

# Malaysian Sustainable Palm Oil (MSPO)

## PUBLIC SUMMARY REPORT

### Quality Avenue Sdn Bhd

|                              |   |                   |                              |
|------------------------------|---|-------------------|------------------------------|
| <b>BR No</b>                 | 50451731  |                   |                              |
| <b>Company Address (HQ)</b>  | -   |                   |                              |
| <b>Site Address</b>          | Lot 2, Block 50, Kemena Land District and Lot 9, Block 18 Buan Land District, 97200 Bintulu, Sarawak. |                   |                              |
| <b>Audit Date</b>            | <b>Start</b>  | 22 December, 2025 | <b>End</b> 23 December, 2025 |
| <b>Standard</b>              | MS 2530-3-2: 2022 - General Principles for Oil Palm Plantations (more than 500 hectares)              |                   |                              |
| <b>Type of Certification</b> | Individual Certification  |                   |                              |
| <b>Type of Assessment</b>    | Surveillance Audit 1  |                   |                              |

**Report prepared by: Noorainie Awang Anak**

**Peer Reviewer by: Remi Bin Rasidi**

**Certification decision by: Mohd Hidhir Hamdan**

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## SECTION 1.0 PUBLIC SUMMARY REPORT

### 1.0 Details of Certification Assessment

#### 1.1. Assessment information

|                               |  |
|-------------------------------|--|
| <b>Audit Date</b>             | 22/12/2025 To 23/12/2025   |
| <b>Type of Certification</b>  | Individual Certification   |
| <b>Scope of Certification</b> | Production of Sustainable Fresh Fruit Bunches from:<br>3871.86 ha total oil palm planted area<br>5197.00 ha total certified area |
| <b>Type of Assessment</b>     | Surveillance Audit 1   |
| <b>Method of Audit</b>        | Onsite Audit   |
| <b>MSPO Standards</b>         | MS 2530-3-2: 2022 - General Principles for Oil Palm Plantations (more than 500 hectares)   |

### 2.0 Details of Estate(s)

#### 2.1 Site Information

|                                     |                        |
|-------------------------------------|------------------------|
| <b>a. Management Representative</b> |                        |
| Tang Si Lui                         |                        |
| <b>b. Contact Information</b>       |                        |
| <b>Telephone</b>                    | 017-8077168            |
| <b>Email</b>                        | Solid.tangsl@gmail.com |
| <b>Website</b>                      | -                      |

| b. Details of MPOB License                                   |  |                          |                             |                        |                           |                    |
|--|--|--------------------------|-----------------------------|------------------------|---------------------------|--------------------|
| Estate Name  | License No   | Scope of Activity        |                             |                        | Expiry Date               |                    |
| Quality Avenue Sdn Bhd                                       | 615910002000   | Menjual dan mengalih FFB |                             |                        | 31/10/2026                |                    |
|  |  |                          |                             |                        |                           |                    |
| c. Geographical Location of Individual/All Certified Members |  |                          |                             |                        |                           |                    |
| Estate Name  | Site Address   |                          |                             |                        | GPS Coordinate            |                    |
| Quality Avenue Sdn Bhd                                       | Lot 2, Block 50, Kemena Land District and Lot 9, Block 18 Buan Land District, 97200 Bintulu, Sarawak |                          |                             |                        | 2.972450<br>112.95331     |                    |
| d. Hectarage Information (Ha)                                |  |                          |                             |                        |                           |                    |
| Estate Name  | Mature   | Immature                 | Planted (Mature + Immature) | HCV                    | Others (road, drain, etc) | Title              |
| Quality Avenue Sdn Bhd                                       | 3871.86  | -                        | 3871.86                     | -                      | -                         | 5197.00            |
|  |  |                          |                             |                        |                           |                    |
| <b>Total</b>   | 3871.86  |                          | 3871.86                     |                        |                           | 5197.00            |
| e. Annual FFB Production (MT)                                |  |                          |                             |                        |                           |                    |
| Estate Name  | Previous Year 2024   |                          |                             | Current Year 2025      |                           |                    |
|  | Actual Production (mt)   | Budget Production (mt)   | Annual Budget (mt)          | Actual Production (mt) | Budget Production (mt)    | Annual Budget (mt) |
| Quality Avenue Sdn Bhd                                       | 44,591   | 54,194                   | 54,194                      | 44,591                 | 54,194                    | 54,194             |
| <b>Total</b>   | 44,591   | 54,194                   | 54,194                      | 44,591                 | 54,194                    | 54,194             |

