

AK PUYUH EMAS BERHAD

Company Registration No.: 202301028692 (1522615-U)
Registered Operator of Taman Tema Air & Resort Puyuh Emas
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RE: UNIVERSAL EXECUTIVE DOSSIER — RURAL WATER THEME PARK & INTEGRATED ECOSYSTEM

To:

Relevant Authority / Secretariat / Department

We hereby submit this Universal Executive Dossier on behalf of AK Puyuh Emas Berhad for your official consideration and reference.

This dossier provides an authoritative, executive-level overview of Taman Tema Air & Resort Puyuh Emas, a publicly operating rural water theme park located in Kelantan, Malaysia, and the integrated ecosystem deliberately built around it. The document is structured to serve government agencies, statutory bodies, regulators, and institutional stakeholders who require immediate clarity on operational substance, governance integrity, differentiation, and national relevance, without the need for preliminary technical deep-dives.

AK Puyuh Emas Berhad is the owner and operator of the park, which functions as a fully ticketed, continuously operating, family-oriented water theme park serving the general public, organised school visits, youth programmes, and community groups. The park has been in sustained public operation for nearly two years and has achieved operational continuity without reliance on government or NGO funding. This establishes the enterprise not as a conceptual initiative, but as a live, functioning business and public asset.

Beyond its core recreational role, the park was purpose-built from inception to evolve into an integrated ecosystem. This includes the development and deployment of structured intellectual property, mascot and narrative systems, digital and AI-enabled operational platforms, rural workforce participation mechanisms, social inclusion frameworks, and scalable governance architecture. These elements are not presented as abstract innovations, but as systems designed to enhance daily operations, visitor experience, institutional readiness, and long-term sustainability.

The purpose of this dossier is to consolidate, in condensed yet verifiable form, the enterprise's business reality, record-level differentiation, ecosystem logic, operational sustainability, and alignment with national development priorities. These priorities include tourism growth, rural economic participation, youth and educational exposure, digital economy integration, and agro-based thematic identity. The dossier enables senior decision-makers to assess credibility, institutional substance, and engagement potential at first review.

This document is intended for inter-agency briefing, executive evaluation, preliminary assessment, and engagement preparation. It is derived from a broader suite of controlled corporate records, record claim dossiers, ecosystem master blueprints, technical documents, intellectual property registries, SOPs, and verification materials maintained by AK Puyuh Emas Berhad. It does not replace formal regulatory submissions or legally binding disclosures where such instruments are required. All representations herein reflect implemented systems, actual operations, and documented governance practices as at the date of issuance.

AK Puyuh Emas Berhad confirms full readiness to provide supplementary documentation, clarification briefings, data access, site visits, or verification support upon request. Redistribution of this document beyond internal evaluation use is subject to prior written consent.

We thank you for your time and consideration.

Yours faithfully,

For and on behalf of

AK PUYUH EMAS BERHAD

Abdul Khairan Firdaus Bin Abdul Rahim (Founder / Managing Director)

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SECTION I: EXECUTIVE IDENTITY, PUBLIC FUNCTION & NATIONAL POSITIONING

AK Puyuh Emas Berhad is a Malaysian-incorporated enterprise and the owner-operator of Taman Tema Air & Resort Puyuh Emas, a publicly accessible rural water theme park located in Tanah Merah, Kelantan. The park operates as a ticketed recreational facility serving families, schools, youth organisations, and community groups, while simultaneously functioning as a deliberately constructed integrated ecosystem that combines recreation, thematic identity, operational systems, and scalable governance under a single institutional structure. This dual character positions the enterprise as both a public-facing leisure destination and a structured platform capable of supporting broader national, social, and developmental objectives without compromising its commercial core.

