

EMPLOYMENT CONTRACT

THIS AGREEMENT is dated 1st October 2024 (the “**Agreement**”).

Parties

- (1) **Hit Refresh Pte Ltd**, a company incorporated in Singapore having its registered office at 71 Ayer Rajah Crescent, #07-26, Singapore, 139951 (the “**Employer**” or “**we**”),
- (2) **Keong Mei Sze, residing at 6 Keng Chin Road, #12-05, Singapore 258709, S8365335C whose NRIC No. is S8981772B** (referred to as the “**Employee**” or “**you**”),

Collectively the “**Parties**” and each a “**Party**”.

Background

- (A) The Employer is desirous of employing the Employee and the Employee is desirous of accepting such employment (the “**Employment**”) under the terms and conditions of this Agreement.

Agreed terms

1 Definitions and interpretation

- 1.1 The following definitions and rules of interpretation apply in this Agreement.

Capacity: as agent, consultant, director, employee, owner, partner, shareholder or in any other capacity.

CDCSA: Children Development Co-Savings Act (Cap. 38A) of Singapore.

CPF: Central Provident Fund.

Employment Act: Employment Act (Cap. 91) of Singapore.

Intellectual Property Rights: patents, rights to Inventions, copyright and related rights, trade marks, trade names and domain names, rights in get-up, rights in goodwill or to sue for passing off, unfair competition rights, rights in designs, rights in computer software, database rights, topography rights, rights in confidential information (including know-how and trade secrets) and any other intellectual property rights, in each case whether registered or unregistered and including all applications (or rights to apply) for, and renewals or extensions of, such rights and all similar or equivalent rights or forms of protection which subsist or will subsist now or in the future in any part of the world.

Invention: any invention, idea, working, creation, discovery, development, improvement or innovation, whether or not patentable or capable of registration, and whether or not recorded in any medium.

Leave Year: twelve (12) complete months from the Commencement Date and subsequent twelve (12)-month periods thereafter in relation to the calculation of leave entitlements.

Restricted Business: those parts of the business of the Employer with which the Employee was involved to a material extent in the twelve (12) months before termination with which the Employee had a material involvement or about which he/she acquired material Confidential Information at any time during the twelve (12) months before termination.

Restricted Customer: any firm, company or person who, during the twelve (12) months before termination, was a customer or prospective customer of or was in the habit of dealing with the Employer with whom the Employee had contact or about whom he became aware or informed in the course of employment.

Restricted Person: anyone employed or engaged by the Employer (including employees, vendors and advisors of the Employer) who could materially damage the interests of the Employer if they were involved in any Capacity in any business concern which competes with any Restricted Business and with whom the Employee dealt in the twelve (12) months before termination in the course of employment.

- 1.2 Clause and paragraph headings shall not affect the interpretation of this Agreement.
- 1.3 Unless the context otherwise requires, words in the singular shall include the plural and in the plural shall include the singular.
- 1.4 A reference to writing or written includes fax and email.
- 1.5 Any words following the terms including, include, in particular, for example or any similar expression shall be construed as illustrative and shall not limit the sense of the words, description, definition, phrase or term preceding those terms.
- 1.6 Unless the context otherwise requires, a reference to one gender shall include a reference to the other genders.

2 Commencement of employment

- 2.1 The Employment will begin on **1st October 2024** (the “**Commencement Date**”) until either Party terminates the Agreement in accordance with Clause 17.

3 Performance of duties

- 3.1 The Employee shall serve the Employer full-time as **Business Development Manager** or such other role as the Employer may require from time to time having regard to the needs of the business and the Employee’s skills, qualifications and experience.
- 3.2 The Employee shall perform the following main duties and responsibilities, including but not limited to:
 - (a) Following tasks that fall under the scope of an **business development manager**
 - (b) Any other role that the CEO may decide.

3.3 During the Employee's employment, the Employee shall perform those duties assigned to him/her or vested in him/her by the Employer from time to time and with all the Employer's rules, regulations, policies and procedures from time to time in force, including the Employer's code of conduct. The Employee shall use his/her best endeavours to promote the Employer's interests.

3.4 During the Employment, the Employee must not engage in any other business or employment outside the Employment with the Employer without the prior approval of the Employer.