## 2.2 Certification Information

|   |   |
|---|---|
| <b>MSPO Certificate</b>                   | <p>Certificate No: 50451731 MSPO3-2-22</p> <p>Date of Certification: 2025-03-05</p> <p>Date of Expiry: 2030-03-04</p> |
| <b>Other sustainability certification</b> | <p>Name of Certification: N/A</p> <p>Certificate No:</p> <p>Date of Certification:</p> <p>Date of Expiry:</p>         |

## 2.1 Location Map

Map showing geographical location, with close-up of the certified entity (estates) with geographical coordinate map of appropriate scale, showing the location and external boundary of the certified area.

**Estate: Quality Avenue Sdn Bhd**  
**GPS Coordinate: 2.972450, 112.953311**



### 3.0 Assessment Process

#### 3.1 Certification Body

##### 3.1.1 Audit Team Members

The qualification and competency criteria for the audit team members for this assessment as described below.

| Name & Audit Role                               | Criteria   | Description   |
|---|--|---|
| <p>Noorainie Awang Anak</p> <p>Lead Auditor</p> | <p>Education</p> <p><input checked="" type="checkbox"/> Tertiary</p> <p><input type="checkbox"/> Secondary</p> | <p>Bachelor of Arts, Communication Studies with Combined Studies (Environment), Middlesex Polytechnic, UK (1989)</p>  |
|   | <p>Work Experience</p>   | <p>Auditor for the Malaysian Sustainable Palm Oil (MSPO) scheme since 2019 and for the Global Sustainable Tourism Council (GSTC), with strong familiarity in High Conservation Value (HCV), Forest Stewardship Council (FSC), Roundtable on Sustainable Palm Oil (RSPO) requirements, and experience as a peer reviewer for the Malaysian Timber Certification Scheme (MTCS).</p> <p>Previously served with TRAFFIC Southeast Asia/WWF-Malaysia, PETRONAS, and an environmental consultancy, working across conservation, social and environmental assessments, biodiversity impact assessments, and wildlife trade monitoring.</p> |
|   | <p>Training</p>  | <ol style="list-style-type: none"> <li>1. MSPO Lead Auditor Training (MS 2530:2022)</li> <li>2. ISO 9001:2015 Lead Auditor Training (Exemplar Global)</li> <li>3. ISO 14001:2015 &amp; ISO 45001:2018 IMS Lead Auditor Training (Exemplar Global)</li> <li>4. SA8000® Introduction and Basic Auditor Training Course, 2024</li> <li>5. SIA Basic Training, November 2025</li> </ol>   |
|   | <p>Auditing Experience</p>   | <p>Has been auditing under MSPO and GSTC standards since 2019.</p>  |

| Name & Audit Role                         | Criteria  | Description   |
|---|---|---|
| Shahrizal Ridzuan<br>Ambak<br><br>Auditor | Education<br><br><input checked="" type="checkbox"/> Tertiary<br><input type="checkbox"/> Secondary | Graduated from Diploma in Planting Industry Management (DPIM) from UiTM Pahang in 1999.   |
|   | Work Experience   | Started as Cadet Assistant Manager from Dynamic Plantation Sdn Bhd (IOI) in 1999. Last position in one of the GLC in 2022 as Human Resource & Admin Manager.<br><br>Join Certification Body (DQS) in 2016 as a freelancer for MSPO (inclusive MSPO SCCS) until present.<br><br>Endorsed Trainer for MSPO 2.0 (for DQS). |
|   | Training  | Has successfully completed 40 hours training in MS2530:2022, ISO 9001, SA 8000, IMS (14001 & 45001) lead auditor course, ISCC and Train the Trainer (TTT - HRDF).   |
|   | Auditing Experience   | Has experienced for more than Five (5) MSPO audit of various organization since 2016 and sustainability certification audits in ISCC since 2018.  |