The primary public function of Taman Tema Air & Resort Puyuh Emas is that of a water theme park, with water-based attractions forming the dominant experiential and revenue-generating component of the site. Visitors engage with the park in the same manner expected of mainstream theme park usage, including day visits, family outings, school excursions, group bookings, youth activities, and seasonal community events. The rural location does not diminish this function; rather, it anchors the park within a non-urban context where access to large-scale recreational infrastructure is traditionally limited. In this regard, the park performs a public service role by decentralising leisure access, stimulating rural visitation, and creating a destination that draws urban and semi-urban populations into a rural economic environment.

What differentiates Taman Tema Air & Resort Puyuh Emas at a categorical level is the deliberate convergence of three defining attributes: rural-based location, water theme park dominance, and a structurally embedded quail-themed identity. The park is formally positioned as Malaysia's First Rural-Based Quail-Themed Water Theme Park, a designation that reflects not marketing language but an objective classification based on geography, function, and thematic construction. The rural-based criterion is satisfied through land classification, locality context, and absence of urban municipal characteristics. The water theme park criterion is established through attraction density, operational focus, and visitor usage patterns. The quail-themed criterion is met through sustained, system-level thematic integration rather than surface decoration.

The quail theme functions as a primary identity layer rather than an ornamental overlay. It is expressed through mascots, narrative assets, educational content, naming conventions, publications, and experiential touchpoints that are consistently deployed across physical spaces, visitor materials, and digital interfaces. This thematic continuity is reinforced by structured intellectual property and narrative systems that extend beyond the park grounds,

ensuring that the theme remains coherent, recognisable, and durable. As a result, the quail identity is inseparable from the park's operational and experiential reality, rendering the theme intrinsic to the park's classification rather than incidental to its presentation.

From a record-level perspective, the uniqueness of the park arises not from any single feature in isolation, but from the fact that no other known facility combines these attributes within a single, continuously operating public institution. Urban water parks, rural recreational sites, animal-themed attractions, farms, zoos, and educational centres do not meet this convergence threshold. The absence of equivalence establishes the park's positioning as a non-replicable category rather than a competitive variation within an existing class. This logic underpins both national record recognition and broader institutional relevance, as it defines a category that did not previously exist within Malaysia's recreational or thematic infrastructure landscape.

At a national level, Taman Tema Air & Resort Puyuh Emas occupies a strategic intersection between tourism development, rural economic participation, youth and educational exposure, and thematic innovation. The park contributes to domestic tourism circulation by creating a destination in a non-urban region, supports rural employment and vendor participation through ongoing operations, and provides an accessible platform for structured visits by schools and youth organisations. Its thematic and ecosystem design further aligns it with emerging national priorities related to creative assets, digital integration, and sustainable, locally anchored development models.

This section establishes the park not merely as a place of leisure, but as a functioning institution with defined public utility, categorical uniqueness, and national relevance. It provides the foundational frame through which all subsequent sections should be read, ensuring that the enterprise is understood first as a real, operating water theme park, and second as a purpose-built system whose uniqueness arises from intentional design rather than accidental circumstance.

SECTION II: CORE BUSINESS OPERATIONS & REAL-WORLD USAGE

Taman Tema Air & Resort Puyuh Emas operates as a fully functioning, publicly accessible water theme park whose core business is the provision of paid recreational experiences to the general public. The park is not conceptual, experimental, or intermittently activated; it is a continuously operating commercial venue that receives visitors through regular opening schedules, ticketed entry systems, and organised group bookings. Members of the public engage with the park in the same manner expected of any established water theme park, arriving for leisure, family recreation, school excursions, youth activities, and community-based events. The operational reality of the park is defined by consistent footfall, repeat visitation, and structured usage patterns that reflect genuine market demand rather than curated demonstrations.

The primary experiential layer encountered by visitors is the water-based attraction system, which forms the dominant functional and spatial component of the park. This includes a dense deployment of Supaa Doopa water slides and aquatic play structures of varying heights, configurations, and difficulty levels, designed to cater to children, adolescents, and adults within a shared recreational environment. The scale and variety of these attractions establish the park unambiguously as a water theme park rather than a general recreational site with incidental water features. Visitors spend the majority of their time engaging directly with water attractions, queueing, circulating between zones, and participating in shared aquatic activities, reinforcing water-based recreation as the commercial and experiential core of the enterprise.

