.12. Legal Fees.

In the event a dispute arises between any Partner(s) and the Partnership or between the Partners, the prevailing party shall be entitled to recover reasonable legal fees and court costs incurred.

11.13. Parties Bound.

The Partners are bound and undertake with each other to exercise their powers in relation to the Partnership so as to ensure that the Partnership fully and promptly observes, performs and complies with its obligations under this Agreement.

11.14. Governing Law.

This Agreement shall be subject to, and governed by, the laws of Malaysia and the Partners submit to the jurisdiction of the Malaysian courts.

11.15. Reliance by Third Parties.

Notwithstanding any other provision of this Agreement, any action taken by the

up until the winding up of its business is completed, at which time the Partnership shall be terminated.

10.2. Conduct of Voluntary Winding Up.

- (a) Only the General Partners or a Partner appointed by all the General Partners is/are authorized to wind up the business of the Partnership:
- (b) To the extent appropriate for winding up, as soon as reasonably practicable, and in the name of and for and on behalf of the Partnership, a Person winding up the Partnership's business may subject to the Act:
- i. prosecute and defend civil, criminal, or administrative suits;
- ii. settle and close the Partnership's business;
- iii. dispose of and convey Partnership Property;
- iv. satisfy or provide for the satisfaction of the Partnership's liabilities;
- v. distribute to the Partners any remaining Partnership Property; and
- vi. perform any other necessary act.

- (c) The General Partners or the Partner so authorised by General Partners to winding up the Partnership's business shall ensure the Partnership has ceased to operate and has discharged all its debts and liabilities prior to applying to voluntarily wind up the Partnership in accordance to the Act.

10.3. Partner's Liability to Partnership For Incurring Inappropriate Liability After

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a consent to or waiver of any other breach of default in the performance of such other or others of the same or any other obligations of such other or others hereunder. Failure on the part of any party hereto to complain of any act of any of the other parties or to declare any of the other parties hereto in default, irrespective of how long such failure continues, shall not constitute a waiver by such party of its rights hereunder.

11.5. Severability.

If any provision of this Agreement or the application thereof to any Person or circumstance shall be invalid or unenforceable to any extent, the remainder of this Agreement and the application of such provisions to other Persons or circumstances shall not be affected thereby and shall be enforced to the greatest extent permitted by law.

11.6. Amendment.

This Agreement may be amended or modified at any time only if all General Partners agree to such amendment or modification in writing.

11.7. Waiver of Rights to Partition.

Inasmuch as all real and personal property owned by the Partnership is owned by the Partnership as an entity, and no party hereto, individually, has any ownership in such property, none of the parties hereto shall have any right to partition any of the Partnership Property, and all parties hereto hereby irrevocably waive any and all rights that any party hereto might have to maintain any action for partition of any of the Partnership Property with respect to their undivided interest, if any, therein, either as a partition in kind or a partition by sale.

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Partners on behalf of the Partnership shall be binding as to any Person who acts in reliance on the authority of the Partners taking such action, and such Person shall have no duty to ascertain whether such Partner has such authority even if such action appears to be prohibited by this Agreement. Any Person dealing with the Partnership or the Partners may rely upon a certificate signed by the Partners as to: (a) the identity of the Partners; (b) any conditions precedent to acts by the Partnership; (c) the Persons who are authorized to execute any documents and bind the Partnership; and (d) any other matter involving the Partnership or any Partner.

11.16. Entire Agreement.

The Agreements and representations in this Partnership Agreement contain all of the Agreements and representations of the parties hereto, and it is expressly provided that the Partners shall not be liable for any claim that may hereafter be made alleging any verbal agreement by and between the Parties hereto and the Partners, or any Partner's agents, employees or associates.

11.17. Headings.

The heading of each of the articles and sections of this Agreement are inserted for convenience only and shall not be considered in construing the terms of this Agreement.

11.18. Secrecy and Confidentiality.

The Partners shall keep confidential all information received including but not limited to all information contained in this Agreement and the same shall not be disclosed by either Party to third parties except to the extent as agreed in writing by both Parties. The parties undertake to comply with the provisions of the Personal Data Protection Act 2010 and any related legislation in so far as the same relates to the provisions and obligations of this Agreement.

**** the remainder of this page is intentionally left blank ****

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IN WITNESS WHEREOF the Parties hereto have hereunto set their respective hands the day and year first above written.

