

**PRIMA CELL**

# PRIMA CELL SDN BHD

PRIMA CELL SDN BHD  
201501000413 (1125745-U)

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# PRIMA CELL SDN BHD

## INTRODUCTION

Prima Cell Sdn Bhd (PCSB) was established on 6th January 2015 with the desire to support the nation's development of telecommunications coverage and services. We are a certified Network Facilities Provider licensed by the Malaysian Communications and Multimedia Commission (license no: NFP/I/2000/256).

Our main ventures are to erect and promote the development of dual-function telecommunications infrastructure that are both aesthetically pleasing and environmentally friendly, which bring direct benefit to local authorities and the general public through improving the quality of existing telecom services especially in concentrated and high-density areas.



# CORPORATE INFORMATION

**REGISTERED NAME**

Prima Cell Sdn Bhd

**REGISTERED ADDRESS**

No. B2-1, Block B,  
Jalan Radius 1/1B,  
Off Jalan Teknorat 2,  
Radius Business Park,  
Cyber4 63000 Cyberjaya,  
Selangor

**INCORPORATED ON**

6 January 2015

**REGISTRATION NO.**

2015010000413  
(1125745-U)

**AUTHORISED CAPITAL**

RM2,400,000.00

**PAID CAPITAL**

RM2,400,000.00

**CORE BUSINESS**

Penyedia Fasiliti Rangkaian  
*Network Facilities Provider*  
(NFP)

**COMPANY SECRETARY**

Mat Fauzee Bin Zainuddin,  
No. 27, Jalan DG 1/5,  
Taman Desa Gemilang,  
Gombak, 53100 Kuala  
Lumpur,  
Wilayah Persekutuan Kuala  
Lumpur

**TEL**

+6(03) –8800 8377

**EMAIL**

hello@primacell.com.my

**WEBSITE**

[www.primacell.com.my](http://www.primacell.com.my)  
[www.xperts.my](http://www.xperts.my)



## VISION

To become the prominent network facilities provider which guarantees quality of service to all telecommunication service providers (TELCOs) in Malaysia and to become a successful international telecommunication player.



## MISSION

Be the TELCOs priority partner in accelerating the development of nationwide Mobile Telecommunications Network Infrastructure while grooming local competent team to be the international telecommunication leader.

