

APPLICATION FOR INCENTIVE

Section A: Company

Company Profile

Company Name	PURSELL WASTECH INNOVATIONS SDN. BHD.		
Registration Type	Registration Of Company (ROC)		
Company Registration No.	1646569-T	New SSM Company Registration No.	202501045161
Date of Incorporation	25/09/2025	Income Tax Reference No.	
EPF No.		SOCSO No.	
Registered Address	809, 8th Floor, Block C, Kelana Square 17,, Jalan SS7/26,, Petaling Jaya, 47301 Selangor, Malaysia		
Correspondence Address	Lot 34, Jalan Delima 1/3 , Subang Hi-Tech Industrial Park , Shah Alam, 40000 Selangor, Malaysia		
Company Email		Fax No.	
Website		Total Employment	13
Company Background	<p>Pursell Wastech Innovations Sdn. Bhd. which incorporated on 25 September 2025, is a joint venture between Wastech Group (Malaysia) Sdn. Bhd. and Pursell Agri-Tech (USA). With a total investment of RM42 million, the company focuses on advanced Controlled Release Fertilizer (CRF) coating technology that reduces fertiliser waste by 30–50%, improving crop efficiency and sustainability.</p> <p>The collaboration represents a key U.S.–Malaysia partnership in green agri-tech, strengthening bilateral trade and promoting technology transfer into Malaysia’s agricultural manufacturing ecosystem. The facility will serve as a regional production base for ASEAN markets, creating 50 high-skilled job opportunities and supporting the national food security agenda through innovative, environmentally friendly solutions.</p> <p>By integrating American innovation with Malaysian industrial capabilities, Pursell Wastech Innovations aims to pioneer next-generation fertiliser technology, drive sustainable growth, and establish Malaysia as a leader in green agriculture and advanced coating technologies in the region.</p>		

Particular Board of Director

No.	Name	Nationality	Shares Held in the Company
1.	ALLEN ZORN SANDERS	United States of America (USA)	0 %
2.	HII KONG YII	Malaysia	0 %
3.	JOSEPH HENRY BRADY III	United States of America (USA)	0 %
4.	LOW KEAN HUNG	Malaysia	0 %
5.	NICHOLAS HII LU NING	Singapore	0 %
6.	TIMOTHY SKELTON FERGUSON	United States of America (USA)	0 %

Total 0 %

Contact Person

No.	Title	Name	Designation	Email	Phone No.	Fax No.
1.	Miss	Sabrina Toon	Accountant	pwisb@wastech.com.my	0126080088	

Section B: Previous Company Activity(s)/Project(s)

➤ Approval of Manufacturing Licence(s) under the Industrial Coordination Act, 1975

No.	Reference No.	Licence No.	Serial No.	Effective Date	Product(s)/Activity(s)	Premise(s)/Factory Location(s)	Equity Condition	Export Condition
1.	ML/2025/02188			31/12/2025	Coated MOP Fertiliser Coated NPK Fertiliser Coated Urea Fertiliser	LOT PT64406, JALAN PERIGI NENAS 8/11 TAMAN PERINDUSTRIAN PULAU INDAH (FASA 1) 42920, Klang, Selangor		

➤ Permit(s) under the Petroleum Development Act, 1974

No.	Reference No.	Permit No.	Serial No.	Date of Approval	Product(s)/Activity(s)	Premise(s)/Factory Location(s)
No items to show...						

➤ Confirmation Letter(s) for a Company Exempted from Manufacturing Licence (ICA10)

No.	Reference No.	Date of Approval	Product(s)/Activity(s)	Premise(s)/Factory Location(s)
No items to show...				

➤ OHQ/IPC/RDC/R&D/IILS/RE/RO Status Approved by MIDA

No.	Reference No.	Application Type	Date of Approval	Effective Date	Status Period (Year)	Product(s)/Activity(s)	Premise(s)/Factory Location(s)
No items to show...							

➤ Incentive Approved by MIDA

No.	Reference No.	Type of Incentive	Date of Approval	Effective Date	Product(s)/Activity(s)
No items to show...					

➤ Grant Approved by MIDA

No.	Reference No.	Type of Grant	Effective Date	Grant Amount (RM)	Grant Period (Years)	Product(s)/Activity(s)	Grant Status
No items to show...							

➤ Incentive Approved by Other Government Agencies

No.	Type of Incentive	Reference No.	Date of Approval	Effective Date	Ministry(s)/Agency(s)	Incentive Period (Years)	Product(s)/Activity(s)	Premise(s)/Factory Location(s)	Incentive Status
No items to show...									

➤ Grant Approved by Other Government Agencies

No.	Type of Grant	Reference No.	Effective Date	Ministry(s)/Agency(s)	Grant Amount (RM)	Grant Period (Years)	Product(s)/Activity(s)	Premise(s)/Factory Location(s)	Grant Status
No items to show...									

Section C: Application Information

Act	Promotion of Investment Act 1986
Sector	Manufacturing
Sector Option	
Type of Incentive Package	High Technology Companies
Type of Incentive	Investment Tax Allowance
Industry Group	Chemicals & Chemical Products
Application Type	New
Reference No.	IMLC1202600087

Proposed Project Location

No.	Project Location	Factory/Premise Area	Project Location Type	Remark
1	LOT PT64406, JALAN PERIGI NENAS 8/11, TAMAN PERINDUSTRIAN PULAU INDAH (FASA 1), 42920, Klang, Selangor, Malaysia	Pulau Indah IE	Existing	

No.	Project Location	Proposed Product/Activity	Msic Item	Tariff Code
1.	LOT PT64406, JALAN PERIGI NENAS 8/11 TAMAN PERINDUSTRIAN PULAU INDAH (FASA 1) 42920, Klang Selangor, Malaysia	Coated MOP Fertiliser	20121	3104.20.0000
2.	LOT PT64406, JALAN PERIGI NENAS 8/11 TAMAN PERINDUSTRIAN PULAU INDAH (FASA 1) 42920, Klang Selangor, Malaysia	Coated NPK Fertiliser	20121	3105.20.0000