Signed by
the General Partner

(N.R.I.C. No.:
in the presence of:

)

.....
Witness

.....
General Partner

Name:

N.R.I.C. No.:

Name:

N.R.I.C. No.:

Signed by
the General Partner

(N.R.I.C. No.:
in the presence of:

)

.....
Witness

.....
General Partner

Name:

N.R.I.C. No.:

Name:

N.R.I.C. No.:

**** the remainder of this page is intentionally left blank****

APPENDIX A

To be read and construed as an integral and essential part of the Agreement

AGREEMENT OF ADHERENCE

DATE:

PARTIES

- (1) The person or corporate entity whose particulars are as stipulated in **Section 1** of the **Schedule**, of the first part (hereinafter referred to as the "**Limited Partner**");
- (2) The person or corporate entity whose particulars are as stipulated in **Section 2** of the **Schedule**, of the other part (hereinafter referred to as the "General Partners").

The Limited Partner and the General Partners are individually referred to as the "**Party**" and collectively referred to as the "**Parties**".

WHEREAS

- (A) The General Partners have entered into a Limited Partnership Agreement dated [insert date] (hereinafter referred to as "the LLP Agreement"), wherein a limited liability partnership known as "[insert name] PLT" (hereinafter referred to as "the Partnership") was formed under the Limited Liability Partnerships Act 2012 (hereinafter, as from time to time amended, referred to as the "Act"). The particulars of the Partnership are as stipulated in Section 3 of the Schedule.
- (B) Pursuant to the LLP Agreement, the General Partners agree that upon consent of all General Partners, the Partnership shall admit limited partners from time to time up until the Additional Capital Contribution, as defined therein in Article 5.3 of the

LLP Agreement (or above and beyond the Additional Capital Contribution should all General Partners exercise their rights under Article 3.2 (y)) is fully contributed by additional limited partners who agreed to the terms and conditions herein contained and have duly executed the Agreement of Adherence as appended therein as Appendix A of the LLP Agreement, with the General Partners. A copy of the LLP Agreement is hereby annexed as Appendix I.

- (C) The Limited Partner intends to join the Partnership, and the General Partners are agreeable to admit the Limited Partner as a limited partner of the Partnership, subject to the adherence of the LLP Agreement and this Agreement.
- (D) The parties agree that this Agreement of Adherence shall be deemed effective from the date of this Agreement ("the Effective Date"), irrespective of the signing date.

NOW IT IS HEREBY AGREED AS FOLLOWS:

1 INTERPRETATION AND DEFINITION

Words and expressions defined or given a special meaning in the LLP Agreement shall have the same meanings where used herein.

2 APPLICATION OF THE LLP AGREEMENT AND ITS ADDENDUMS AND SUPPLEMENTARY AGREEMENT THERETO

- 2.1 On and from the Effective Date, and in so far as all the Articles of the LLP Agreement, including the LLP Agreement's addendums and supplementary agreements thereto:

- (a) the provisions of the LLP Agreement (including all relevant addendums and supplementary agreements thereto) shall apply to this Agreement of Adherence;
- (b) the Limited Partner hereby agrees to adhere to and become fully bound by the obligations which are expressed to apply to "Limited Partner" under the LLP Agreement (including all relevant addendums and supplementary agreements thereto) as if the terms and conditions also expressed apply to the Limited Partner in all aspects; and
- (c) the General Partners hereby agree to adhere to and become fully bound by the obligations which are expressed to apply to "General Partners" under the LLP Agreement (including all relevant addendums and supplementary agreements thereto) as if the terms and conditions also expressed apply to the General Partners.

- 2.2 Concurrently with the execution and delivery of this Agreement, the Limited Partners shall contribute the Limited Partner's Capital Contribution in full, which amount is as stipulated in **Section 4** of the **Schedule** in cash, to the capital of the Partnership, for the Limited Partnership Interest as stipulated in **Section 5** of the **Schedule**.

- 2.3 The General Partner shall in timely fashion, after the Limited Partner made payment for the due Capital Contribution, issue or cause to issue the Certificate of Limited Partnership filed for record to reflect the admission of the Limited Partner pursuant to the terms of the LLP Agreement as a Limited Partner.

- 2.4 Any amendments made to the LLP Agreement (including all relevant addendums and supplementary agreements thereto) by the General Partners after the Effective Date of this Agreement of Adherence shall be binding on the Limited Partners from

the date that such amendments are approved by General Partners in mutual agreement.

- 2.5 Any parties to this Agreement shall have the rights and obligations as stipulated in the LLP Agreement.

3. APPLICABLE LAW AND JURISDICTION

The parties hereby agree that this Agreement of Adherence and the provisions hereof shall be governed by and construed in accordance with the laws of Malaysia and shall be subject to the exclusive jurisdiction of the courts of Malaysia.

4. MODIFICATIONS AND VARIATIONS

The terms of the LLP Agreement may be amended from time to time by the General Partners, and such amendment shall be incorporated by reference in to this Agreement of Adherence.

