

DISCLOSURE: The contents of this document are as submitted by the issuer and Fundaztic has not verified and does not vouch for the accuracy or authenticity of the contents provided herein.

Notwithstanding the above, Fundaztic has, among others, conducted the following due diligence checking:-

- a) Verify the accuracy of the constitutional documents and information submitted by the issuer against reports extracted from official sources such as SSM (Suruhanjaya Syarikat Malaysia), CCRIS (Bank Negara Malaysia), CTOS and Credit Bureau Malaysia
- b) Perform reasonable care, including site visit when it is deemed necessary, to ensure the existence of the business operations of the issuer
- c) Evaluate to ensure that the issuer meets and complies with Fundaztic's credit and scorecard requirements for listing

BACKGROUND OF BUSINESS

A. Who are we

We are a Muslim-friendly homestay (Airbnb) operator specializing in short-term rental accommodations in Cameron Highlands, a premier travel hotspot in Malaysia. Alongside our hospitality business, we also provide accounting and bookkeeping services during our free time for long-term clients.

B. What do we do

Our core business involves sub-renting residential units, refurbishing them with decorative enhancements, and listing them on platforms like Agoda for short-term stays. We cater to small groups, corporate team-building events, annual dinners, private parties, family gatherings, weddings and etc.

Currently, we manage five Muslim-friendly homestay units in Cameron Highlands.

Additionally, we offer accounting and bookkeeping services on a freelance basis, serving long-term clients with financial management needs.

C. When did we start our business operations

Our business was officially registered in July 2020, though we have been operating as freelance homestay providers since 2018. The owner also has a background in freelance accounting and bookkeeping, with experience dating back to 2015.

D. Where we are operating our business in

We operate from a home-based office in Masai, Johor, where we manage bookings, customer relations, and administrative tasks remotely.

E. How much have we invested into the business to-date

To date, we have invested approximately RM80,000 into the business, covering property rentals, refurbishments, furnishings, and operational expenses.

F. No. of Outlets/Branches we have now (if any)

Currently, we do not have additional outlets or branches but plan to expand our portfolio of rental units in the future.

G. Our Annual Sales Turnover

Year 2024 : RM260,000

Year 2025 : RM280,000 (Projection)

H. Experience of our Key Management Team

The owner possesses over 8 years of experience in homestay management and more than 10 years in accounting and bookkeeping, ensuring strong operational and financial oversight.

I. Staffing – Staff Strength

Owner – 1 (Self)

Assistant - 1 (Spouse)

Cleaner - 1

J. How we intend to use and repay the funds

We intend to allocate the funds toward:

Working capital to support daily operations.

Business expansion, including renting additional units to accommodate peak-season demand.

Given our consistent cash flow and projected growth, we are confident in our ability to repay the funds promptly as scheduled.

K. Other supporting information about our company