4 **Remuneration**

4.1 The Employee shall be paid a monthly salary five thousand Singapore dollars (SGD 5,000.00) ("**Salary**").

4.2 Any bonus payment to the Employee shall be purely discretionary and shall not form part of the Employee's contractual remuneration under this Agreement. If the Employer makes a bonus payment to the Employee in respect of a particular financial year of the Employer, it shall not be obliged to make subsequent bonus payments in respect of subsequent financial years of the Employer.

(a) Notwithstanding this Clause 4.2, the Employee shall in any event have no right to a bonus or a time apportioned bonus if:

(i) he has not been employed throughout the whole of the relevant financial year of the Employer; or

(ii) his employment terminates for any reason or he is under notice of termination (whether given by the Employee or the Employer) at or prior to the date when a bonus might have otherwise been payable.

4.3 The Employee's salary shall accrue from day to day and be payable monthly (the "**Salary Period**") in arrears no later than seven (7) days after the end of Salary Period and an itemised pay slip with the details will be given to the Employee.

4.4 The Employee's salary shall be reviewed annually by the Employer. The Employer is under no obligation to award an increase following a salary review.

4.5 For the avoidance of doubt, the Employee shall be entitled to CPF contributions as an employee, if he/she is a citizen or holds permanent residency status in Singapore, in accordance with the governing rules and regulations of the CPF board from time to time. The Employee shall also contribute to CPF in accordance with the governing rules and regulations of the CPF board from time to time.

4.6 As mandated by Singapore law, the Employee is obliged to pay the required income tax directly to the Inland Revenue Authority of Singapore.

4.7 The Employer may deduct from the Employee's Salary or bonus any sums owing to the Employer to the Employee from time to time (and subject to any applicable law), including sums due to the Employee's contribution to the CPF or any other payments required by law, as the Employer may be entitled to deduct or as may be required by applicable law and/or regulations.

4.8 The Employee is eligible to participate in the Employer's employee share option scheme and more information about the scheme will be provided once the qualifying equity round has been finalised.

5 Commission

5.1 The Employee's commission will be calculated quarterly pursuant to the Employee's contribution and shall be payable quarterly in arrears directly into the Employee's bank account.

6 Place of work

The Employee's normal place of work will be an office/hardware manufacturing area within Loyang or such other place as the Employer may require to meet its business needs and for the proper performance of the Employee's duties. The Employee may also be required to travel both within and outside Singapore in order to fulfil his/her duties, in which case it is agreed that the Employee will not be entitled to any additional remuneration for such business travel. Travel, including any related reimbursements, shall be in accordance with the Employer's standard practices or applicable policies.

7 Working hours and working days

7.1 The Employee's normal working hours shall be 9:00 a.m. to 6:00 p.m. on Monday, Tuesday, Wednesday, Thursday, Friday (i.e. a total of five (5) working days per week). Saturdays and Sundays are rest days. The Employee may be required to work outside of normal office hours and on weekends, holidays and bank holidays as may be reasonably necessary for the proper performance of his/her duties. The Employee acknowledges that he/she will not be entitled to any additional remuneration for any hours worked outside normal working hours.

7.2 The Employee will have a lunch break of one (1) hour on the days specified in Clause 7.1 which will not count toward working hours.

8 Public holidays

8.1 The Employee will be entitled to all official public holidays on full pay.

8.2 If the Employee works on a public holiday, the Employee shall be able to apply for a replacement leave day, with prior approval from the management.

9 Annual leave

9.1 The Employee, who has served for at least three (3) months, is entitled to eighteen (18) days of paid leave for every Leave Year.

9.2 For each completed year of service, this entitlement of annual leave for the following Leave Year will increase by one (1) day up to a maximum entitlement of twenty (21) days.

9.3 Where the Employment lasts more than three (3) months but less than twelve (12) continuous months of service, the annual leave entitlement will be in proportion to the number of completed months of service in that year.

9.4 The Employee may not take any working day as a paid holiday without the prior approval of his/her reporting manager.

9.5 On termination, if the Employee has taken more than his/her accrued entitlement at the date of termination, the Employer shall make an appropriate deduction from the Employer's final payment. Where notice of termination is given by either party, the Employer has the sole discretion to require the Employee to use any accrued but untaken Annual Leave entitlement prior to the termination of employment.