### 3.2 Audit Plan

| <b>Audit plan / Auditplan</b>            |  |
|--|--|
|  | Version (date) 8/12/2025      Ref. no. 50451731  |
| Company name                             | Quality Avenue Sdn Bhd   |
| Satellite office address (if applicable) | <i>Site name and address</i>   |
| Site(s)                                  | Quality Avenue Sdn Bhd<br>Lot 2, Block 50, Kemena Land District and Lot 9, Block 18 Buan Land District, 97200 Bintulu, Sarawak |
| Standard(s)                              | MS 2530-3-2:2022: General Principles for Oil Palm Plantations (more than 500 hectares)   |
| Type of audit                            | Surveillance Audit 1   |
| Type of certification                    | Individual Certification   |

MALAYSIAN SUSTAINABLE PALM OIL08-18

Suite 56-4 Setia Avenue, Jalan Setia Prima S U13/S, Setia Alam Seksyen U13, 40170 Shah Alam, Selangor, Malaysia

All aspects of the audit are considered confidential

|                |   |
|----------------|---|
| Audit team     | Lead Auditor: Noorainie Awang Anak (NAA)<br>Co-Auditor: Shahrizal Redzuan Ambak (SRA)   |
| Audit scope    | Production of Sustainable Fresh Fruit Bunches Oil Palm Plantation<br>Production of Sustainable Fresh Fruit Bunches from:<br>3871.86 ha total oil palm planted area<br>5,197.00 ha total certified area  |
| Audit language | English & Bahasa Melayu   |
| Audit date     | 22/12/2025 to 23/12/2025  |
| Audit criteria | <ul style="list-style-type: none"> <li>– Requirements of the above-mentioned standard(s) /</li> <li>– Relevant statutory, regulatory and contractual requirements for the management system /</li> <li>– Process documentation of the management system developed by the client /</li> <li>– DQS Audit and certification regulations</li> </ul> |

### Surveillance audit

Changes to the certified client and its management system /

Verification continuous management system implementation /

Review of effectiveness of measures arising from the previous audit (if applicable) /

Confirmation of fulfillment of certification requirements /

Enquiries on aspects of certification (Complaints)

Review of any client's statements with respect to its certified operations (e.g. promotional material, website, use of DQS logos and marks, use of the certificate)

Customer specific requirements /

Others / :

| Time        | Subject; process<br>Process names as defined by client / <i>Prozessbezeichnungen des Kunden</i>   | Reference                              | Unit; department       | Participants                          | Auditor(s) |     | R* |
|-------------|---|--|------------------------|---------------------------------------|------------|-----|----|
|             | <b>Day 1 – 22/12/2025</b>   |  |                        |                                       | NAA        | SRA |    |
| 800-830     | Opening Meeting   |  | Quality Avenue Sdn Bhd | Management representative<br>Auditors | √          | √   |    |
| 0830 – 1200 | <p>Site Visit:</p> <p><u>Operational Activities:</u><br/>Chemical Storage, Chemical Mixing Area, Scheduled Waste Store, Chemical Store, Diesel – Storage Tank, Workshop, Water Treatment Plant – if any, Genset Room – if any, Perimeter Boundary (Peg), Signages, Block Numbering</p> <p><u>Field operation areas:</u><br/>Replanting – if any, Harvesting, Manuring, Weeding, etc.</p> <p><u>Environmental:</u><br/>HCV area, Buffer Zone, Land Fill – if any, or related works</p> <p><u>Others:</u><br/>Workers Housing, Clinic/First Aid, Other amenities – playground, worship sites, canteen, etc.</p> | MS 2530-3-2:2022 (P1, P2, P3, P4 & P5) | Quality Avenue Sdn Bhd | Management representative<br>Auditors | √          |     |    |
| 1200-1300   | Lunch Break   |  |                        |                                       |            |     |    |
| 1300 – 1330 | Stakeholder Consultation  | MS 2530-3-2:2022 (P1, P2, P3, P4 & P5) | Quality Avenue Sdn Bhd |                                       | √          |     |    |