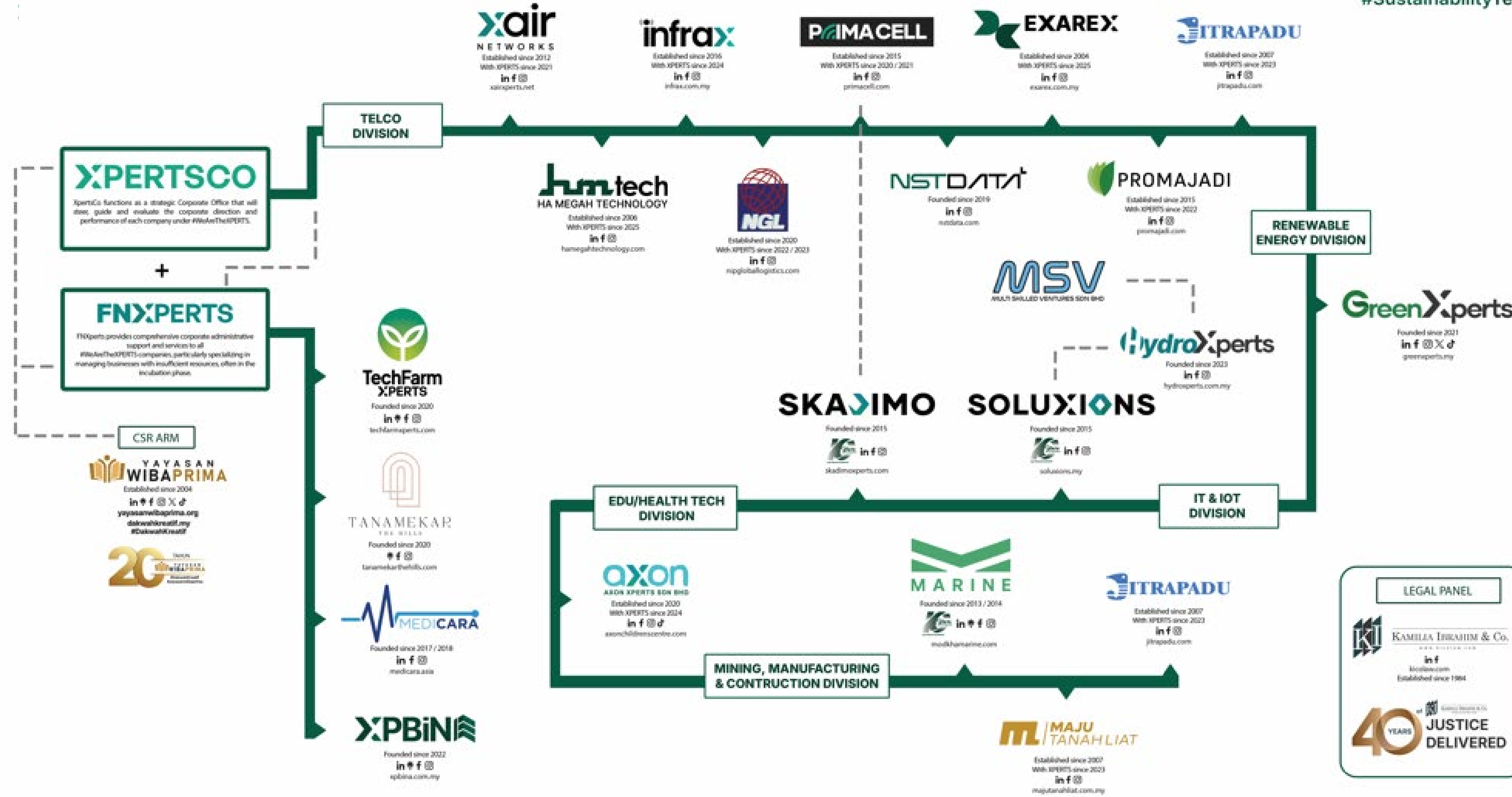


## OUR COMMITMENT

Support the development of modern, dual-function telecommunications infrastructure that are aesthetic and environmentally friendly, with optimum deployment speed, latest technology and cost-efficient.

# Xperts Consortium

#WeAreTheXPERTS  
#SustainabilityTech



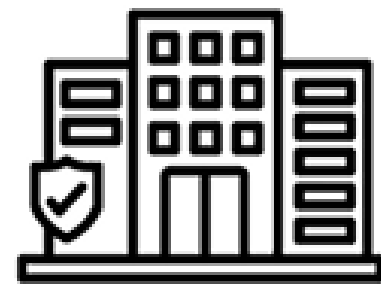
## OUR CLIENT



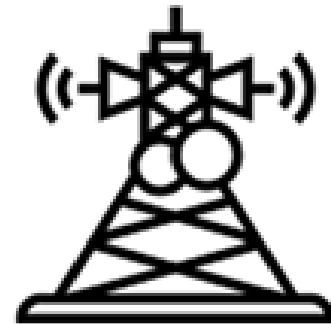
## OUR MAIN SERVICES

**PCSB is an expert Network Facilities Provider authorized at state and federal level to conduct the following activities:**

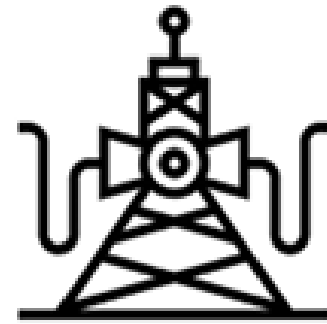
### TELECOMMUNICATION INFRASTRUCTURE DEVELOPER



