

MAZRUL HAIZAD BIN MAROF
(NRIC. 750115-06-5029)
UNIT A 28-6, TIFFANI BY I-ZEN,
NO.1, CHANGKAT DUTA KIARA,
MONT KIARA,
50480 KUALA LUMPUR

Date: 24 July 2013

Teen Boon Lye
(NRIC 520627-08-5669)
4 Adrian Avenue
Vermont South
Victoria 3133
Australia.

Dear Mr. Teen,

Letter of Indemnity

Company : Wanissa Properties Pty Ltd (ACN 133 366 800)
Project : 7-13 Dudley Street, Caulfield East, Victoria 3133, Australia

I refer to the invoices issued by Leuven Capital Sdn. Bhd., Optimus Capital Group of Companies Sdn. Bhd. and TRR Heritage Sdn. Bhd. (hereinafter collectively referred to as "the Supplier") to the above mentioned Company, being charges stated in the following invoices (please refer to the attached) towards the Project:

No.	Companies	Invoice No.	Date	Description of Services	Amount (AUD)
1	Leuven Capital Sdn. Bhd	001032013	31/03/2013	Consultancy and Advisory Fees	2,000,000-00
2	Leuven Capital Sdn. Bhd	001042013	26/04/2013	Sales Commission	1,350,000-00

I undertake to pay the aforesaid sum to the Australian Taxation Office within Seven (7) days upon receipt of a written notification from you, informing us of such assessment of tax, as the case may be.

Yours sincerely,



MAZRUL HAIZAD BIN MAROF
(NRIC: 750116-06-5029)

Witnessed by:



Name: MUHAMMAD ZAFWAN ZAHNATI
NRIC: 830524-10-5781



TRR TBR HERITAGE SDN BHD 338921-M

INVOICE

BILL TO : WANISSA PROPERTIES PTY LTD. 4 Adrian Avenue, Vermont South, VIC 3133	DATE : 17th January 2013 INVOICE NO. : TRR/2013-003
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DESCRIPTION	TOTAL
Claim for marketing and professional advise	AUD 700,000.00

TRR TRR HERITAGE SDN BHD 330921-M

INVOICE

BILL TO : WANISSA PROPERTIES PTY LTD.
4 Adrian Avenue,
Vermont South,
VIC 3133

DATE : 17th January 2013

INVOICE NO. : TRR/2013-003

DESCRIPTION

TOTAL

Claim for profesional fee

AUD 1,090,500.00

INVOICE

INVOICE NO. dudley-feb-01

DATE : 5th February 2013

BILL TO : WANISSA PROPERTIES PTY LTD
4 ADRIAN AVENUE,
VERMONT SOUTH,
VIC 3133

No	PARTICULAR	AMOUNT
1	Dudley, Australia - Commision fees	AUD725,000.00

TOTAL INVOICE

AUD725,000.00

FRP PRESTIGE SDN BHD (716383-T)

INVOICE

BLOCK K-02-09
NO. 2 JALAN SOLARIS
SOLARIS MONT' KIARA
50480 KUALA LUMPUR

INVOICE NO. : 001042013

DATE : 26th April 2013

BILL TO WANNISA PROPERTIES PTY LTD.

ITEM	DESCRIPTION	TOTAL
1	Being charge for profesional fees - Dudley, Australia	AUD1,210,000
GRAND TOTAL		AUD1,210,000

LEUVEN CAPITAL SDN BHD (716383-T)

INVOICE

BLOCK K-02-09

NO. 2 JALAN SOLARIS

SOLARIS MONT' KIARA

50480 KUALA LUMPUR

INVOICE NO. : 001042013

DATE : 26th April 2013

BILL TO WANNISA PROPERTIES PTY LTD.

ITEM	DESCRIPTION	TOTAL
1	Being charge for sales commision - Dudley, Australia	AUD1,350,000
GRAND TOTAL		<u>AUD1,350,000</u>

INVOICE

INVOICE NO. dudley-feb-01

DATE : 5th February 2013

BILL TO : WANISSA PROPERTIES PTY LTD
4 ADRIAN AVENUE,
VERMONT SOUTH,
VIC 3133

No	PARTICULAR	AMOUNT
1	Dudley, Australia - Commision fees	AUD725,000.00

LEUVEN CAPITAL SDN BHD

BLOCK K-02-09

NO. 2 JALAN SOLARIS

SOLARIS MONT' KIARA

50480 KUALA LUMPUR

INVOICE

INVOICE NO. : 001032013

DATE : 31st March 2013

BILL TO: WANNISA PROPERTIES PTY LTD.

ITEM	DESCRIPTION	TOTAL
1	Being charge for consultancy and advisory fees - Dudley, Australia	AUD2,000,000
GRAND TOTAL		<u>AUD2,000,000</u>

INVOICE

INVOICE NO. dudley-feb-01

DATE : 5th February 2013

BILL TO : WANISSA PROPERTIES PTY LTD
4 ADRIAN AVENUE,
VERMONT SOUTH,
VIC 3133

No	PARTICULAR	AMOUNT
1	Dudley, Australia - Advertising and promotion fees	AUD675,000.00