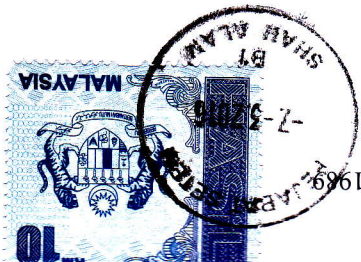


(Subregulation 11(1))

SALE AND PURCHASE AGREEMENT
(LAND AND BUILDING)



MENT is made the day and the year stated in Section 1 of the Fifth Schedule hereto

N CITY SDN. BHD. (Co. No. 822302-T) (formerly known as ECO LAKE CITY SDN BHD) a
orporated in Malaysia and duly licensed under the Housing Development (Control and Licensing) Act
e No. 13953-2/06-2017/0590(L)) with its registered office at Level 7, Menara Milenium, Jalan
usat Bandar Damansara, Damansara Heights, 50490 Kuala Lumpur, Wilayah Persekutuan and a place
at A-03-02, Sky Park One City, Jalan USJ 25/1, 47650 Subang Jaya, Selangor Darul Ehsan
alled "the Vendor") of the first part

ose name particulars and address are stated in Section 2 of the Fifth Schedule hereto (hereinafter called
) of the second part

EFIT SDN. BHD. (Company No. 674721-X) a company incorporated in Malaysia under the
ct 1965 and having its registered office at Level 7, Menara Milenium, Jalan Damantela, Pusat Bandar
Damansara Heights, 50490 Kuala Lumpur, Wilayah Persekutuan (hereinafter called the "Proprietor") of

the Proprietor is the registered and beneficial owner of all that leasehold land of 99 years expiring on
id under PN 94787 Lot 104161, Mukim Dengkil, District of Sepang, State of Selangor Darul Ehsan
asuring approximately 29.88 hectares (hereinafter referred to as "the said Land") and has granted the
bsolute right to develop the said Land as a housing development and to sell the said Land;

EAS the Proprietor hereby agrees to the sale of part of the said Land for the purpose of this
EAS the said Land is charged to Malayan Banking Berhad (Co. No. 3813-K) with its registered
Floor, Menara Maybank, 100 Jalan Tun Perak, 50050 Kuala Lumpur as security for the loan granted
rior/Vendor;

EAS the Vendor has, at its own cost and expense, obtained the approval of the Appropriate Authority
vision of the said Land into building lots in accordance with the approved Layout Plan a copy of
exed as the First Schedule (hereinafter referred to as "the Layout Plan") and separate documents of
yet been issued by the Appropriate Authority;

EAS the Vendor has, at its own cost and expense, obtained the approval of the building plans
ferred to as "the Building Plan") from the Appropriate Authority, a copy of which is annexed as the
ule;

EAS the Vendor is developing part of the said Land as a housing development tentatively known as
Cybersouth Phase 2B (Advertisement and Sale Permit No. 13953-2/06-2017/0590(P));

EAS the Vendor has agreed to sell and the Purchaser has agreed to purchase all that piece of land with