Beyond individual leisure use, the park supports structured visitation by families, extended households, schools, and organised youth groups. Family visitors typically utilise the park as a full-day recreational destination, combining water play with rest areas, refreshment access, and shaded communal spaces. Schools and educational groups engage the park through pre-arranged visits that integrate recreational exposure with supervised group movement, safety briefings, and time-bound usage of facilities. Youth organisations and community groups utilise the park for bonding activities, outings, and informal developmental exposure, benefiting from the park's capacity to accommodate large numbers without compromising safety or operational control. These usage patterns demonstrate the park's ability to serve diverse demographics simultaneously within a single operating model.

Commercial access to the park is governed through formal ticketing mechanisms, including individual admissions, group packages, and event-based arrangements. Entry is controlled at designated access points, supported by on-site staff and standard operating procedures governing crowd management, safety compliance, and visitor flow. In addition to regular

daily operations, the park accommodates special events, private bookings, and seasonal programmes, which are integrated into the operational calendar without disrupting core public access. This layered booking structure evidences a mature commercial model rather than a single-revenue or ad hoc operation.

Daily operations are sustained by an active workforce comprising management personnel, operational staff, safety monitors, maintenance teams, and customer-facing employees. These roles are supported by on-site vendors and service providers who participate in the park's economic ecosystem through food services, retail offerings, maintenance support, and auxiliary functions. The presence of recurring staffing schedules, vendor participation, and internal coordination mechanisms reflects a stable operating environment with ongoing employment and commercial circulation. The park's operational rhythm is maintained through routine maintenance, safety checks, cleaning cycles, and service readiness protocols, all of which are essential to continuous public operation.

From a financial perspective, the park operates as a self-sustaining commercial entity. Revenue is generated directly through ticket sales, group bookings, and on-site commercial activities, enabling the park to maintain positive cash flow without reliance on government grants, subsidies, or non-governmental organisation funding. The ability to sustain operations over an extended period through internally generated revenue demonstrates commercial viability, pricing acceptance by the market, and operational discipline. This financial independence further distinguishes the park from pilot projects, grant-dependent initiatives, or temporary attractions that lack long-term sustainability.

Collectively, the operational characteristics described in this section establish beyond reasonable doubt that Taman Tema Air & Resort Puyuh Emas is a real, functioning business embedded in everyday public use. It is a place where people visit, pay, queue, play, work, and return, governed by the same commercial and operational realities faced by any legitimate theme park enterprise. This reality forms the indispensable foundation upon which all thematic, technological, and institutional elements of the wider ecosystem are built, ensuring that subsequent sections are understood as extensions of a living business rather than abstractions layered onto an unrealised concept.

SECTION III: PURPOSE-BUILT ECOSYSTEM & THEMATIC ARCHITECTURE

This section establishes that Taman Tema Air & Resort Puyuh Emas operates within a deliberately constructed ecosystem architecture rather than as an isolated recreational facility or an organically drifting project. The enterprise was designed from an early stage to support long-term continuity, governance discipline, and controlled expansion while preserving the water theme park as the primary public-facing and revenue-generating core.

At the highest level, Akinova functions as the corporate intelligence and governance layer of AK Puyuh Emas Berhad. It provides internal decision logic, operational coordination principles, and long-term system coherence across all divisions. Akinova does not replace human management or park operations; rather, it establishes an internal framework through which policies, documentation discipline, operational logic, and institutional alignment are maintained as the organisation grows. Its relevance within this dossier is to demonstrate that the enterprise is governed, not improvised.

Directly governing the theme park itself is Rakuna, which serves as the thematic and experiential authority of Taman Tema Air & Resort Puyuh Emas. Rakuna ensures that the quail identity, visitor narratives, mascots, educational elements, signage logic, and experiential flow of the park remain coherent and intentional. Under Rakuna, the park's identity is not decorative or marketing-driven, but structurally embedded into how visitors move, learn, engage, and remember the experience. Rakuna exists specifically to protect the integrity of the theme park as a quail-themed water attraction, even as facilities, programmes, and content evolve over time.