No.	Project Location	Proposed Product/Activity	Msic Item	Tariff Code
3.	LOT PT64406, JALAN PERIGI NENAS 8/11 TAMAN PERINDUSTRIAN PULAU INDAH (FASA 1) 42920, Klang Selangor, Malaysia	Coated Urea Fertiliser	20121	3102.10.0000

Section D: Project Cost

➤ Total Existing and Additional Project Cost

Total Cost of Fixed Assets					Working Capital (RM)	Pre-Operational Expenditure (RM)	Total Project Cost (RM)
Land (RM)	Building (RM)	Plant Machinery (RM)	Other Equipments (RM)	Other Cost (RM)			
0.00	0.00	39,765,314.47	600,000.00	0.00	2,500,000.00	6,400.00	42,871,714.47

Total Project Cost : RM42,871,714.47

Address	LOT PT64406, JALAN PERIGI NENAS 8/11, TAMAN PERINDUSTRIAN PULAU INDAH (FASA 1), 42920, Klang, Selangor, Malaysia
----------------	--

➤ Cost

Additional Project Cost												
Year	Cost of Fixed Assets					Working Capital	Pre-Operational Expenditure	Total Project Cost				
	Land	Building/Factory/Premise	Plant & Machinery	Other Equipments	Other Cost							
2027	0.00 m ² RM 0.00	0.00 m ² RM 0.00	RM 0.00	RM 0.00	RM 0.00	RM 0.00	RM 0.00	RM 0.00	RM 0.00	RM 0.00	RM 0.00	RM 0.00
2028	0.00 m ² RM 0.00	0.00 m ² RM 0.00	RM 0.00	RM 0.00	RM 0.00	RM 0.00	RM 0.00	RM 0.00	RM 0.00	RM 0.00	RM 0.00	RM 0.00
2029	0.00 m ² RM 0.00	0.00 m ² RM 0.00	RM 0.00	RM 0.00	RM 0.00	RM 0.00	RM 0.00	RM 0.00	RM 0.00	RM 0.00	RM 0.00	RM 0.00

Total Project Cost : RM0.00

➤ Others Cost of Fixed Assets

Year	Other Cost	Amount (RM)
2027		0.00
2028		0.00
2029		0.00

Total Other Cost of Fixed Assets : RM0.00

➤ Rental/Lease (if applicable)

Year	Land	Building/Factory/Premise	Plant & Machinery	Other Equipment	Other Cost	Total Rental/Lease

2027	RM	0.00 hectare 0.00	RM	7,202.96 m ² 1,909,000.00	RM	0.00	RM	0.00	RM	0.00	RM	1,909,000.00
2028	RM	0.00 hectare 0.00	RM	7,202.96 m ² 1,909,000.00	RM	0.00	RM	0.00	RM	0.00	RM	1,909,000.00
2029	RM	0.00 hectare 0.00	RM	7,202.96 m ² 1,909,000.00	RM	0.00	RM	0.00	RM	0.00	RM	1,909,000.00

Total Rental/Lease : RM5,727,000.00

Others Cost of Rental/Lease

Year	Other Cost	Amount (RM)
2027		0.00
2028		0.00
2029		0.00

Total Other Cost of Rental/Lease : RM0.00

Operational Expenditure

Year	Salary And Wages (RM)	Transportation Services (RM)	Banking Services (RM)	Insurance Services (RM)	Legal Services (RM)	ICT (RM)	Other Operation (RM)	Total (RM)	Percentage of Local Spending(%)
2027	847,000.00	30,000.00	1,594,542.00	158,000.00	0.00	6,000.00	0.00	RM 2,635,542.00	100.00
2028	942,000.00	60,000.00	1,465,503.00	158,000.00	0.00	12,000.00	0.00	RM 2,637,503.00	100.00
2029	975,000.00	120,000.00	1,307,807.00	158,000.00	0.00	18,000.00	0.00	RM 2,578,807.00	100.00

Total Operational Expenditure : RM7,851,852.00

Other Operational Expenditure

Year	Other Operating Expenditure	Amount (RM)
2027		0.00
2028		0.00
2029		0.00

Total Other Operational Expenditure : RM0.00

Section E: Project Financing

➤ Authorised Capital

Existing (RM)	0.00
Additional (RM)	0.00
Amount (RM) <i>*Authorised Capital of Company</i>	0.00

➤ Grand Total Project Financing

Notes: For expansion and diversification applications, this grand total is calculated cumulatively across the projected years, based on figures provided in the "Additional Financing" column.

Total Paid-up Capital (RM)	Total Reserve (RM)	Total Loan (RM)	Total Other Sources (RM)	Total Financing (RM)
0.00	0.00	0.00	0.00	0.00

➤ Year

Year	2026
------	------

➤ Shareholder's Fund

(a) Paid-up Capital

(i) Malaysian Individuals

No.	Malaysian Individuals	Existing (RM)	(%)	Additional (RM)	(%)	Total (RM)	(%)
1.	Bumiputera	0.00	0.00	0.00	0.00	0.00	0.00
2.	Non-Bumiputera	0.00	0.00	0.00	0.00	0.00	0.00
	Sub Total	0.00	0.00	0.00	0.00	0.00	0.00

(ii) Company Incorporated in Malaysia

No.	Company Name	Existing (RM)	(%)	Additional (RM)	(%)	Total (RM)	(%)
1.	Leviathan Holding Co., LLC	1,250,000.00	50.00	0.00	0.00	1,250,000.00	50.00
2.	Wastech Coatings Sdn Bhd	1,250,000.00	50.00	0.00	0.00	1,250,000.00	50.00
	Sub Total	2,500,000.00	100.00	0.00	0.00	2,500,000.00	100.00

(iii) Foreign Companies/Individuals and Country of Origin

No.	Company / Individual Name	Country of Origin	Existing (RM)	(%)	Additional	(%)	Total (RM)	(%)
No items to show...								
	Sub Total		0.00	0.00	0.00	0.00	0.00	0.00

Total Paid-up Capital

Existing (RM)	2,500,000.00
Additional (RM)	0.00
Total (RM) of (i), (ii) and (iii)	2,500,000.00

(b) Reserves (excluding capital appreciation)

Existing (RM)	0.00
Additional (RM)	0.00
Total (RM)	0.00

Shareholder's Fund

Existing (RM)	2,500,000.00
Additional (RM)	0.00
Total (RM) of (a) and (b)	2,500,000.00

▶ Company Incorporated in Malaysia as indicated in (ii), please provide the equity structure as follows:

No.	Company Name	Local Company Type	Amount (RM)	Bumiputera (%)	Non-Bumiputera (%)	Foreign Country (%)	Total (%)
1.	Leviathan Holding Co., LLC	Companies	1,250,000.00	0.00	0.00	United States of America (USA) - 100.00 Total: 100.00	100.00
2.	Wastech Coatings Sdn Bhd	Companies	1,250,000.00	0.00	82.53	Singapore - 17.47 Total: 17.47	100.00

▶ Ultimate Parent/Holding Company for Foreign Company as indicated (iii):

No.	Company Name	Ultimate Company	Country Of Origin
No items to show...			