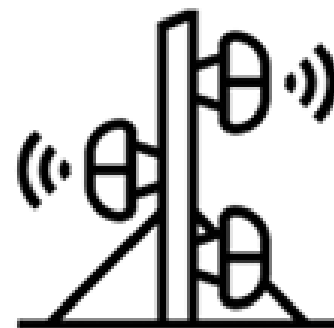
**IN BUILDING  
COVERAGE**



**CONVENTIONAL  
STRUCTURES**



**DUAL-FUNCTION  
STRUCTURE**

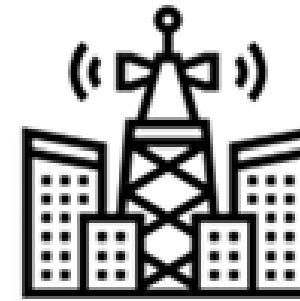


**STREET  
POLE**

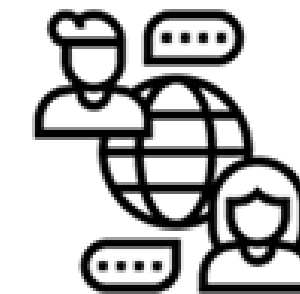


**FIBERISATION**

### CONSULTANCY SERVICES



**INCREASE  
CAPACITY  
& COVERAGE**



**LIAISING WITH  
LOCAL  
AUTHORITIES**



**SITE  
ACQUISITION**

### SOLAR



**SOLAR**

# TYPE OF STRUCTURE

## CONVENTIONAL STRUCTURES

Includes standard telecommunication towers (red & white), monopoles, portable BTS and floodlight poles

## DUAL-FUNCTIONAL STRUCTURES

Most in-demand structure types for use in urban areas. These structure types include:

- Minarets
- Lamp poles with CCTV integration
- Pylons at petrol stations
- Clock towers and advertisement boards

## STREET POLES

Locating a suitable site for conventional 30m towers in urban areas is increasingly more challenging due to limited land space. Smaller 'street poles' can be erected in tight spaces such as street junctions and crossroads.

## AESTHETIC TOWER

It is an innovative creation for telecommunication tower and built in public sensitive area or protocol route area. Also known as monopole tree structure.

## CAMOUFLAGE

specifically designed to blend in with the surrounding environment — often disguised as trees, flagpoles, clock towers, or other everyday structures.

# Our Experiences Network Facilities Provider

## 45m 3 Legged Slim Tower



## 24m Lampole



## 30m Lampole



# Off-grid Solar Solution for sustainable energy



**PRIMA CELL SDN BHD – LIST OF ON – GOING PROJECTS**

<b>No.</b>	<b>Project Experience</b>	<b>Role Played</b>	<b>Scope of Work</b>	<b>Contract Value</b>
1	Connectivity and Public Wi-Fi for Pizza Hut and KFC nationwide, by QSR and Redtone	Main contractor and Network Deployment Partner to provide more than 1000 network infrastructure to all Pizza Hut and KFC branches nationwide, including public Wi-Fi.	Network Planning  EPCC: Engineering, procurement, construction and commissioning and maintenance  Provide IT support for public Wi-Fi setting	RM7,000,000.00
2	Universal Service Provider for Public Universities – Universiti Islam Antarabangsa Malaysia	Main service Provider to enhance public university (UIAM) Wi-Fi and network infrastructure.	Network Planning  EPCC: Engineering, procurement, construction and commissioning and maintenance  Provide IT support for public Wi-Fi setting	RM20,200,000.00
3	Erecting telecommunication tower and connectivity in various states (nationwide) for TELCOs such as Maxis, U Mobile, CelcomDigi, TM Webe, Digital Nasional Berhad*	Being an active Network Facilities Provider who consistently erecting telecommunication infrastructure for the network operators, and some of it in university and tertiary education center. To date we have developed and owned about 20 structures, nationwide.	Engineering, procurement, construction and commissioning and maintenance  Build and lease.	RM15,000,000.00