Quailexia operates as the agricultural and educational knowledge engine within the ecosystem, anchoring the quail theme in real rural substance. Quailexia governs quail-related learning content, agro-education narratives, and contextual interpretation that give authenticity to the theme without converting the park into a farm, zoo, or agricultural site. Its function is to support the park's educational credibility and rural relevance, particularly for school groups and youth exposure, while preserving the water theme park as the dominant attraction.

Elvyra represents a separate but formally governed consumer and product division within the same corporate ecosystem, focused on natural and herbal-based offerings. Elvyra does not operate the theme park and does not interfere with daily visitor experiences. Its inclusion within the ecosystem demonstrates that AK Puyuh Emas Berhad is architected to manage

multiple verticals under unified governance without fragmentation. Elvyra's presence evidences intentional corporate structuring and intellectual property discipline rather than ad-hoc diversification.

Supporting all operational, narrative, and governance layers is Oracle Nexus, which functions as the digital and data orchestration layer of the ecosystem. Oracle Nexus integrates platforms, records, digital interfaces, and internal system flows that support reporting, coordination, documentation, and scalability. It does not replace physical operations or human decision-making but enables consistency, traceability, and long-term system reliability across the park and associated divisions.

Collectively, these five entities demonstrate that the quail theme at Taman Tema Air & Resort Puyuh Emas is a living, governed system rather than surface decoration. Mascots, stories, educational materials, publications, and digital content are treated as structured intellectual property assets rather than marketing collateral. This approach allows the park to maintain thematic continuity, operational discipline, and institutional credibility while remaining fully accessible as a family-oriented rural water theme park.

The existence and integration of these entities confirm that the ecosystem is purpose-built, governed, and scalable. Growth is controlled, identity is preserved, and the theme park remains the unquestioned centre of gravity. The ecosystem does not distract from the park; it exists to ensure that the park can endure, evolve, and engage at a national level without losing coherence or public trust.

SECTION IV: DIGITAL, AI, GOVERNANCE & OPERATIONAL CONTROL

This section establishes that Taman Tema Air & Resort Puyuh Emas operates not merely as a recreational venue, but as a formally governed, digitally supported institution with disciplined operational controls, decision intelligence, and regulatory readiness. All digital, AI, and governance mechanisms described herein exist to support, stabilise, and scale the daily operations of the rural water theme park, and do not replace or supersede the physical, human, and safety-critical nature of the attraction itself. The systems function as control infrastructure rather than conceptual overlays, ensuring that public operations remain safe, consistent, auditable, and compliant.

At the core of the park's operational coordination is Oracle Nexus, which functions as the central operational nervous system for AK Puyuh Emas Berhad. Oracle Nexus does not act as a public-facing platform nor as a thematic narrative engine; instead, it consolidates operational data, documentation control, asset registers, scheduling logic, compliance records, and internal reporting into a unified governance layer. Through Oracle Nexus, management maintains structured oversight of daily park activities including staffing deployment, attraction availability, maintenance cycles, incident logging, document version control, and regulatory correspondence. This architecture ensures that operational decisions are traceable, records are centrally governed, and institutional memory is preserved beyond individual personnel.

Supporting Oracle Nexus at the interface level is WebHydra, which governs digital touchpoints that interact with visitors, staff workflows, and informational access. WebHydra enables controlled digital interfaces such as website integration, internal dashboards, content updates, and system-mediated communication without decentralising authority or fragmenting data ownership. Importantly, WebHydra does not function as an independent decision-maker; it executes defined logic and presentation layers that remain subordinate to Oracle Nexus governance rules. This separation ensures that public-facing digital experiences enhance clarity and accessibility without introducing operational risk or governance ambiguity.