▶ Equity Structure

No.	Equity Structure	Amount (RM)	Percentage (%)
A.	Malaysian		
	Total Bumiputera	0.00	0.00
	Total Non-bumiputera	1,031,625.00	41.27
	Total Malaysian	1,031,625.00	41.27
B.	Foreign		
	Total Foreign	1,468,375.00	58.74
	Total Effective Equity Structure	2,500,000.00	100.00

▶ Loan

1. Domestic Loan

No.	Loans	Existing (RM)	(%)	Additional (RM)	(%)	Total (RM)	(%)
1.	Total (RM)	0.00	0.00	0.00	0.00	0.00	0.00

Description (to insert details of the domestic loan such as type of loan, name of the loan provider etc)

2. Foreign Loan

No.	Country	Existing (RM)	(%)	Additional (RM)	(%)	Total (RM)	(%)
No items to show...							

Description (to insert details of the foreign loan such as type of loan, name of the loan provider etc)

3. Total Loan

No.	Loans	Existing (RM)	(%)	Additional (RM)	(%)	Total (RM)	(%)
1.	Total	0.00	0.00	0.00	0.00	0.00	0.00

Other Sources

No.	Other Sources	Existing (RM)	(%)	Additional (RM)	(%)	Total (RM)	(%)
1.	Shareholder Capital Injection	5,371,714.47	100.00	0.00	0.00	5,371,714.47	100.00
	Total	5,371,714.47	100.00	0.00	0.00	5,371,714.47	100.00

Total Financing

Total Paid-up Capital (RM)	Total Reserve (RM)	Total Loan (RM)	Total Other Sources (RM)	Total Financing (RM)
0.00	0.00	0.00	0.00	0.00

Year

Year	2027
------	------

Shareholder's Fund

(a) Paid-up Capital

(i) Malaysian Individuals

No.	Malaysian Individuals	Existing (RM)	(%)	Additional (RM)	(%)	Total (RM)	(%)
1.	Bumiputera	0.00	0.00	0.00	0.00	0.00	0.00
2.	Non-Bumiputera	0.00	0.00	0.00	0.00	0.00	0.00
	Sub Total	0.00	0.00	0.00	0.00	0.00	0.00

(ii) Company Incorporated in Malaysia

No.	Company Name	Existing (RM)	(%)	Additional (RM)	(%)	Total (RM)	(%)
1.	Leviathan Holding Co., LLC	1,250,000.00	50.00	0.00	0.00	1,250,000.00	50.00
2.	Wastech Coatings Sdn. Bhd.	1,250,000.00	50.00	0.00	0.00	1,250,000.00	50.00
	Sub Total	2,500,000.00	100.00	0.00	0.00	2,500,000.00	100.00

(iii) Foreign Companies/Individuals and Country of Origin

No.	Company / Individual Name	Country of Origin	Existing (RM)	(%)	Additional	(%)	Total (RM)	(%)
-----	---------------------------	-------------------	---------------	-----	------------	-----	------------	-----

No.	Company / Individual Name	Country of Origin	Existing (RM)	(%)	Additional	(%)	Total (RM)	(%)
No items to show...								
	Sub Total		0.00	0.00	0.00	0.00	0.00	0.00

Total Paid-up Capital

Existing (RM)	2,500,000.00
Additional (RM)	0.00
Total (RM) of (i), (ii) and (iii)	2,500,000.00

(b) Reserves (excluding capital appreciation)

Existing (RM)	0.00
Additional (RM)	0.00
Total (RM)	0.00

Shareholder's Fund

Existing (RM)	2,500,000.00
Additional (RM)	0.00
Total (RM) of (a) and (b)	2,500,000.00

➤ Company Incorporated in Malaysia as indicated in (ii), please provide the equity structure as follows:

No.	Company Name	Local Company Type	Amount (RM)	Bumiputera (%)	Non-Bumiputera (%)	Foreign Country (%)	Total (%)
1.	Leviathan Holding Co., LLC	Companies	1,250,000.00	0.00	0.00	United States of America (USA) - 100.00 Total: 100.00	100.00
2.	Wastech Coatings Sdn. Bhd.	Companies	1,250,000.00	0.00	82.53	Singapore - 17.47 Total: 17.47	100.00

➤ Ultimate Parent/Holding Company for Foreign Company as indicated (iii):

No.	Company Name	Ultimate Company	Country Of Origin
No items to show...			

➤ Equity Structure

No.	Equity Structure	Amount (RM)	Percentage (%)
A.	Malaysian		
	Total Bumiputera	0.00	0.00
	Total Non-bumiputera	0.00	0.00
	Total Malaysian	0.00	0.00
B.	Foreign		

	1. United States of America (USA)	0.00	0.00
	2. Singapore	0.00	0.00
	Total Foreign	1,468,375.00	58.74
	Total Effective Equity Structure	1,468,375.00	58.74

➤ Loan

1. Domestic Loan

No.	Loans	Existing (RM)	(%)	Additional (RM)	(%)	Total (RM)	(%)
1.	Total (RM)	35,000,000.00	100.00	0.00	0.00	35,000,000.00	100.00

Description (to insert details of the domestic loan such as type of loan, name of the loan provider etc)
Maybank Term Loan RM35,000,000

2. Foreign Loan

No.	Country	Existing (RM)	(%)	Additional (RM)	(%)	Total (RM)	(%)
No items to show...							