**** the remainder of this page is intentionally left blank ****

IN WITNESS WHEREOF, the parties have set their respective hands to this Agreement
the date and year first above written.

Signed by
the Limited Partner

(N.R.I.C. No.:
in the presence of:

)

Witness

Limited Partner

Name:

N.R.I.C. No.:

Name:

N.R.I.C. No.:

Signed by
the General Partner

(N.R.I.C. No.:
in the presence of:

)

Witness

General Partner

Name:

N.R.I.C. No.:

Name:

N.R.I.C. No.:

Signed by
the General Partner

(N.R.I.C. No.:
in the presence of:



.....
Witness

.....
General Partner

Name:

N.R.I.C. No.:

Name:

N.R.I.C. No.:

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SCHEDULE

To be read and construed as an integral and essential part of the Agreement

Section			
1	Particulars of the Limited Partner	:	Name: NRIC No.: Address: Email Telephone No.:
2	Particulars of the General Partner	:	Name: NRIC No.: Address: Email Telephone No.: Name: NRIC No.: Address: Email Telephone No.:
3	Particulars of the Partnership	:	Name: Registration No.: Registered Address:
4	Limited Partner's Capital Contribution	:	RM
5	Percentage Limited Partnership Interest	:	[] % in the Partnership

**** the remainder of this page is intentionally left blank ****

APPENDIX I

To be read and construed as an integral and essential part of the Agreement

The LLP Agreement as appended herein

**** the remainder of this page is intentionally left blank****

3.3 Stable Financial Plan 3 Jewellery

With Gene, meant to live a luxury and stylish life.

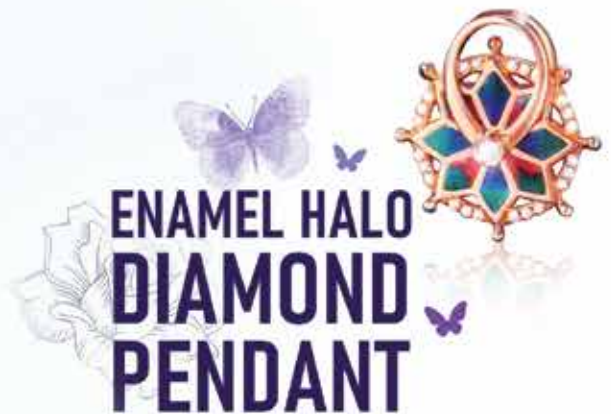
You can convert to high-quality jewellery which produced from the well-known manufacturer.



GARNET NECKLACE

The 18K Garnet necklace is made of 18K rose gold along with a red Natural Garnet. The Garnet is cut in an unusual heart shape and is hung on the necklace. It is an unconventional technique, nevertheless a unique way of expression. It is suitable for daily wear and also matches with other types of accessories, exhibiting its versatility.

Crafted in 18K rose gold, it is designed utilizing enamel and Natural Diamonds. The total weight of gold is 2.8 grams and have a total Diamond weight of 3 points. Colorful enamel is embedded in the rose gold, which perfectly displays the layering of color. Paired with Diamonds, the design illustrates a shining rudder. It is a representation of strategizing and career development.



ENAMEL HALO DIAMOND PENDANT

This is made of 18K white gold. Multiple round brilliant and rectangular step Natural Diamonds are set in a dual butterfly arrangement. The weight of gold is 4.5 grams and the Diamonds have a total weight of 0.76 carats. Yearning from a distance for a pair of wings to be by a loved one's side, yet the heart continues to have a sense of unity. Unyielding love is like the transformation of a butterfly. After experiencing a variety of feelings, it still loves each other.



TWIN BUTTERFLY DIAMOND RING

3.4 Stable Financial Plan 4

Intron (Voucher Redemption)

You can enjoy the benefits of product voucher redemption in Intron!

With Intron, you can at any time in exchange for the required cash voucher, Intron also help merchant to enhance performance, improve visibility! Intron has cooperation with more than 100 merchants now, there will be more merchants coming, not only in Malaysia, but other countries too! Stay tuned!



Return Projection

回报预估



4.1 RETURN PROJECTION 1

ROI Income

$\$10,001 \times 0.05\% = \$5 / \text{day}$; Gene = \$10,001
3 months = \$5.22 / day ; Gene = \$10,461.21
6 months = \$5.46 / day ; Gene = \$10,942.59
9 months = \$5.72 / day ; Gene = \$11,446.13
12 months = \$5.98 / day ; Gene = \$11,972.83

19.71%

GROWTH



** Gene can be used to convert to
Equity and INTRON (bonus point)
** All terms are subject to change.
** Please be aware that this is an investment that might carry risk.