10 Sick leave and medical benefits

10.1 The Employee will be entitled to paid sick leave and hospitalization leave in accordance with the provisions of the Employment Act.

10.2 The Employee is to notify the Employer as soon as possible in case of his absence from work through illness after certification of his sick leave by a registered doctor or dentist.

10.3 Where the Employee is absent from work due to medical reasons you must notify the Employer as soon as practicable. You must also obtain a medical certificate proving such medical reasons and provide a copy to the Employer and/or your immediate supervisor as soon as practicable.

11 Military/Maternity/Shared Parental/Paternity/Childcare/Unpaid infant care/Adoption leave

11.1 The Employee shall be entitled to such shared parental leave, childcare or unpaid infant care leave and/or adoption leave in accordance with, and subject to, the terms of the CDCSA or the Employment Act (as the case may be).

11.2 The Employee shall also be entitled to such maternity and paternity leave benefits in accordance with, and subject to, the terms of the CDCSA or the Employment Act (as the case may be), provided that the Employer is given prior notice of such leave.

11.3 The Employee (if male) will also be granted military leave where applicable and as required under the Enlistment Act (Cap. 93) of Singapore. The Employee is required to

inform the Employer immediately upon receipt of an In-camp Training Notice or such other relevant documents from the relevant authority.

12 **Employer's General Terms and Conditions of Service**

12.1 In addition to the terms contained in Agreement, the Employee shall immediately upon entering the service of the Employer be subject to such other existing general terms and conditions of service as may be laid down by the Employer to govern all its employees and any rule or regulation governing employment that may be introduced by the Employer from time to time thereafter. The Employer's other existing general terms and conditions of service do not form part of this Agreement and the Employer may amend it at any time. To the extent that there is any conflict between the terms of this Agreement and the other general terms and conditions of service, this Agreement shall prevail.

13 **Confidential information**

13.1 During the course of Employment, the Employee will have access to Confidential Information (defined below).

13.2 The Employee shall use his best endeavors to prevent the publication or disclosure of Confidential Information.

13.3 The Employee shall not, except in the proper course of his duties, either during the Employment or at any time after its termination however arising:

- (a) use or disclose to any person, firm, company, association or other organization whatsoever any Confidential Information; or
- (b) use the Confidential Information for any purpose, other than for the purpose of the Employer.

13.4 This Clause 13 shall not apply to:

- (a) any use or disclosure authorized by the Board in writing or required by law or a court of competent jurisdiction; or
- (b) any information which is already in, or comes into, the public domain other than through the Employee's unauthorized disclosure.

13.5 For the purposes of this Clause and elsewhere in this Agreement, "**Confidential Information**" includes (whether or not recorded in documentary form, or stored on any magnetic or optical disk or memory):

- (a) any information relating to the business, products, affairs and finances of the Employer;
- (b) unpublished price sensitive information relating to securities listed on a stock exchange (including details of business development projects, proposed acquisitions, sales, joint ventures or disposals involving the Employer or any of their customers);

- (c) lists and contact details of suppliers and customers, and details of contracts with customers and/or of their requirements;
- (d) business plans and policies, marketing strategies, sales reports and research results;
- (e) lists and contact details of suppliers, and details of contracts with suppliers;
- (f) financial reports, budgets, trading statements and pricing lists, pricing structures and/or pricing strategies;
- (g) any trade secret, technical information and know-how relating to the products, processes and operations devised, owned or used by the Employer and/or any of their customers and/or their business partners which is not in the public domain including unpublished inventions, designs, computer programmes, research activities, formulae and ideas;
- (h) source codes and computer systems;
- (i) personnel information, including the identity of employees, officers and consultants employed or engaged by the Employer, or any of their customers, or any other professional information regarding such personnel;
- (j) information relating to the components, manufacturing, costs, pricing and supply of products and/or services;
- (k) any document marked "confidential" (or similar), or any information which the Employee has been told is confidential or which he/she might reasonably expect the Employer would regard as confidential; and
- (l) any information that is, or is likely to be, a trade secret or commercially sensitive.