Description (to insert details of the foreign loan such as type of loan, name of the loan provider etc)

3. Total Loan

No.	Loans	Existing (RM)	(%)	Additional (RM)	(%)	Total (RM)	(%)
1.	Total	35,000,000.00	100.00	0.00	0.00	35,000,000.00	100.00

➤ Other Sources

No.	Other Sources	Existing (RM)	(%)	Additional (RM)	(%)	Total (RM)	(%)
No items to show...							
	Total	0.00	0.00	0.00	0.00	0.00	0.00

➤ Total Financing

Total Paid-up Capital (RM)	Total Reserve (RM)	Total Loan (RM)	Total Other Sources (RM)	Total Financing (RM)
0.00	0.00	0.00	0.00	0.00

Section F: Manpower

Existing Manpower

No.	Position	Qualification	Major	Course	Experience	Citizenship	Average Monthly Salary (RM)	Number of Staff
1.	General Workers	School Certificate	Others	Forklift driver	Mid-career (2-5 years)	Malaysian	4,000.00	3
2.	General Workers	School Certificate	Others	General worker	Entry Level (less 2 years)	Malaysian	3,000.00	1
3.	General Workers	School Certificate	Others	General Worker	Entry Level (less 2 years)	Foreign Nationals	3,000.00	2
4.	Technician	Diploma	Others	Laboratory technician	Entry Level (less 2 years)	Malaysian	3,000.00	1
5.	Managerial	Degree	Manufacturing	Plant Manager	Experienced (more 5 years)	Malaysian	18,000.00	1
6.	Supervisor	Diploma	Others	Quality Supervisor	Mid-career (2-5 years)	Malaysian	5,000.00	1
7.	Managerial	Diploma	Manufacturing	Shift Manager	Experienced (more 5 years)	Malaysian	7,500.00	1
8.	Supervisor	Diploma	Manufacturing	Shift Supervisor	Mid-career (2-5 years)	Malaysian	5,000.00	3

Total : 13

Additional Manpower

Address		LOT PT64406, JALAN PERIGI NENAS 8/11, TAMAN PERINDUSTRIAN PULAU INDAH (FASA 1), 42920 Klang Selangor, Malaysia						
No.	Position	Qualification	Major	Course	Experience	Citizenship	Average Monthly Salary (RM)	Number of Staff
No items to show...								

Total : 0

Section G: Specific Industry

► List of Machinery/Equipment/Others

No.	Description	Type	Unit	New or Used	Function	Country of Origin	Cost (RM)
1.	Grizzly Hopper - 10 cu yard mild steel, UHMW liners	A - Automatic Machinery	1	New	Materials delivery system	United States of America (USA)	96,579.60
2.	Belt Conveyor	A - Automatic Machinery	1	New	Materials delivery system	United States of America (USA)	105,693.90
3.	Bucket Elevator 30' and Elevator Discharge Chute	A - Automatic Machinery	1	New	Materials delivery system	United States of America (USA)	390,881.70
4.	Conveyor	A - Automatic Machinery	1	New	Materials delivery system	United States of America (USA)	254,560.80
5.	Conveyor Support	A - Automatic Machinery	1	New	Materials delivery system	United States of America (USA)	195,492.10
6.	Screen (Rotex) 52.5 sq ft. SS	A - Automatic Machinery	1	New	Materials delivery system	United States of America (USA)	1,003,003.50
7.	Chutes / Diverters	A - Automatic Machinery	1	New	Materials delivery system	United States of America (USA)	41,000.00
8.	Waste Bag Loading	A - Automatic Machinery	2	New	Materials delivery system	Australia	131,200.00
9.	Silo 10 ton Capacity	R - Robotic Machinery	1	New	Materials delivery system	Malaysia	59,887.32
10.	3 point load cells & Weigh Processor	A - Automatic Machinery	1	New	Materials delivery system	United States of America (USA)	29,827.50
11.	Silo Discharger 12"	A - Automatic Machinery	1	New	Materials delivery system	United States of America (USA)	20,500.00

12.	Rotary Air Lock 14"	A - Automatic Machinery	2	New	Materials delivery system	Malaysia	47,000.00
13.	Manual Diverter	A - Automatic Machinery	1	New	Materials delivery system	United States of America (USA)	12,300.00
14.	Duct Heater 5,000,000 BTU	A - Automatic Machinery	1	New	Materials delivery system	United States of America (USA)	591,822.70
15.	47000 ACFM PreHeater Fan	A - Automatic Machinery	1	New	Materials delivery system	Malaysia	176,000.00
16.	Pre-Heater Assembly	A - Automatic Machinery	1	New	Materials delivery system	United States of America (USA)	313,500.00
17.	Pre Heat Bag House - 47,000 CFM	A - Automatic Machinery	1	New	Dust collection	United States of America (USA)	572,000.00
18.	Preheat Loop Ductwork and Insulation	A - Automatic Machinery	1	New	Dust collection	United States of America (USA)	709,500.00
19.	Preheat Loop Sensors	A - Automatic Machinery	1	New	Dust collection	United States of America (USA)	492,000.00
20.	Z-Bucket Conveyor - Triple Point Discharge	A - Automatic Machinery	1	New	Materials delivery system	United States of America (USA)	1,191,050.00
21.	Miscellaneous Chutes & Connections & Hardware	A - Automatic Machinery	1	New	Materials delivery system	United States of America (USA)	106,600.00
22.	Wax Bulk Tank - 25,000 Gallons	A - Automatic Machinery	1	New	Materials delivery system	Malaysia	208,787.32
23.	Poly Bulk Tank - 25,000 Gallons	A - Automatic Machinery	1	New	Materials delivery system	Malaysia	208,787.32
24.	Poly Bulk Tank - (Agitators)	A - Automatic Machinery	2	New	Materials delivery system	United States of America (USA)	82,222.00