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|                |  |                       |                        |                                    |   |   |  |
|----------------|--|-----------------------|------------------------|------------------------------------|---|---|--|
| 1330 -<br>1600 | Document review –<br><b>Principle 1: Management Commitment &amp; Responsibility</b><br>4.1.1 MSPO Policy<br>4.1.2 New Planting<br>4.1.3 Existing Site Management<br>4.1.4 Replanting<br>4.1.5 Training & Competency<br>4.1.6 Economic & Financial Viability Plan<br>4.1.7 Commitment to Contribute to Local Sustainable Development<br>4.1.8 Complaints & Grievances<br>4.1.9 Internal Audit<br>4.1.10 Management Review |                       |                        |                                    | √ |   |  |
| 0830 -<br>1200 | Document review –<br><b>Principle 2: Transparency</b><br>4.2.1 Communication & Consultation<br>4.2.2 Traceability<br>4.2.3 Transparent & Fair Price Dealing<br>4.2.4 Ethical Conduct   | MS 2530-3-2:2022 (P2) | Quality Avenue Sdn Bhd | Management representative Auditors |   | √ |  |
| 1300 -<br>1400 | Document review –<br><b>Principle 3: Compliance with Legal &amp; Other Requirements</b><br>4.3.1 Regulatory Requirements<br>4.3.2 Rights to Use Land<br>4.3.3 Native Customary Rights  | MS 2530-3-2:2022 (P3) | Quality Avenue Sdn Bhd |                                    |   | √ |  |
| 1400 -<br>1630 | <b>Principle 4: Responsibility to Social, Health, Safety &amp; Employment Conditions</b><br>4.4.1 Social Impact Assessment (SIA)   | MS 2530-3-2:2022 (P4) | Quality Avenue Sdn Bhd | Management representative Auditors |   | √ |  |

|      |                                   |  |                        |                                    |   |   |  |
|------|-----------------------------------|--|------------------------|------------------------------------|---|---|--|
|      | 4.4.2 Employee's Safety & Health  |  |                        |                                    |   |   |  |
| 1630 | Auditor Discussion & Soft Closing |  | Quality Avenue Sdn Bhd | Management representative Auditors | √ | √ |  |
| 1700 | End of Audit for Day 1            |  |                        |                                    |   |   |  |

| Time        | Subject; process<br>Process names as defined by client /<br><i>Prozessbezeichnungen des Kunden</i>   | Reference             | Unit; department       | Participants                          | Auditor(s) |     | R* |
|-------------|--|-----------------------|------------------------|---------------------------------------|------------|-----|----|
|             | Day 2 – 23/12/2025   |                       |                        |                                       | NAA        | SRA |    |
| 800-1000    | <b>Principle 4: Responsibility to Social, Health, Safety &amp; Employment Conditions</b><br>4.4.3 Employment Conditions<br>4.4.4 Living Conditions   | MS 2530-3-2:2022 (P4) | Quality Avenue Sdn Bhd | Management representative<br>Auditors |            | √   |    |
| 800-1100    | Document review –<br><b>Principle 5: Environment, Natural Resources, Biodiversity &amp; Ecosystem Services</b><br>4.5.1 Environmental Management<br>4.5.2 Efficiency of Energy Use and Use of Renewable Energy<br>4.5.3 Waste Management & Disposal<br>4.5.4 GHG Emissions<br>4.5.5 Water Resources<br>4.5.6 Environmental Conservation & Protection<br>4.5.7 Zero Burning Practices | MS 2530-3-2:2022 (P5) | Quality Avenue Sdn Bhd | Management representative<br>Auditors | √          |     |    |
| 1100 - 1130 | Preparing Documents & Auditor Discussions  |                       |                        |                                       |            |     |    |
| 1130        | Closing Meeting  | MS 2530-3-2:2022      | Quality Avenue Sdn Bhd | Management representative<br>Auditors | √          | √   |    |
| 1200        | End of Audit   |                       |                        |                                       |            |     |    |