14 Restrictive covenants

14.1 In order to protect the Confidential Information and business connections of the Employer to which the Employee acknowledges he has access as a result of his Employment, the Employee covenants with the Employer that he shall not, for a period of twelve (12) months after termination of the Employment, do or permit the following to be done in all cities where the Employer is operating without the prior written consent of the Employer:

- (a) solicit or endeavor to entice away from the Employer the business or custom of a Restricted Customer with a view to providing any goods or services to that Restricted Customer in competition with any Restricted Business;
- (b) take any steps preparatory to or be directly or indirectly engaged or involved in any business concern which is in competition with any Restricted Business as an employee, director, consultant, advisor, business owner, or otherwise;
- (c) in the course of any business concern which is in competition with any Restricted Business, employ or engage or otherwise entice away or facilitate the employment or

engagement of any Restricted Person, whether or not such person would be in breach of contract as a result of such employment or engagement; or

- (d) encourage, assist or procure any person to do anything which if done by the Employee would be a breach of Clauses 14.1(a) to 14.1 (c) above.

- 14.2 On termination, the Employee will not falsely represent yourself as being connected with or interested in the Employer.
- 14.3 In consideration for the payments and other benefits due to the Employee under this Agreement, the Employee acknowledges that the restrictions (whether taken individually or as a whole) in this Clause 14 are no more extensive than is reasonable to protect the legitimate interests of the Employer.
- 14.4 Each provision in this Clause 14 shall be enforceable by the Employer independently of each other provision and the validity of one provision shall not be affected if any of the other provisions is held to be invalid.
- 14.5 If any provision of this Clause 14 is void but would be valid if some part of the provision were deleted, the provision in question shall apply with such modification as may be necessary to make it valid.
- 14.6 It is understood and agreed by the Employer and the Employee that damages shall be an inadequate remedy in the event of a breach by the Employee of any of the restrictions contained in this Clause 14 and that any such breach by the Employee or on his/her behalf will cause the Employer great and irreparable injury and damage. Accordingly, the Employee agrees that the Employer shall be entitled, without waiving any additional rights or remedies otherwise available to it at law or in equity or by statute, to injunctive and other equitable relief in the event of a breach or intended or threatened breach by the Employee of any of the restrictions contained in this Clause 14.

15 Employer property

All documents, manuals, hardware and software provided for the Employee's use by the Employer, and any data or documents (including copies) produced, maintained or stored on the Employer's computer systems or other electronic equipment (including mobile phones), remain the property of the Employer.

16 Intellectual property

- 16.1 The Employee shall give the Employer full written details of all Inventions and of all works embodying Intellectual Property Rights made wholly or partially by him at any time during the course of the Employment. The Employee acknowledges that all Intellectual Property Rights subsisting (or which may in the future subsist) in all such Inventions and works shall automatically, on creation, vest in the Employer absolutely. To the extent that they do not vest automatically, the Employee holds them on trust for the Employer. The Employee

agrees promptly to execute all documents and do all acts as may, in the opinion of the Employer, be necessary to give effect to this Clause 16.1.

- 16.2 The Employee hereby irrevocably waives all moral rights (and all similar rights in any jurisdiction) which he has or will have in any existing or future works referred to in Clause 16.1.
- 16.3 The Employee irrevocably appoints the Employer to be his attorney in his name and on his behalf to execute documents, use the Employee's name and do all things which are necessary or desirable for the Employer to obtain for itself or its nominee the full benefit of this clause. A certificate in writing, signed by any director or the secretary of the Employer, that any instrument or act falls within the authority conferred by this Agreement shall be conclusive evidence that such is the case so far as any third party is concerned.
- 16.4 The Employee agrees to take all steps necessary to protect the Intellectual Property and prevent any portion of it from entering the public domain or falling into the hands of others not obligated to maintain the secrecy of the Intellectual Property.

17 Termination by notice or payment

- 17.1 The first six (6) months of the Employee's employment, starting from and including the Commencement Date, shall be a probationary period ("**Probationary Period**"). During this Probationary Period, the Employee's employment with the Employer may be terminated by either the Employee or the Employer by service of one (1) week's notice in writing to the other party. At the end of the probationary period, the Employee will be informed in writing if the Employee have successfully completed your Probationary Period.
- 17.2 Subject to Clause 17.1, either Party may terminate the Employment with one (1) month of notice in writing.
- 17.3 The Employer reserves the right, whether the Employee resigns or is dismissed, to terminate the Employment forthwith and make a payment in lieu of notice.