25.	MDI Bulk Tank - 25,0000 Gallons	A - Automatic Machinery	1	New	Materials delivery system	Malaysia	208,787.32
26.	Tank Sensors	A - Automatic Machinery	1	New	Materials delivery system	United States of America (USA)	82,000.00
27.	Tank Valves	A - Automatic Machinery	1	New	Materials delivery system	United States of America (USA)	163,888.00
28.	Pump Assembly (Dual Pump/Redundant)	A - Automatic Machinery	6	New	Materials delivery system	United States of America (USA)	689,400.11
29.	Lot Miscellaneous Piping - Liquid Transfer	A - Automatic Machinery	1	New	Materials delivery system	United States of America (USA)	346,080.00
30.	Heat Tracing	A - Automatic Machinery	1	New	Materials delivery system	United States of America (USA)	102,740.30
31.	MDI, Poly, Wax Tank Scales w/pump	A - Automatic Machinery	2	New	Materials delivery system	United States of America (USA)	360,543.50
32.	Piping to Mixer	A - Automatic Machinery	1	New	Materials delivery system	United States of America (USA)	31,746.80
33.	Lot Miscellaneous Piping - Liquid Transfer	A - Automatic Machinery	1	New	Materials delivery system	United States of America (USA)	346,080.00
34.	Dye Pump Skid	A - Automatic Machinery	1	New	Materials delivery system	United States of America (USA)	1,004,500.00
35.	Transfer Pumps for Colorant System	A - Automatic Machinery	1	New	Materials delivery system	United States of America (USA)	23,049.54
36.	Color Piping	A - Automatic Machinery	1	New	Materials delivery system	United States of America (USA)	61,500.00
37.	Batch Hopper Scale - 3000 Liter Capacity (CS)	A - Automatic Machinery	2	New	Materials delivery system	United States of America (USA)	0.00

38.	RV24 SS Intensive Mixer Assembly incl:IR temp sensor w iso valve, LED light& camera	A - Automatic Machinery	2	New	Mixing system	United States of America (USA)	8,062,650.00
39.	RV24 SS Expansion Pipe	A - Automatic Machinery	2	New	Materials delivery system	United States of America (USA)	0.00
40.	UE24 SS Table Feeder (4400L) W/ Scale Control	A - Automatic Machinery	2	New	Materials delivery system	United States of America (USA)	0.00
41.	UE24 SS Table Feeder Load Cells and Summing Box	A - Automatic Machinery	2	New	Materials delivery system	United States of America (USA)	0.00
42.	304SS WYE-Chute	A - Automatic Machinery	1	New	Materials delivery system	United States of America (USA)	0.00
43.	Bag Dump Weigh Silo	A - Automatic Machinery	6	New	Materials delivery system	United States of America (USA)	1,041,400.00
44.	Mounting Skid	A - Automatic Machinery	2	New	Materials delivery system	United States of America (USA)	0.00
45.	Bag Dump Weigh Silo Feed Screw	A - Automatic Machinery	6	New	Materials delivery system	United States of America (USA)	0.00
46.	27,000 CFM Fan (Cooling Fan)	A - Automatic Machinery	1	New	Materials delivery system	Malaysia	148,500.00
47.	Cooler Assembly	A - Automatic Machinery	1	New	Materials delivery system	United States of America (USA)	313,500.00
48.	Service Platform for Cooler	A - Automatic Machinery	1	New	Materials delivery system	United States of America (USA)	0.00
49.	Screen (Midwestern) 60" Model ME72S18-8	A - Automatic Machinery	1	New	Materials delivery system	United States of America (USA)	76,288.70

50.	Z-Bucket Conveyor - 2-Point Discharge	A - Automatic Machinery	1	New	Materials delivery system	United States of America (USA)	690,235.00
51.	Storage Silo (5t) with Salina Gate	A - Automatic Machinery	1	New	Materials delivery system	United States of America (USA)	43,887.32
52.	3 point load cells & Weigh Processor	A - Automatic Machinery	1	New	Materials delivery system	United States of America (USA)	47,273.00
53.	Silo Discharger 12"	A - Automatic Machinery	1	New	Materials delivery system	Malaysia	18,500.00
54.	Discharge Gate	A - Automatic Machinery	1	New	Materials delivery system	United States of America (USA)	21,500.00
55.	Bulk Bag Loading Station w/ Scale Control, CDLR Conveyors & ECP Package Complete	A - Automatic Machinery	1	Used	Materials delivery system	Australia	492,680.00
56.	Label Printer	A - Automatic Machinery	1	New	Materials delivery system	Malaysia	8,000.00
57.	Cyclone Collector	A - Automatic Machinery	1	New	Air control system	Malaysia	115,500.00
58.	Wet Venturi Scrubber (Included in Item 1.4.81)	A - Automatic Machinery	1	New	Air control system	Malaysia	514,800.00
59.	400GPM Pump for Wet Scrubber	A - Automatic Machinery	2	New	Air control system	United States of America (USA)	0.00
60.	Wet Scrubber - Fan Unit 250HP - 35,000 ACFM	A - Automatic Machinery	1	New	Materials delivery system	Malaysia	236,500.00
61.	SS Scrubber Stack	A - Automatic Machinery	1	New	Air control system	Malaysia	126,500.00
62.	Ductwork	A - Automatic Machinery	1	New	Air control system	Malaysia	467,500.00
63.	Sensors	A - Automatic Machinery	1	New	Air control system	United States of America (USA)	30,750.00

64.	Dust Collection 13,000 CFM PLC	A - Automatic Machinery	1	New	Dust collection	Malaysia	181,500.00
65.	13,000 CFM 50HP Blower	A - Automatic Machinery	1	New	Dust collection	Malaysia	57,200.00
66.	Dust Collection - Ductwork Materials	A - Automatic Machinery	1	New	Dust Collection	Malaysia	74,250.00
67.	Support Structure Engineering and Fabrication	A - Automatic Machinery	1	New	Infrastructure	Malaysia	1,652,080.68
68.	Control Room Enclosure with A/C	R - Robotic Machinery	1	New	Infrastructure	Malaysia	50,264.00
69.	Plant System	A - Automatic Machinery	1	New	Manufacturing system	United States of America (USA)	3,895,000.00
70.	Tank Farm	A - Automatic Machinery	1	New	Manufacturing system	United States of America (USA)	0.00
71.	Fan Panel	A - Automatic Machinery	1	New	Manufacturing system	United States of America (USA)	0.00
72.	Coloring	A - Automatic Machinery	1	New	Manufacturing system	United States of America (USA)	0.00
73.	Mixing Panel	R - Robotic Machinery	1	New	Manufacturing system	United States of America (USA)	0.00
74.	Local Op Station	A - Automatic Machinery	2	New	Manufacturing system	United States of America (USA)	0.00
75.	AEL Panels	A - Automatic Machinery	2	New	Manufacturing system	United States of America (USA)	0.00
76.	Micro Nutrients	R - Robotic Machinery	2	New	Manufacturing system	United States of America (USA)	0.00
77.	Insulation for preheater	R - Robotic Machinery	1	New	Materials delivery system	United States of America (USA)	165,000.00