4.2 RETURN PROJECTION 2

Listed Company's Equity

Current equity price : AUD 0.055

Equity issuance (Target) : 400 Million units

Targeted equity price per unit after 2 years : AUD 0.50

Therefore, if you purchase 10,001 Gene, the projection return will be :

10,001 Gene = AUD 13.500 (estimated currency value)

If converted to equity :

$\text{AUD } 13,500 / \text{AUD } 0.055 = 245,454 \text{ units of equity}$

(based on current equity price)

If equity price is AUD 0.50

$245,454 \text{ units of equity} \times \text{AUD } 0.50 = \text{AUD } 122,727$

(based on after 2 years projection)

Converted to USD = USD 90,908

**** Please note that the above equity price is based on projection only.**

4.3 RETURN PROJECTION 3

Property

Limited Liability Partnership (LLP) is being set up to hold the property investment.

(LLP)



LLP will hold 10 units of property

Total 10 units of the property market value worth USD 5 Million (conservative projection value)

1 unit Gene= USD 1.00 = 1 equity of LLP

Example :

(i) User owned 10,001 Gene, is equivalent to USD 10,001 = 10,001 equity of LLP

$$\text{Equity owned percentage : } \frac{\text{LLP equity hold}}{\text{Projection property market value}} \times 100\% \quad \blacktriangleright \quad \frac{10,001}{5,000,000} \times 100\% = 0.2\% \text{ of LLP equity}$$

Based the above example :

Scenario 1 : When selling off the property, investor will get back USD 10,001 after the property sold.

Scenario 2 : After 3 years, property value expected to increase at 50% , hence, your holding value

will be:

Projection property market value : 7,500,000

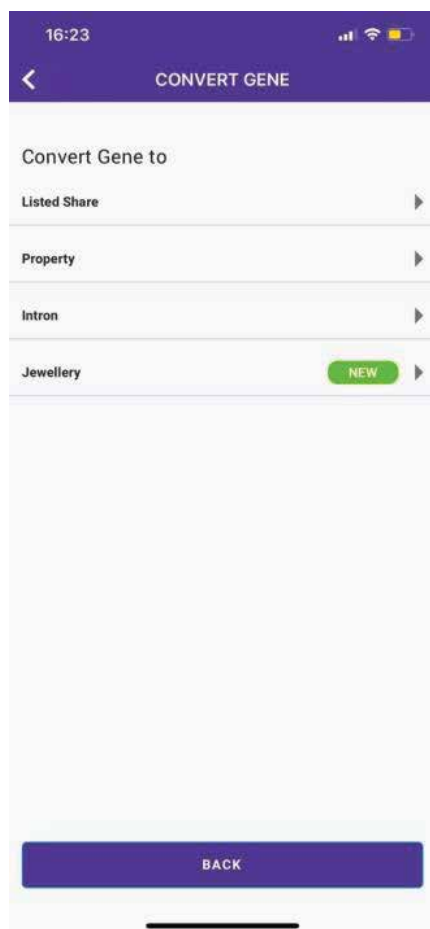
= 7,500,000 x 0.2% = **USD 15,000**

App Manual Guide

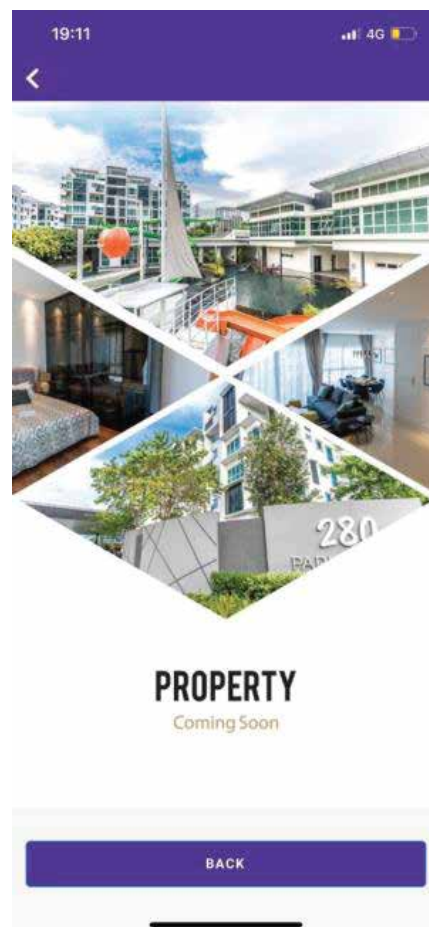
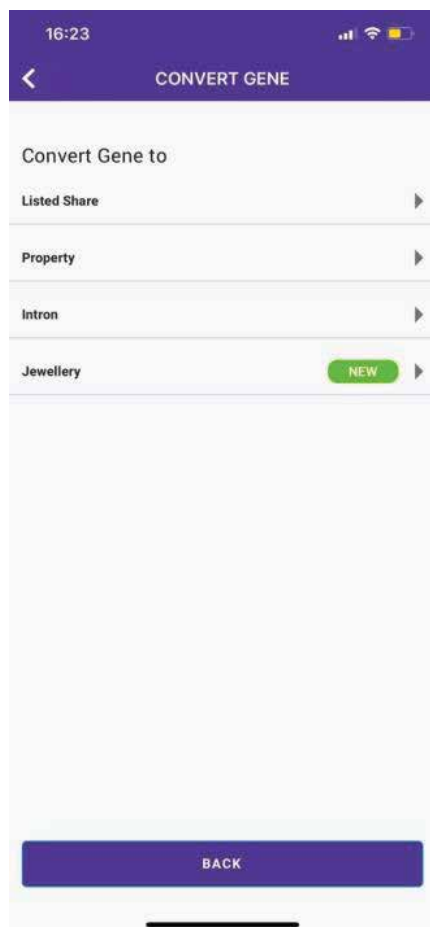
App 操作指南