18 Termination without notice

- 18.1 Notwithstanding any other provision of this Agreement, the Employer may also terminate the Employment with immediate effect without notice and with no liability to make any further payment to the Employee (other than in respect of amounts accrued due at the date of termination) but provided a due inquiry is first conducted, where:
- (a) the Employer believes on reasonable grounds that the Employee has committed any act of dishonesty, or gross incompetence or gross neglect of duty or gross misconduct affecting the business of the Employer;
 - (b) commits any serious or repeated breach or non-observance of any of the provisions of this Agreement, Employer's policies and procedures from time to time applicable or refuses or neglects to comply with any reasonable and lawful directions of the Board;

- (c) ceases to be eligible to work in Singapore;
- (d) is, in the reasonable opinion of the Board, negligent and incompetent in the performance of his duties;
- (e) commits any fraud or dishonesty or acts in any manner which in the reasonable opinion of the Employer brings or is likely to bring the Employer into disrepute or is materially adverse to the interests of the Employer;
- (f) the Employer believes on reasonable grounds that the Employee has committed a second or subsequent serious breach of any express or implied obligation under this Agreement, (which for the avoidance of doubt need not be of the same nature or type);
- (g) the Employee is convicted of any criminal offence other than an offence under the relevant road traffic legislation for which the Employee may be sentenced to any term of imprisonment for a period of six (6) months or more;
- (h) the Employee becomes bankrupt or makes any arrangement or composition with his/her creditors generally;
- (i) the Employee solicits or attempts to solicit or entice away any Restricted Customer, customer, distributor, supplier, employee or consultant of the; and/or
- (j) the Employee is or becomes of unsound mind or a patient for the purpose of any statute relating to mental health.

18.2 The rights of the Employer under Clause 18 are without prejudice to any other rights that it might have at law to terminate the Employment or to accept any breach of this Agreement by the Employee as having brought the Agreement to an end. Any delay by the Employer in exercising its rights to terminate shall not constitute a waiver thereof.

19 Return of property and documents

- 19.1 Whenever requested to do so by the Employer, the Employee shall immediately return to the Employer in accordance with its instructions all data, records, papers, correspondence, equipment (including computer equipment), mobile telephone, software, notes, reports or property of whatsoever nature (including keys, books, materials and credit cards) which may be in his/her possession or control and which relate in any way to the business or affairs of the Employer, and no copies, notes or abridgements of any of the above shall be retained by him/her.
- 19.2 Whenever requested to do so by the Employer, the Employee shall immediately delete any information relating to the business of the Employer stored on any magnetic or optical disk or memory and all matter derived from such sources which is in his/her possession or under his/her control outside the Employer's premises.

19.3 The Employee will be liable to reimburse the Employer for any loss of or damage to such property, except for fair wear and tear. The amount of such loss or damage shall be deducted from his final salary in the limits provided by the applicable legislation.

19.4 The Employee shall provide a signed statement that he/she has complied fully with his obligations under this Clause 19.

20 Data Protection

20.1 By signing this Agreement, the Employee consents to the Employer processing data relating to the Employee for legal, personnel, administrative and management purposes and in particular to the processing of any sensitive personal data relating to the Employee, including, as appropriate:

- (a) information about the Employee's physical or mental health or condition in order to monitor sick leave and take decisions as to the Employee's fitness for work;
- (b) the Employee's racial or ethnic origin or religious or similar information in order to monitor compliance with equal opportunities legislation; and
- (c) information relating to any criminal proceedings in which the Employee has been involved for insurance purposes and in order to comply with legal requirements and obligations to third parties.

20.2 The Employer may make such information available to those who provide products or services to the Employer (such as advisers and payroll administrators), regulatory authorities, potential or future employers, governmental or quasi-governmental organisations and potential purchasers of the Employer or the business in which the Employee works.

20.3 The Employee understands any collection, processing, use, disclosure and transfer of his/her personal data by the Employer will take place in accordance with the applicable provisions of the Personal Data Protection Act 2012 (No. 26 of 2012) of Singapore. The Employee acknowledges that he will be providing the Employer with his consent to these uses, and his agreement to abide by any existing data protection policy the Employer may have, from time to time.

20.4 The Employee agrees to execute such written consents or documentation as may be required by the Employer in connection with this Clause 20.