78.	Engineering, Procurement, Construction and Commission	S - Semi-Automatic Machinery	1	New	Engineering	Malaysia	5,817,701.44
79.	Tank farm dam wall	R - Robotic Machinery	1	New	Materials delivery system	United States of America (USA)	150,750.80
80.	Insulation of bulk tanks	R - Robotic Machinery	1	New	Materials delivery system	United States of America (USA)	187,797.00
81.	Compressor system	S - Semi-Automatic Machinery	1	New	Materials delivery system	United States of America (USA)	217,438.80
82.	Nitrogen generator	S - Semi-Automatic Machinery	1	New	Materials delivery system	United States of America (USA)	59,761.60
83.	CDA piping	S - Semi-Automatic Machinery	1	New	Materials delivery system	United States of America (USA)	252,164.60
84.	Upgrading of existing power	S - Semi-Automatic Machinery	1	New	Materials delivery system	United States of America (USA)	169,670.00
85.	Controls and power cabling	S - Semi-Automatic Machinery	1	New	Materials delivery system	United States of America (USA)	1,295,130.20
86.	Dust collector chimney	S - Semi-Automatic Machinery	1	New	Dust collection	United States of America (USA)	46,750.00
87.	Dust Collector Installation	S - Semi-Automatic Machinery	1	New	Dust Collection	Malaysia	108,000.00
88.	Air Control Installation	M - Manual Operation	1	New	Air Control	Malaysia	102,600.00
89.	Installation and Assembly	M - Manual Operation	1	New	System Engineering	Malaysia	307,500.00
90.	Installation and DOE submission	S - Semi-Automatic Machinery	1	New	Air control system	United States of America (USA)	102,600.00

91.	Installation and DOE submission	S - Semi-Automatic Machinery	1	New	Dust collection	United States of America (USA)	108,000.00
92.	Installation and DOE submission	S - Semi-Automatic Machinery	1	New	Dust collection	United States of America (USA)	71,280.00

Column **Function**

Total RM: 37,988,914.47

Note: For logistic services please specify category according to Transportation, Warehousing and others.

Address	LOT PT64406, JALAN PERIGI NENAS 8/11, TAMAN PERINDUSTRIAN PULAU INDAH (FASA 1), 42920 Klang Selangor, Malaysia
----------------	--

➤ Proposed Product/Activity for First 3 Years

Product / Activities	Unit of Measurement	Production Schedule						Maximum annual production capacity per 8-hour shift	Market			Major Customer	Major Export Destination
		Year 1		Year 2		Year 3			Domestic (%)	Export (%)	LMW / FZ (%)		
		Quantity	Ex-factory Value (RM)	Quantity	Ex-factory Value (RM)	Quantity	Ex-factory Value (RM)						
Coated MOP Fertiliser	metric tonne	4,000.00	4,800,000.00	9,000.00	10,800,000.00	12,000.00	14,400,000.00	12,000	40.00	50.00	10.00	Petronas	South East Asia
Coated NPK Fertiliser	metric tonne	1,000.00	1,200,000.00	2,250.00	2,700,000.00	3,000.00	3,600,000.00	3,000	40.00	50.00	10.00	Petronas	South East Asia
Coated Urea Fertiliser	metric tonne	15,000.00	18,000,000.00	33,750.00	40,500,000.00	45,000.00	54,000,000.00	45,000	40.00	50.00	10.00	Petronas	South East Asia

➤ Product Pricing Details

Factory Price for Each Product	Cost of Local Raw Materials/Components (%)	Cost of imported Raw Materials/Component (%)	Cost of Energy and Fuel (%)	Cost of Labour (%)	Depreciation (%)	Interest Payments, Indirect Taxes, Quit Rent & etc (%)	Administrative and Marketing Cost (%)	Cost of Technology (Including Royalty, management services and other related cost) (%)	Manufacturing Profit (%)	Total (%)	Value Add (%)	Local Content (%)
Coated MOP Fertiliser	9.25	27.75	3.00	1.00	7.00	1.00	3.00	11.00	37.00	100.00	63.00	25.00
Coated NPK Fertiliser	9.25	27.75	3.00	1.00	7.00	1.00	3.00	11.00	37.00	100.00	63.00	25.00
Coated Urea Fertiliser	9.25	27.75	3.00	1.00	7.00	1.00	3.00	11.00	37.00	100.00	63.00	25.00

Section H: Incentive

Vendor Development Program

<p>Please indicate if your company plans to create a Vendor/Subcontractor Development Programme (VDP)</p>	<p>Yes</p> <p>Pursell Wastech is committed to implementing a comprehensive Vendor/Subcontractor Development Programme (VDP) aimed at strengthening Malaysia’s local supplier ecosystem in fertiliser coating processes and agricultural application knowledge. The programme focuses on upskilling Malaysian vendors through structured “Copy Exact” training modules, enabling them to replicate Pursell Wastech’s global manufacturing and quality standards. In addition, participants will undergo inspection and compliance training to meet stringent international specifications.</p> <p>Through this initiative, Pursell Wastech will provide continuous technical support, performance audits, and knowledge transfer, ensuring product consistency, operational excellence, and long-term reliability across the supply chain.</p> <p>The VDP is designed to enhance Malaysia’s fertiliser manufacturing capabilities, promote high-efficiency plantation productivity, and empower local farmers with sustainable practices. Ultimately, this programme will help position Malaysia as a regional hub in the global advanced plantation and agri-technology supply chain, fostering both economic growth and local talent development.</p>
---	--

List type of high value components/services to be developed by local Vendor/Subcontractor