\*Details in list of sites structures


## PRIMA CELL SDN BHD – LIST OF SITES STRUCTURES

No.	LRD	TELCO	Site Name	State	Latitude	Longitude	Type of structures	Height	Completion Level
1	FRC2	Maxis Digi U Mobile Celcom	Forest City	Johor	1.35087°	103.600165°	Lamp Pole	30 Meter	Fully HO
2	LYLY	Maxis Digi	Layang-layang	Johor	1.811494°	103.482349°	Lamp Pole	30 Meter	Fully HO
3	MTR1	Maxis Digi U Mobile	Mutiara Rini	Johor	1.517317°	103.640522°	Lamp Pole	30 Meter	Fully HO
4	YUPR	Maxis	Taman Bayu Permai, Pengerang	Johor	1.381355°	104.266593°	Lamp Pole	30 Meter	Fully HO
5	PMKG	Maxis	Kg Paya Mengkuang	Johor	1.376084°	103.590125°	Lamp Pole	30 Meter	Fully HO
6	KLUP	Maxis	Kg Ulu Plentong	Johor	1.591636°	103.858589°	Lamp Pole	30 Meter	Fully HO
7	FRC3	Maxis	Forest City Warehouse	Johor	1.347641°	103.593452°	Lamp Pole	30 Meter	Fully HO
8	8016L	CelcomDigi	Jalan Gong Manok	Terengganu	5.808038°	102.508714°	Lamp Pole	24 Meter	Fully HO
9	8067C	CelcomDigi	Bandar Putra Kemaman	Terengganu	4.193613°	103.412592°	Lamp Pole	30 Meter	Fully HO
10	8042L	CelcomDigi	Kg Bukit Kenak	Terengganu	5.740552°	102.513803°	3-Legged Slim Tower	45 Meter	Fully HO
11	8059L	CelcomDigi	Taman Impian Murni	Terengganu	5.327254°	103.104401°	Lamp Pole	30 Meter	Fully HO
12	8077L	CelcomDigi	Tmn Suteramas	Terengganu	4.252917°	103.408369°	Lamp Pole	30 Meter	Construction WIP
13	8088L	CelcomDigi	Tmn Binjai Firdaus Chukai	Terengganu	4.240768°	103.375313°	Lamp Pole	30 Meter	Fully HO
14	8091L	CelcomDigi	Kg Jaya Chukai	Terengganu	4.2396°	103.397213°	Lamp Pole	30 Meter	Fully HO
15	8098L	CelcomDigi	Kg Dato Ibrahim Fikri Chukai	Terengganu	4.19535°	103.42578°	Lamp Pole	30 Meter	Fully HO
16	8100L	CelcomDigi	Wakaf Nyior Kembar Marang	Terengganu	5.238116°	103.108856°	3-Legged Slim Tower	45 Meter	Fully HO
17	8092L	CelcomDigi	Kg Seberang Takir	Terengganu	5.346942°	103.134761°	3-Legged Slim Tower	44 Meter	Construction WIP
18	U0121	U Mobile	USZA	Terengganu	5.755082°	102.629679°	Lamp Pole	30 Meter	Fully HO
19	UMTU	Maxis	Universiti Malaysia Terengganu	Terengganu	5.411397°	103.08812°	Lamp Pole	30 Meter	Construction WIP
20	U0526	U Mobile	SKPT – Dungun	Terengganu	4.759077°	103.386122°	Lamp Pole	30 Meter	Acquisition

# ATTACHMENT

# PRIMA CELL

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**SURUHANJAYA SYARIKAT MALAYSIA**  
COMPANIES COMMISSION OF MALAYSIA  
(Agensi di bawah KPDHPE)


Although all efforts have been carried out to ensure that the information provided is accurate and up to date, the Registrar of Companies will not be liable for any losses arising from any inaccurate or omitted information.

**CORPORATE INFORMATION**

Name :PRIMA CELL SDN. BHD.  
Last Old Name :Nil  
Date Of Change :Nil  
Registration No. :201501000413 (1125745-U)  
Incorporation Date :06-01-2015  
Type :LIMITED BY SHARES  
PRIVATE LIMITED  
Status :EXISTING  
Registered Address :NO. 1-08-03, BLOK 1, PRESINT ALAMI  
PUSAT PERDAGANGAN WORLDWIDE 2  
PERSIARAN AKUATIK, SEKSYEN 13  
SHAH ALAM  
SELANGOR  
Postcode :40100  
Origin :MALAYSIA  
Business Address :B2-1, BLOCK B, JALAN RADIUS 1/1B  
OFF JALAN TEKNOKRAT 2  
RADIUS BUSINESS PARK, CYBER 4  
CYBERJAYA  
SELANGOR  
Postcode :63000  
Nature Of Business :TELECOMMUNICATION SERVICES AND CONSULTANT.  
RENTAL OF TELECOMMUNICATION SUBSTATION.  
GENERAL TRADING & SERVICES