Akinova functions as the corporate artificial intelligence and decision-intelligence layer for AK Puyuh Emas Berhad. Within the context of the theme park, Akinova is applied as an internal analytical and advisory system rather than an autonomous controller. Its role is to assist management in identifying operational patterns, compliance risks, efficiency opportunities, and planning scenarios based on structured data drawn from Oracle Nexus and authorised operational inputs. Akinova does not override human authority, safety protocols, or regulatory decisions. Instead, it strengthens institutional decision quality by providing

scenario analysis, consistency checks, and longitudinal insight that would be difficult to maintain manually in a continuously operating public venue.

Operational safety and compliance remain governed first and foremost by physical controls, trained personnel, and established standard operating procedures. Digital systems function only as reinforcement mechanisms for discipline, documentation, and verification. Water attraction safety, equipment inspection, staff readiness, emergency response protocols, and visitor management are governed by formal SOPs aligned with applicable water park standards and local authority requirements. Digital logging, checklist enforcement, and incident documentation ensure that compliance is demonstrable rather than assumed, and that corrective actions are systematically recorded and reviewed.

Governance structure within AK Puyuh Emas Berhad reflects corporate-grade accountability despite the park's rural setting. Authority lines, role definitions, approval thresholds, and documentation custody are clearly defined, enabling internal audits, third-party inspections, and regulatory reviews to be conducted without ad hoc explanation. Records relating to operations, safety, intellectual property, staffing, and community programmes are maintained as controlled corporate documents rather than informal files. This governance discipline positions the park as an institution capable of sustained public operation, cross-agency engagement, and long-term scalability.

Collectively, the digital, AI, governance, and operational control systems described in this section demonstrate that Taman Tema Air & Resort Puyuh Emas is not an informal rural attraction operating on personal discretion, but a formally structured, regulator-ready organisation. The systems do not distract from the park's public-facing recreational mission; they protect it. By embedding control, traceability, and accountability into daily operations, AK Puyuh Emas Berhad ensures that the park remains safe, credible, and institutionally dependable as it continues to serve the public and engage with national stakeholders.

SECTION V: SOCIAL INTEGRATION, AGENCY ALIGNMENT & ENGAGEMENT PATHWAYS

This section articulates how Taman Tema Air & Resort Puyuh Emas generates measurable social value as a direct consequence of disciplined commercial operations, rather than as a detached or subsidised programme. Social integration within the park is designed to be economically grounded, operationally sustainable, and institutionally compatible with public-sector objectives. The outcomes described herein arise from continuous public operation, structured governance, and purposeful design choices that integrate community participation into the functioning of the rural water theme park without compromising safety, quality, or financial viability.

Asnaf empowerment within the ecosystem is structured around economic participation rather than dependency. Where applicable, engagement is channelled through employment opportunities, vendor participation, skills exposure, and operational roles that align with the park's real staffing and service requirements. This approach ensures dignity, capability development, and income continuity, while avoiding parallel systems that would fragment operations or dilute accountability. The park's commercial framework allows social participation to scale in proportion to visitor demand and operational growth, thereby maintaining sustainability without reliance on ad hoc funding or charitable substitution.

Rural employment and community inclusion are embedded into daily operations through local hiring, supplier engagement, and service partnerships that draw from the surrounding area. The park functions as a consistent economic node within its locality, creating repeatable work cycles tied to actual visitor flows rather than seasonal or grant-based activity. This integration strengthens local capacity, retains economic value within the rural area, and reinforces the park's position as a stable employer and commercial anchor rather than a transient attraction.

Youth exposure is facilitated through structured visits, group programmes, and educational engagement that leverage the park's operational reality as a live environment for learning. Students and youth groups are exposed to safety discipline, teamwork, customer service, basic operational logistics, and thematic storytelling within a controlled public setting. Ethical animal stewardship, where applicable, is governed by welfare standards and educational intent, reinforcing responsible interaction and awareness rather than entertainment-driven exploitation. These elements are designed to complement, not replace, the park's primary recreational function.