No.	Product Services	Timeline
1	Urea	5 years

Value Added with DISF Grant

Item	Existing	With DISF Grant
------	----------	-----------------

Product value for export/market size & segment/industries served/innovation based industries	RM 0.00	RM 0.00
Knowledge based job creation	0 Unit	0 Unit
Local outsourcing/vendor development	0 Unit	0 Unit
Manufacturing method		
Intellectual property development		
Industrial linkage/global manufacturing ecosystem		

Training Program for Local Employees/Subcontractor

Year	Projected Number Employees	Percentage Total Employees (%)	Type of Training
2027	5	38.00	System Operation and Safety
2027	5	38.00	Technical Transfer
2027	2	15.00	Quality Control
2027	5	38.00	Machinery implementation

Section I: Additional Information

» Global Operation/Parent Company

Name of Company	Pursell Agri-tech LLC
Year Founded	2015
Headquarters Location	501 E 3rd St, ,35150 Sylacauga, Alabama, United States of America (USA)
Activity	Developing, manufacturing and distribution of Coated Fertilisers, micronutrients, nutrient management and agricultural innovation.
Group of Companies	Leviathan Holding Co., LLC
Overseas Office Address	104, Calhoun Avenue, 35150 Sylacauga, Alabama, United States of America (USA)

No.	Name	Designation
1	David Brown	Director
2	Jody Saiia	Director
3	Robert Smulders	Director
4	Taylor Pursell	Director
5	Tim Ferguson	Director

Annual Sales (RM)	262,704,375.00
Operating Profit (RM)	9,247,194.00
Capital (RM)	167,619,989.00

» Method of Production

a. Details on Emission of Pollutant

No.	Point Of Emission	Type Of Pollutants	Quantity
No items to show...			

b. Sources of Technical Know-How

No.	Name of Supplier	Address of Supplier	Years of Experience	Name of Other Global Companies with Similar Projects	Relationship with Applicant (e.g. machinery supplier, parent company/associate company/licensor)
1	Pursell Agri-Tech LLC	104, Calhoun Avenue,, 35150 Alabama, United States of America (USA)	30	xx	Eirich Machines, Hunstman Corporation

c. Pollution Control Equipment

No.	Description	Type	Unit	Function	Country of Origin	Cost
1	Bag filter dust collector	A - Automatic Machinery	2	To collect residual dust from production process	United States of America (USA)	2,100,000.00
2	Vertical cyclonic scrubber tower	A - Automatic Machinery	1	For prevention of air pollution	United States of America (USA)	1,560,000.00

d. Raw Materials and Components

No.	Raw materials and components	HS Tariff Code	Quantity Per Annum	Unit of Measurement (UOM)	Value Per Annum	Source								
						Local Manufacturer						Import		
						% of Value	Local Name	Address	Country	State	City	Postcode	% of Value	Country of Origin
1	Urea	3102.10.0000	80,000,000.00	kg	2.15	100	Petronas	Pejabat Operasi Serantau Gurun,,	Malaysia	Kedah	Gurun	08300	0.00	
2	Muriate of Potash	3104.20.0000	10,000,000.00	kg	1.75	0			Malaysia				100.00	China
3	Methylene Diphenyl Diisocyanate(MDI)	3909.30.9000	1,200,000.00	kg	14.00	0			Malaysia				100.00	China
4	Polyol	3907.20.0000	16,000,000.00	kg	16.50	0			Malaysia				100.00	China
5	Wax	3901.10.9000	10,000,000.00	kg	0.00	0			Malaysia				100.00	China

e. Market

Products/ produce/ activities New	Market %			Principal Consumers/Export Destinations
	Year 1	Year 2	Year 3	
Free Zone (FZ) / Licence Manufacturing Warehouse (LMW)	10.00	10.00	10.00	
Own Consumption	0.00	0.00	0.00	

Products/ produce/ activities New	Market %			Principal Consumers/Export Destinations
	Year 1	Year 2	Year 3	
Domestic Market	40.00	40.00	40.00	
Export Market	50.00	50.00	50.00	Southeast Asia
Total	100.00	100.00	100.00	

Research and Development

a. Research and Development Project

*Company must comply with the new R&D definition under the Investment Promotions Act, 1986 as announced in Finance Act 2018

Produce/Products	Title	Objective	Research Duration	Methodology	
				Schedule	Method and Technique
Coated MOP Fertiliser					
Coated NPK Fertiliser					
Coated Urea Fertiliser					

b. Job Function

No.	Designation	Job Function
No items to show...		

c. Collaboration with Local Inversities/Research Institutes/Companies (If any)

Please indicate if your company plans to collaborate with Local Universities/Research Institutes/Companies	No
--	----

d. Creation, Filing & Registration of Intellectual Properties (IPs) (If any)

Please indicate if your company plans to create \ file or register Intellectual Properties (IPs)	No
--	----

f. If company owns and derives Intellectual Property (IPs) income, please provide information as below

No.	Type of IP i.e Patent, License, Copyrighted Software	Type of IP Expenditure	Annual Income (RM)	Percentage of IP cost embedded in the product pricing (%)
No items to show...				

g. If company use licensing or purchasing of Intellectual Property (IP) from other parties, please provide information as below

No.	Type of IP	Owner of IP	Country	Form of Payment for Licensing i.e Fees or Royalty	Form for Payment for Purchasing i.e Lump Sum Payment or by Progress	Licensing/Acquisition Cost (RM)
No items to show...						

h. Annual Operational Expenditure

No.	Item	Existing Product/Activities (RM)	Additional Products/Activities				
			Year 1 (RM)	Year 2 (RM)	Year 3 (RM)	Year 4 (RM)	Year 5 (RM)
1.	Cost of Raw Materials/Components Used in R&D	0.00	0.00	0.00	0.00	0.00	0.00
2.	Payment for Technical Services	0.00	0.00	0.00	0.00	0.00	0.00
3.	Salary and Allowance for Personnel Involved Directly in the Research Project	0.00	0.00	0.00	0.00	0.00	0.00
4.	Other Cost :-						
	a. Travelling Cost of R&D personnel	0.00	0.00	0.00	0.00	0.00	0.00
	b. Transportation Cost of Raw Materials	0.00	0.00	0.00	0.00	0.00	0.00
	c. Rental and Maintenance of Buildings, Machinery and Equipment	0.00	0.00	0.00	0.00	0.00	0.00
	d. Prototyping of product(s)	0.00	0.00	0.00	0.00	0.00	0.00
	Total	0.00	0.00	0.00	0.00	0.00	0.00

i. Main Machinery and Equipment for Research and Development (R&D)