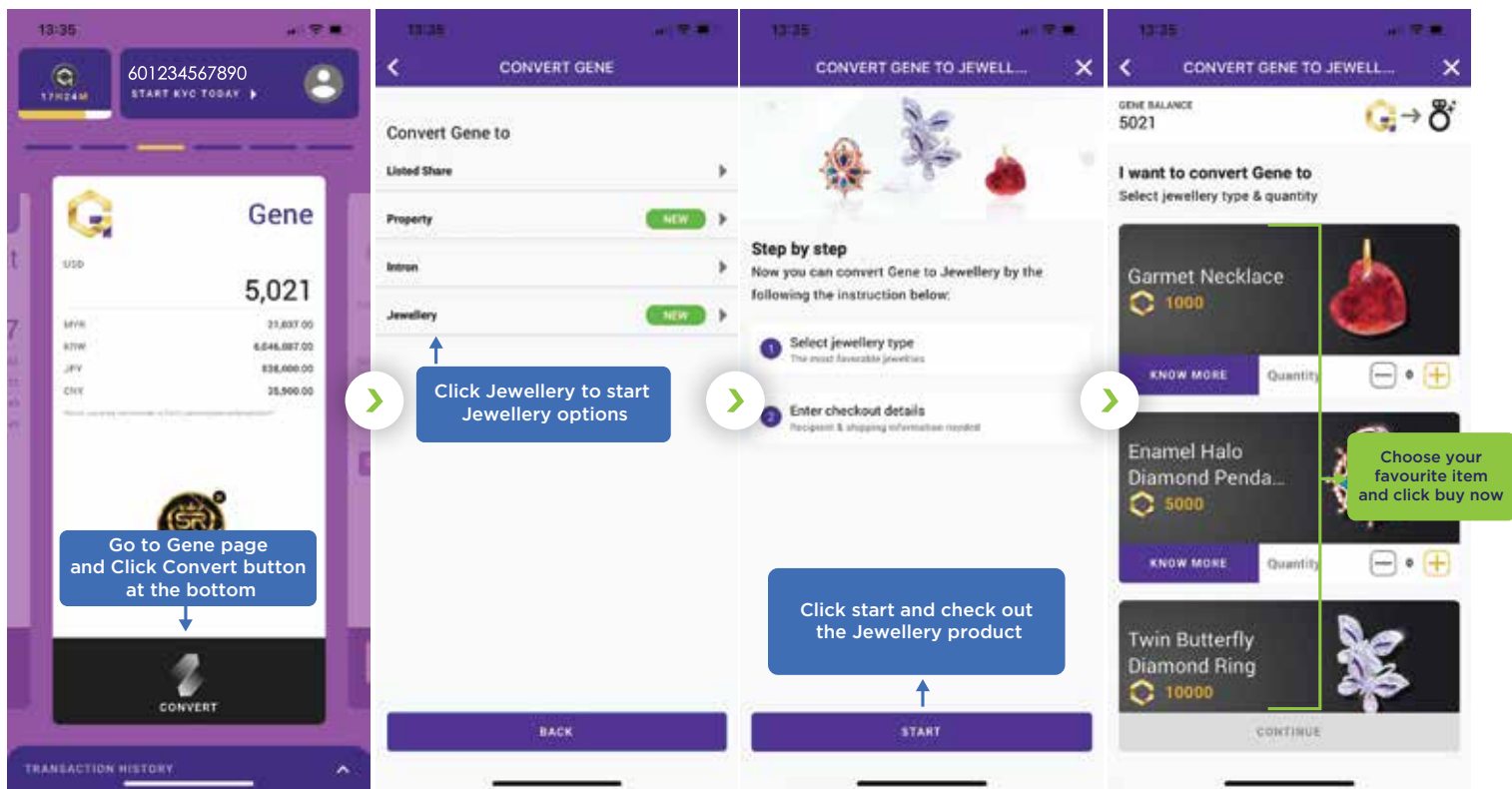
5.1 Gene Conversion to Listed Company's Equity