21 Conflict of Interest

- 21.1 The Employee shall not put himself or herself in a position where the Employee's interests conflict with those of the Employer. The Employee shall carry out all its responsibilities and duties in the best interest of the Employer including but not limited to, in picking suppliers.
- 21.2 The Employee shall not accept directly or indirectly from any customer, supplier or associate of the Employer any commission, gift, favour or consideration whatsoever, whether in cash or otherwise, without the prior approval of the Employer.

22 Medical and insurance benefits

- 22.1 During the Employee's employment, the Employee shall, subject to Clause 22.2, be entitled at the Employer's expense, to participate in the Employer's medical and insurance schemes in accordance with the terms and conditions of the policies maintained for the Employer's employees and as may be determined by the Employer from time to time. From time to time the Employer may, in its absolute discretion, amend, alter or substitute the terms of the above benefits, or replace them wholly.
- 22.2 Neither any outstanding or prospective entitlement to the benefits referred to in Clause 22.1 nor any actual or prospective loss of entitlement to those benefits, shall preclude the Employer from exercising any right to terminate the Employee's employment under this Agreement.
- 22.3 If any benefits provider (including any insurance company) refuses for any reason to provide any benefits to the Employee, the Employer shall not be liable to the extent permitted by law to provide any such benefits itself, or to pay any compensation in lieu thereof.

23 Entire agreement

This Agreement constitutes the entire agreement between the Parties and supersedes and extinguishes all previous agreements, promises, assurances, warranties, representations and understandings between them, whether written or oral, relating to its subject matter.

24 Variation

No variation of this Agreement or of any of the documents referred to in it shall be valid unless it is in writing and signed by or on behalf of each of the parties.

25 Severance

If any provision of this Agreement or part thereof is or becomes void, invalid, illegal, or unenforceable in any respect (whether against all or only some of the parties), it shall be deemed modified to the minimum extent necessary to make it valid, legal, and enforceable. If such modification is not possible, the relevant provision shall be deemed deleted. Any modification to or deletion of a provision under this clause shall not affect the validity and enforceability of the rest of this Agreement.

26 Notices

- 26.1 All notices required or permitted by this Agreement shall be in writing and in the English language and shall be sent to the recipient at its address set out above, or as otherwise directed by the recipient by notice given in accordance with this clause.
- 26.2 Notices shall be delivered by hand or sent by registered post, courier or by fax. If delivered by hand or sent by courier, (in the case of the Employer, at its registered office for the time being and in the case of the Employee at his last known address), notice will be deemed given on the date of receipt, if sent by fax, on the date of transmission, and if sent by registered post, five (5) days after being posted.

27 Counterparts

This Agreement may be executed in any number of counterparts, each of which, when executed and delivered, shall be an original, and all the counterparts together shall constitute one and the same instrument.

28 Third parties

The Employer and the Employee do not intend that any term of this Agreement shall be enforceable solely by virtue of the Contracts (Rights of Third Parties) Act (Cap. 53B) of Singapore by any person who is not a party to this Agreement.

29 Prior rights and delay

- 29.1 The termination of the Employee's employment shall be without prejudice to any right that the Employer may have in respect of any breach by the Employee of any of the provisions of this Agreement which may have occurred prior to termination.
- 29.2 No failure or delay on the part of the Employer in exercising any right or power under this Agreement shall take effect as a waiver.

30 Governing law

- 30.1 This Agreement and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) shall be governed by and construed in accordance with the laws of the Republic of Singapore.
- 30.2 The Parties shall use their best endeavours to settle any dispute arising from this Agreement by negotiating an amicable agreement, failing which, in respect of any dispute or difference of any kind arising in respect of this Agreement, the Parties hereby irrevocably submit to the non-exclusive jurisdiction of the Courts in Singapore.

IN WITNESS WHEREOF the parties hereto have executed this Agreement the day and year first above written.

SIGNED by

Joseph Ryan, Co-Founder

for and on behalf of

Hit Refresh Pte Ltd

in the presence of: Stephen Dunstan, Co-Founder

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Witness Signature:

Name: Stephen Dunstan

Occupation: Director

Address: 71 Ayer Rajah Crescent, #07-02, S139951

SIGNED by

Keong Mei Sze

in the presence of:

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)



Witness Signature:

Name: Stephen Dunstan

Occupation: Director

Address: 71 Ayer Rajah Crescent, #07-02, S139951