No.	Description	Function	Unit	Cost (RM)
No items to show...				

j. Expenses over Gross Sales

No.	Products/Produce/Activities	Annual Gross Sales for Existing Products/Activities (RM)	Year 1 (RM)	Year 2 (RM)	Year 3 (RM)
1	Coated MOP Fertiliser	0.00	0.00	0.00	0.00
2	Coated NPK Fertiliser	0.00	0.00	0.00	0.00
3	Coated Urea Fertiliser	0.00	0.00	0.00	0.00

Estimated Labour Cost and Earnings

a. Estimated Labour Cost

No.	Year in Operation	Salaries and Wages (RM) Include wages, salaries, bonuses, social insurance contribution and employee benefits for total employees
1	2026	0.00
2	2027	847,000.00

b. Estimated Earnings

No.	Year In Operation	Projected Earnings before Interest, Tax, Depreciation & Amortization (EBITDA) (RM)	Projected Net Income After Tax			Total (%)
			Held in Malaysia as reserves (%)	Remitted out of Malaysia (%)	Reinvested in Malaysia (%)	
1	2026	0.00	0.00	0.00	0.00	0.00
2	2027	8,056,000.00	20.00	0.00	80.00	100.00

c. Utility Requirement for Project

Projection of electricity requirement				
No.	Year	Maximum Demand (kW - Kilowatt)	Remarks	
1	2027		773,280.00	

2	2028		1,739,880.00	
3	2029		2,319,840.00	

Projection of water requirement

No.	Year	Maximum Demand (MLPD - Million Liter Per Day)	Remarks
1	2028		43,560.00
2	2027		21,780.00
3	2026		21,780.00

Projection of gas requirement

No.	Year	Maximum Demand (MMbtu - One Million British Thermal Units)	Remarks
1	2028		43,560.00
2	2027		21,780.00

Projection of broadband (internet) requirement

No.	Year	Maximum Demand (Mbps - Megabyte per second)	Remarks
1	2028		500.00
2	2027		500.00
3	2027		1,000.00

Section J: Supporting Documents

No.	Documents to be submitted	Submitted
1.	Business Premise License from the Local Authority. This is applicable to a company exempted from Manufacturing License under the Industrial Coordination Act 1975	✓
2.	Latest printout of SSM Company Profile (e-info) by Companies Commission of Malaysia (SSM).	✓
3.	Manufacturing License issued under the Industrial Coordination Act 1975, or Confirmation Letter for a Company Exempted from Manufacturing License under the Industrial Coordination Act 1975 from MIDA (PDA).	✓
4.	Manufacturing Process flow chart.	✓
5.	Machinery list and equipment in approved manufacturer's premise and indicate where the machinery and equipment will be located.	✓
6.	Copy of all previous incentives / grants.	
7.	Vendor Development Program	✓
8.	Local Company R&D testing Report	✓
9.	Latest Machinery List with Price	✓
10.	Organizational Chart	✓
11.	Manufacturing Flow	✓
12.	Raw Material Photos	✓
13.	Key Technologies Introduction	✓
14.	Finished Products Photo	✓
15.	Machinery Photos	✓
16.	Tenancy Agreement	✓
17.	Pursell Wastech Technology VS Slow Released	✓

Section K: Company Operation And Technology

Operation / Activity	Submitted
Adoption and Technology	✓
Automation	✓
Biomass	✓
Contract Manufacturing	✓
Knowledge Based	✓

Section L: Project Indicator

Manufacturing Model

Operation/Activity
Contract Manufacturing

Industry 4.0

Operation/Activity
No, but use automatic machine

Biomass

Operation/Activity
Biomass

Green Investment Strategy (GIS)

Operation/Activity
Circular Economy

Project Profile

Operation/Activity
Iconic Project or Market Leader or Industry Mover

Knowledge-Based/Knowledge-Intensive Projects

Operation/Activity
High level of research and development.

Sustainable Practices

Operation/Activity
Sustainable Materials / Services

Other Indicators

Operation/Activity
Knowledge-Based/Knowledge-Intensive Projects

Section M: Declaration

Name : Nicholas Hii Lu Ning
 Identity Card/Passport No. : K4564518N
 Designation : DIRECTOR

i	hereby declare that to the best of my knowledge, the particulars furnished in this application are true;
ii	hereby furnished all the documents required as stated in the checklist;
iii	agree and understand that MIDA, in amongst its functions to advise the Government on matters related to economic planning, may disclose my company's information as and when necessary and only for purposes under the Malaysian Investment Development Authority (Incorporation) Act 1965 to relevant government bodies or government appointed bodies;
iv	warrant that no components of the project(s)/activity(ies) infringe the intellectual property rights of any third party. The Applicant agrees to fully indemnify MIDA against any loss, damages, costs and expenses including legal costs, which may be incurred as a result of any action or claim that may be made or initiated against it by any third parties alleging infringement of their intellectual property rights.
v	hereby agree that this application can be closed by MIDA if the application under my purview is non-responsive to the requested information within the stipulated period.
vi	The Company acknowledges that it has reviewed the relevant guidelines and procedures; has sought advice from the relevant Division in MIDA prior to submitting the application. The Company further acknowledges that if its application is rejected and closed by MIDA due to ineligibility criteria of the Company, or other reasons as decided by the Government, or if the Company withdraws the application, no refund will be considered.

has engaged the services of the following consultant for my application :

Company Name *

Elite Corporate Advisory Sdn. Bhd.

Address *

B-3A-13 Emhub, Persiaran Surian, Seksyen 3, Taman Sains Selangor, Kota Damansara

State *

Selangor

City *

Petaling Jaya

Postcode *

47810

Name *

Ng Xiao Tien

Designation *

Director

Phone No. *

0126080088

Fax No.

Email Address *

shareen@eliteca.com.my

Website



hereby acknowledge that I have read, understood and agree on the above statements, and take full responsibility for all information and documents submitted to MIDA.