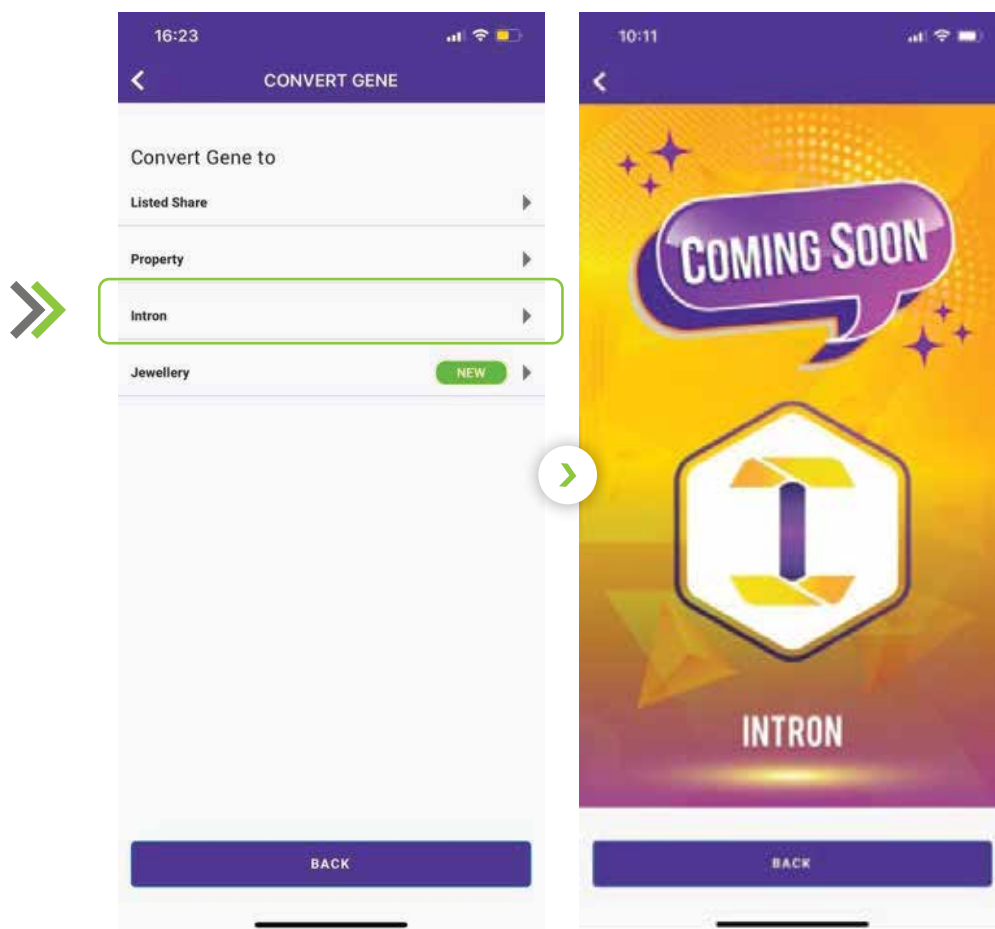
5.2 Gene Conversion to Property



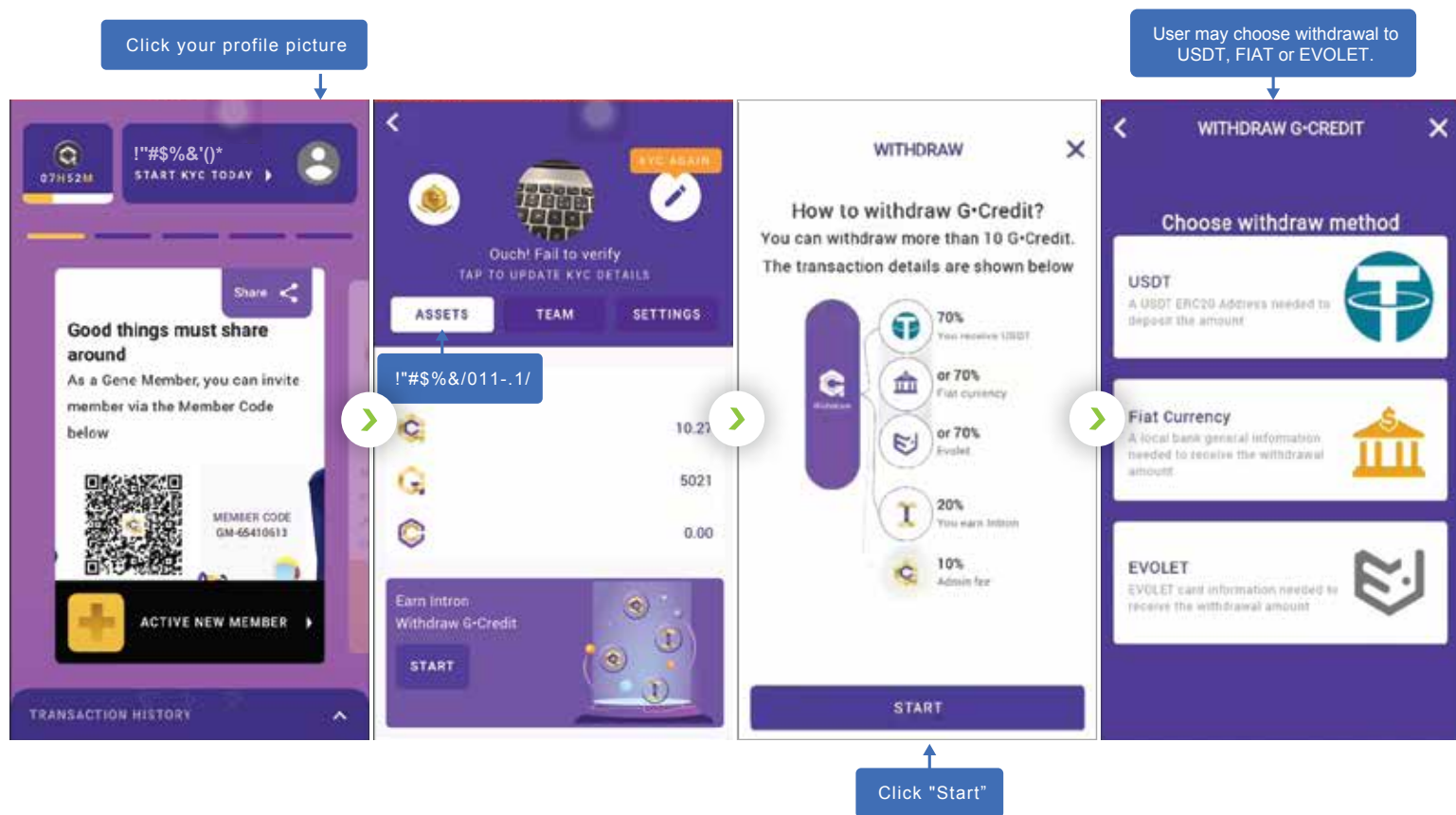
5.3 Gene Conversion to Jewelry



5.4 Gene Conversion to Voucher Redemption (Intron)



5.5 Withdrawal



5.5 Withdrawal

(1) USDT

Notice for USDT:

- Available for daily submission.
- Minimum withdrawal amount limit is 20 G-Credit.
- Without completed KYC, maximum withdrawal amount limit is 100 G-Credit.

Click USDT

Insert the USDT wallet that you would like to withdraw to

Insert the G-Credit amount that you would like to withdraw

USDT wallet address -ERC20

Enter USDT wallet address to receive withdrawal amount

USDT wallet address -ERC20

Tap to paste USDT Wallet Address

or

Scan QR Code?

Tap to scan the USDT Wallet Address

ENTER AMOUNT

VIEW SUMMARY

G-Credit BALANCE 4000.02

Withdraw Amount

1 2 3 4 5 6 7 8 9 0 # Done

WITHDRAW G-CREDIT

G-Credit Withdraw

Receive USDT 14

Earn Intron 4

Admin Fee 2

Total Withdraw -20

Transaction Type Withdraw G-Credit

Withdraw to 0xdf4de39cbfe622b170f3 5b9c77ab225ca7c08358

CONFIRM

EDIT AMOUNT

Enter Transaction Pin

CONFIRM

EDIT AMOUNT

Click "view summary" to check details.

Insert transaction PIN to complete withdrawal process

5.5 Withdrawal

(2) FIAT

Notice for FIAT:

- Currently only available in Malaysia & Japan.
- Submission is only available on 1st and 15th of every month.
- Minimum withdrawal amount limit is 100 G-Credit.

Click FIAT

Choose which country you would like to withdrawal to. Fill in beneficiary name and ID number

Choose beneficiary bank name and Insert bank account number

WITHDRAW G-CREDIT

Choose withdraw method

USDT
A USDT ERC20 Address needed to deposit the amount

Fiat Currency
A local bank general information needed to receive the withdrawal amount

EVOLET
EVOLET card information needed to receive the withdrawal amount

WITHDRAW G-CREDIT TO FIAT

Beneficiary Details
Please fill up the information below

Withdraw to which country?