At the institutional level, the park's operations naturally align with national and state agendas spanning tourism development, rural economic participation, youth engagement, education exposure, digital enablement, and agro-based thematic identity. This alignment is not asserted through abstract positioning but demonstrated through actual usage patterns, operational data, and sustained public demand. The park's rural location, thematic coherence, governance maturity, and digital readiness collectively position it as a practical reference point for inter-agency collaboration without requiring structural alteration to its business model.

Engagement pathways with public agencies and institutional stakeholders are intentionally defined to be non-presumptive and flexible. These pathways include site visits for familiarisation and assessment, programme alignment for education or community exposure, data collaboration where appropriate for impact measurement or policy insight, and recognition initiatives that acknowledge operational milestones or category leadership. Each pathway is optional, scalable, and subject to agency discretion, allowing engagement to proceed at a pace and depth aligned with institutional priorities.

In aggregate, this section demonstrates that social impact within Taman Tema Air & Resort Puyuh Emas is not an auxiliary objective pursued at the expense of business integrity. Rather, it is an emergent property of a well-governed, purpose-built rural water theme park that operates continuously, employs locally, engages responsibly, and aligns organically with national development goals. The result is an institution that invites collaboration without dependence, recognition without entitlement, and participation without compromise to its commercial core.

MASTER DOCUMENT NOTICE

This Universal Executive Dossier is issued as a condensed executive instrument and does not exist in isolation. It is formally anchored to, and derived from, a substantially larger and fully governed body of primary documentation maintained by AK Puyuh Emas Berhad. The contents herein represent an accurate, high-level abstraction of implemented systems, operational realities, and institutional structures that are comprehensively evidenced within the company's controlled master records.

AK Puyuh Emas Berhad maintains three principal authoritative dossiers that collectively constitute the primary reference framework for all representations made in this document. These comprise the Official Malaysia Book of Records Record Claim Dossier, the Malaysia Book of Records Multi-Claim Compilation Dossier, and the Integrated Mega Ecosystem Master Dossier Blueprint. Each of these principal dossiers is complete, internally consistent, and supported by formal appendices, time-stamped evidence, and cross-referenced verification materials.

In addition to the principal dossiers, the company maintains sixteen supplementary Master Documents that function as deep technical, operational, narrative, and governance repositories. These Master Documents include, without limitation, detailed ecosystem blueprints, intellectual property registries and canonical works, mascot and narrative architectures, published and unpublished literary materials, operational and safety standard operating procedures, governance manuals, compliance records, digital system specifications, artificial intelligence architectures, audit trails, and evidence compendiums. Collectively, these documents establish the full architectural, legal, and operational substance of the integrated ecosystem described in this dossier.

All primary and supplementary documents are maintained as controlled corporate records under formal document management protocols. Each record is indexed, version-controlled, time-stamped, and traceable to originating sources, with clear custodianship and authority designation. The documentation corpus is structured to support institutional review, regulatory inspection, record verification, and independent audit without reliance on narrative assertion or informal explanation.

This Universal Executive Dossier is intended to enable rapid executive comprehension and preliminary assessment only. It is not designed to replace or supersede the primary dossiers, master documents, or legally binding submissions required for regulatory, statutory, or record-certification purposes. Any substantive evaluation, validation, or determination is to

be undertaken with reference to the full documentary corpus maintained by AK Puyuh Emas Berhad.

AK Puyuh Emas Berhad formally confirms that all referenced primary dossiers and Master Documents are in existence, actively maintained, and available for review upon request by authorised agencies, regulators, auditors, or verification bodies. Access may be facilitated through structured briefings, controlled document release, site inspection, or independent verification processes, subject to confidentiality, scope, and procedural requirements.

This notice is issued as an authoritative declaration of documentary completeness, institutional readiness, and evidentiary depth, and serves to affirm that the condensed nature of this dossier reflects intentional executive compression rather than absence of substance.