### 3.3 Assessment Programme

#### 3.3.1 Assessment Programme

| Estate(s)              | Recertification (RC1) | AA1  | AA4  | AA3  | AA2  |
|------------------------|-----------------------|------|------|------|------|
|                        | 2024                  | 2025 | 2023 | 2022 | 2021 |
| Quality Avenue Sdn Bhd | ☒                     | ☒    | ☒    | ☒    | ☒    |

#### 3.3.2 Previous Assessment

| Type of assessment    | Date of audit            |
|-----------------------|--------------------------|
| Initial Audit         | 4/12/2019 to 6/12/2019   |
| Surveillance Audit 1  | 22/12/2025 to 23/12/2025 |
| Surveillance Audit 2  | 17/12/2021 to 18/12/2021 |
| Surveillance Audit 3  | 16/12/2022 to 17/12/2022 |
| Surveillance Audit 4  | 30/11/2023               |
| Recertification (RC1) | 3/12/2024 to 6/12/2024   |

#### 3.3.3 Next assessment

|                             |                      |
|-----------------------------|----------------------|
| Date of certification       | 5/3/2025             |
| Date of expiry              | 4/3/2030             |
| Proposed next certification | 21/12/2026           |
| Next certification type     | Surveillance Audit 2 |

#### 3.3.4 Information on management units to be audited in five years cycle.

The management of Quality Avenue Sdn Bhd demonstrates a strong commitment to sustainable, responsible, and ethical operations in line with MSPO 2.0 requirements, with continuous efforts to contribute positively to local communities. Environmental protection, social responsibility, and economic sustainability are integrated into the company's management system and operational practices to ensure ongoing compliance and continual improvement beyond minimum industry standards.

The plantation implements structured initiatives including employee competency and training programmes, stakeholder and community engagement activities, and the adoption of improved agricultural practices aimed at enhancing productivity while minimising environmental and social

impacts. These measures reflect management's commitment to long-term sustainability and the creation of lasting benefits for present and future generations. Quality Avenue sends their FFB to Solid Palm Oil Mill.

#### 4.0 Summary of Audit Results

This audit was conducted using a sampling process to assess the effectiveness and efficiency of the management system, based on the audit trail established by the assessor. The conclusion of the audit is as follows:

- 1) Two (2)      **Major Non-Conformities**
- 2) Two (2)      **Minor Non-Conformities**
- 3) Six (6)      **Opportunities for Improvement (OFI)**

All findings have been acknowledged by management, and a detailed summary is provided in this report.

#### 5.0 Audit Summary and Recommendation for Certification



This report details the audit results including strengths, opportunities, and weaknesses. These results were presented to your management at the closing meeting of the audit. You can use these results to improve the effectiveness of your management system. We look forward to continuing our partnership towards sustainable business success.

In reference to MS 2530:3-2:2022, the audit team recommends to DQS:

- Issuance of the certificate
- Issuance of the certificate as soon as implementation of corrective actions has been demonstrated
- Maintenance of the certificate
- Maintenance of the certificate as soon as implementation of corrective actions has been demonstrated
- Not applicable, due to extraordinary type of report

Please remember to notify DQS about any significant change to your management system at your earliest convenience. Together we will then coordinate appropriate measures to maintain your current certification

## 6.0 Official Acknowledgement of the Assessment Findings

|   |  |
|---|--|
|  |  |
| <b>Lead Auditor: Noorainie Awang Anak</b>   | <b>Management Representative: Tang Si Lui</b>                                      |
| <b>Date: 6/1/2026</b>   | <b>Date: 25/03/2026</b>  |