User Id: prima cell Date: Thu Aug 11 16:34:29 2022 Printing Date: 11/08/2022  
This company information is generated from MYDATA SSM Services as at 11/08/2022 16:34:29  
MENARA SSM@SENTRAL, NO.7, JALAN STESEN SENTRAL 5, KUALA LUMPUR SENTRAL, 50470 KUALA LUMPUR.  
TEL : 03-2299 4400 FAX : 03-2299 4411



**COMMUNICATIONS AND MULTIMEDIA ACT 1998**  
COMMUNICATIONS AND MULTIMEDIA (LICENSING) REGULATIONS 2000

**INDIVIDUAL LICENCE**

**ORIGINAL**  
Serial No: 4 Licence No: NFP/I/2000/456

PURSUANT TO SECTIONS 34 AND 126 OF THE  
COMMUNICATIONS AND MULTIMEDIA ACT 1998

A licence is granted to


**PRIMA CELL SDN. BHD.**  
**(201501000413)**

whose registered office is at No. 35-01, Jalan Padi Emas 3/1, Bandar Baru Uda, 81200 Johor Bahru, Johor

to own or provide any **network facilities**

with effect from 28 DECEMBER 2020 until 27 DECEMBER 2030 subject to the following conditions:

Page 1 of 8



**ترشكانو تيليكونيكيشنس**  
**TERENGGANU TELECOMMUNICATIONS**  
**SDN. BHD. (1357142-H)**

Tingkat 2, TD1303,  
Jalan Sultan Zainal Abidin,  
20000 Kuala Terengganu,  
Terengganu Darul Iman,  
Tel.: +609 622 5647  
Fax.: +609 622 5847  
Email: admin@tcomm.my

Our ref : TTSB/PCSB/LA/1223(7)  
Date : 24/12/2023

PRIMA CELL SDN BHD  
(REG. NO.: 201501000413 ( 1125745-U ))  
B 1-1, BLOCK B,  
JALAN RADIUS 1/1B, OFF JALAN TEKNOKRAT 2,  
RADIUS BUSINESS PARK,  
63000 CYBERJAYA 4,  
SELANGOR.

Dear Sir(s),

**RE: APPOINTMENT AS DEPLOYMENT PARTNER FOR THE DEVELOPMENT OF  
TELECOMMUNICATIONS INFRASTRUCTURE IN TERENGGANU.**

We refer to the above matter.

2. We are pleased to inform that your company has been appointed as our Deployment Partner to construct the telecommunication infrastructure and facility on the designated area in Terengganu and this appointment is subject to the following terms and conditions:

- 1) The period of appointment shall commence from **the date of this letter** and shall automatically expires on the **31<sup>st</sup> December 2025**.
- 2) Upon expiry of this appointment, we shall evaluate your company performance and decide accordingly whether to renew your appointment or otherwise.
- 3) As consideration, for telecommunication structures you are obliged to pay us the following amount:
  - i. For the first **SEVEN ( 7 )** years of the telecommunication site built , constructed and rented out by you to the third party , 20% of the Gross Rental revenue to be paid to TCOMM as Deployment Fee.
  - ii. From the **EIGHTH ( 8 )** years onwards , 30% of the Gross Rental revenue of the same telecommunication site mentioned at para (i) above
  - iii. The same rate also applies not limited from the above arrangement but also applies to all revenue generated from telecommunication activities provided by Prima Cell Sdn Bhd in the state of Terengganu including the development of fibre optic projects.
  - iv. All the above mentioned terms subjected to contract agreement that will be signed by both parties.

**PRIMACELL**

# THANK YOU!

PRIMA CELL SDN BHD  
201501000413 (1125745-U)

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**#WeAreTheXPerts**