Beneficiary Name

Identity Card Number

FILL BANK DETAILS

CHANGE METHOD

WITHDRAW G-CREDIT TO FIAT

Bank Details
Please fill up the information below to receive withdrawal in Malaysia Ringgit (MYR)

Bank Account Name

SWIFT Code

Bank Account Number

ENTER AMOUNT

EDIT BENEFICIARY DETAILS

WITHDRAW G-CREDIT TO F...

G-CREDIT BALANCE
4000.02

Withdraw Amount

0

Receive MYR

0

VIEW SUMMARY

1 2 3 4 5 6 7 8 9 0 * # Done

WITHDRAW G-CREDIT TO F...

G-CREDIT Withdraw

Receive MYR 301.00

EXCHANGE (G-CREDIT): 70.00

EXCHANGE RATE: 1 USD = 4.3 MYR

Earn Intron 20.00

Admin Fee 10.00

Total Withdraw -100

Transaction Type Withdraw G-Credit

CONFIRM

EDIT AMOUNT

Insert the G-Credit amount that you would like withdraw

After check summary details and confirm. Insert transaction PIN to complete withdrawal process.

5.5 Withdrawal

(3) EVOLET

Notice for EVOLET:

- Only available on every Sundays.
- Minimum withdrawal amount limit is 100 G-Credit.

Click EVOLE

Insert the EVOLET card number that you would like to withdraw to

Insert the G-Credit amount that you would like withdraw

WITHDRAW G-CREDIT

Choose withdraw method

USDT

A USDT ERC20 Address needed to deposit the amount

Fiat Currency

A local bank general information needed to receive the withdrawal amount

EVOLET

EVOLET card information needed to receive the withdrawal amount

WITHDRAW G-CREDIT TO FIAT

Beneficiary Details

Please fill up the information below

Withdraw to which country?

Beneficiary Name

Identity Card Number

FILL BANK DETAILS

CHANGE METHOD

WITHDRAW G-CREDIT TO FIAT

Bank Details

Please fill up the information below to receive withdrawal in Malaysia Ringgit (MYR)

Bank Account Name

SWIFT Code

Bank Account Number

ENTER AMOUNT

EDIT BENEFICIARY DETAILS

WITHDRAW G-CREDIT TO F...

G-CREDIT BALANCE
4000.02

Withdraw Amount

G

0

Receive MYR

0

VIEW SUMMARY

+

1

2

3

-

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.

7

8

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/

*

0

#

Done

WITHDRAW G-CREDIT TO F...

G-CREDIT Withdraw

Receive MYR

301.00

EXCHANGE (G-CREDIT):

70.00

EXCHANGE RATE:

1 USD = 4.3 MYR

Earn Intron

20.00

Admin Fee

10.00

Total Withdraw

-100

Transaction Type

Withdraw G-Credit

CONFIRM

EDIT AMOUNT

Click "view summary" to check details

Check detail and click confirm.
Insert transaction PIN to complete withdrawal process
User could check the record from transaction history.

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GENE Subscription Form / GENE (金御)认购表格

New Subscription Account 新认购户口		Y 是 / N 否	
Personal Information 个人资料 :			
Full Name 外文姓名:		Chinese Name 中文姓名:	
IC No 身份证号码:		Passport No 护照号码:	
Contact No 电话号码:		Email 电邮:	
Date 日期: ____ (DD 日) ____ (MM 月) ____ (YYYY 年)			
Subscription Package 认购配套			
Please tick 请打勾 (v)			
USDT 1,000		USDT 5,000	
			USDT 10,000
Other amount 其他:			

Subscription Information 认购资料 :			
Introducer Name 介绍人姓名:		Introducer Contact No 介绍人联系号码 :	

- * GENE is convertible to the Property, Share, Jewelry or Discount Voucher which are listed in the official App.
- * 金御是可兑换 App 系统里所显示的资产，如：房产、股票、珠宝、商品或优惠礼券。
- * Gene is transferrable, convertible or exchangeable to any party/user via the GENE App.
- * 金御是可通过 App 自由转让、兑换或与其他用户进行交易。
- * The above subscription amount is referring to the user's initial entitlement amount of GENE. The actual amount of GENE shall be based on User's personal account in the App.
- * 以上表格仅作为新用户认购金御的初始的数额。用户的金御持有量将根据 App 系统的个人户口数据为基准。

Subscriber Signature 认购者签名:

Date 日期:

Payment Method / Info 付款方式 / 资料:



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